



**City of Seattle**  
Edward B. Murray, Mayor

**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3018956  
**Applicant Name:** Christopher Johnson  
**Address of Proposal:** 8558 Greenwood Ave N

**SUMMARY OF PROPOSED ACTION**

Land Use Application to change the use of existing 2,120 sq. ft. retail space to drinking establishment and indoor sports and recreation.

The following approval is required:

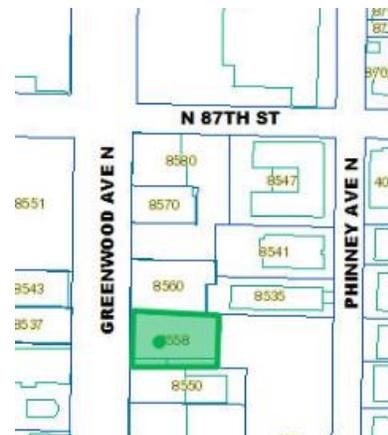
**Administrative Conditional Use Review** – to allow a drinking establishment in a NC2P-65 zone (SMC 23.44.022).

**SEPA DETERMINATION**

- Exempt       DNS       MDNS       EIS
- DNS with Conditions
- DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction

**BACKGROUND INFORMATION**

**Site Description:** The site is an interior parcel on the east side of Greenwood Ave N, between N 85<sup>th</sup> St. and N 87<sup>th</sup> St. The site is zoned NC2P-65. The existing building is 6,902 square feet, with two interior tenant demising walls. The project is located in the north 2,120 square feet of the structure.



**Public Comment:** The public comment period ended on 3/25/2015. DPD received one comment letter, listing concerns with noise.

**ADMINISTRATIVE CONDITIONAL USE (SMC 23.47A.006)**

The proposal is a drinking establishment in a Neighborhood Commercial 2 zone, which is permitted as a conditional use per SMC 23.47A.006.A.1.

A. *The following uses, where identified as administrative conditional uses on Table A for 23.47A.004, or other uses identified in this Section 23.47A.006, may be permitted by the Director when the provisions of both Section 23.42.042 and this subsection 23.47A.006.A are met:*

1. *Drinking establishments. Drinking establishments in NC1 and NC2 zones may be permitted as a conditional use subject to the following:*
  - a. *The size of the drinking establishment, design of the structure, signing and illumination must be compatible with the character of the commercial area and other structures in the vicinity, particularly in areas where a distinct and definite pattern or style has been established.*

The applicant has proposed to locate the drinking establishment within the existing building on site, comprised of 2,120 square feet. According to King County Assessor records, the building was constructed in 1928, and was previously occupied by retail uses.

Nearby structures include 1-2 story commercial and retail buildings and a 6 story mixed-use building long Greenwood Ave N. To the northeast of the site are 1-3 story residential structures.

Changes to the exterior of the building will be minimal, consisting of a new painted window sign and replacement of existing overhead light fixtures.

Given that the expanding drinking establishment will be contained within an existing structure and the applicant is proposing only minor modifications, it is clear that the design of the structure, the signage, and illumination will be compatible with the character of the commercial area and other structures in the vicinity.

- b. *The location, access and design of parking must be compatible with adjacent residential zones.*

No parking is proposed, consistent with the requirements in the Land Use Code (SMC 23.54.015.D.1 Parking Waivers for Non-residential Uses).

- c. *Special consideration will be given to the location and design of the doors and windows of drinking establishments to help ensure that noise standards will not be exceeded. The Director may require additional setbacks and/or restrict openings where the drinking establishment is located on a lot that abuts or is across from a residential zone.*

The existing structure is located in a Neighborhood Commercial zone. The subject property is not located adjacent to or across from a residential zone. Some residential uses are located on the same block as the subject property, but these structures are located in the same commercial zone. The nearest residential zone is a Lowrise Multi-family 3 (LR3) zone, located approximately 160 feet to the west of the subject property.

Seattle Municipal Code includes noise standards and limits on the noise levels, per SMC 25.08. The exterior sound level limits within the City of Seattle for all types of sounds are listed in decibels in the table below.

<b>DAYTIME (7am – 10pm)</b>			
<b>District of Sound Source</b>	<b>District of Receiving Property</b>		
	Residential	Commercial	Industrial
Residential	55	57	60
Commercial	57	60	65
Industrial	60	65	70
<b>WEEKNIGHTS (10pm – 7am)</b>			
<b>WEEKENDS &amp; HOLIDAYS (10pm – 9am)</b>			
<b>District of Sound Source</b>	<b>District of Receiving Property</b>		
	Residential	Commercial	Industrial
Residential	45	57	60
Commercial	47	60	65
Industrial	50	65	70

The “District of Sound Source” at this site would be “Commercial.” The adjacent residential and commercial structures are also in a commercial zone, and therefore the “District of Receiving Property” noise limits are those shown in the Commercial column (60 dB at all times for adjacent structures).

There is one entry/exit door for the drinking establishment, located on the west façade facing Greenwood Avenue N and other commercial uses. Windows are located on the west façade only. The north and east walls are exterior masonry, and the south wall is an internal tenant demising wall; none of these walls have any openings.

The lack of window and door openings on the north, east, and south facades will limit noise impacts to the adjacent commercially zoned properties, as well as to the LR3 zoned areas to the west of the site.

- d. Drinking establishments must not generate traffic that creates traffic congestion or further worsens spillover parking on residential streets.*

The applicant submitted a parking study (Gibson Traffic Consultants, April 24 2015) which noted that the proposed use will generate a demand for approximately 12 parking spaces.

Taking into consideration the context of the neighborhood, the proposed use, and the proposed establishment capacity, it is not anticipated that the proposal will further worsen traffic and parking on neighboring streets in the adjacent residential zones. Traffic is expected to flow to and from the subject site primary arterials within the commercial zones with spillover parking accommodated along the commercial streets.

The traffic and parking issues have been reviewed by DPD's Transportation planner who determined that the proposal is not anticipated to significantly impact traffic or parking on neighboring streets in the nearby residential zones.

### **DECISION – ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is APPROVED.

Signature: \_\_\_\_\_ *Denise R. Minnerly for* \_\_\_\_\_ Date: June 1, 2015  
Katy Haima, Land Use Planner  
Department of Planning and Development

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### **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.