

CITY OF SEATTLE

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

**SEPA Threshold Determination
for the
Amendment to Allowed Uses in Subarea C of the Sand Point Overlay District**

Project Sponsor: City of Seattle Office of Housing (OH)

Location of Proposal: Subarea C of the Sand Point Overlay District is located on the western border of Magnuson Park with Sand point Way on the west, NE 74th St. on the north, NE 64th St. on the south, and park space on the east.

SUMMARY OF PROPOSED ACTION

Proposed legislation will amend SMC 23.72.008 to allow the following two new uses within Subarea C of the Sand Point Overlay District:

- Mini-warehouse when located within the basement of Building 9 as identified on Map A for 23.72.004, and
- Restaurant use located within Building 9, as identified on Map A for 23.72.004, of not more than 1,500 square feet in gross floor area.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND Proposal Description

Building 9 within Subarea C is a large, vacant barracks building located at the former Sand Point Naval Air Station, now Magnuson Park. At the time of base closure in 1999, the City completed an extensive community outreach process that produced planning documents to oversee the development of the area. These documents designated Building 9 be used for educational purposes such as classrooms, lab space, administrative offices, or student housing. The building is currently owned by the University of Washington (UW) and controlled by a deed from the U.S. Department of Education mandating its use for educational purposes.

Since acquiring the building in 1999, the UW has evaluated various potential uses for the property. Unfortunately, the rehabilitation costs for the dilapidated building are prohibitively expensive for the uses identified in the Sand Point planning documents. A feasibility study commissioned by the Office of Housing in November 2008, however, identified workforce housing as an economically feasible use for the property. The housing would primarily serve employees of the UW, Children's Hospital and associated institutions. The UW believes this use is within the definition of educational uses outlined in their deed with the Department of Education.

Public Comment

October 28, 2009, at the Sand Point Community United Methodist Church.
December 12, 2009, at The Brig in Magnuson Park
Planned August 5, 2010, public hearing before the City Council's Parks and Seattle Center Committee.

ANALYSIS - OVERVIEW

The following describes the analysis conducted to determine if the proposal is likely to have a probable significant adverse environmental impact. This threshold determination is based on:

- the proposal, as described above and in memoranda;
- the information contained in the SEPA checklist;
- additional information, such as analyses prepared by City staff; and
- the experience of DPD analysts in reviewing similar documents and actions.

ELEMENTS OF THE ENVIRONMENT

Adoption of the proposed legislation amending SMC 23.72.008 would result in no immediate adverse short-term impacts because the adoption is a nonproject action. The discussion below generally evaluates the potential long-term impacts that might conceivably result from

differences in future development patterns or other physical environmental implications due to the proposed amendments.

Natural Environment

Earth, Air, Water, Plants and Animals, Environmental Health

The proposed Land Use Code amendments related to changing allowable uses in an existing building. As a nonproject action, no direct impacts to the environment would occur.

A key question, however, is whether the proposed amendments could result in any meaningful differences in future development patterns that could generate significant adverse impacts to the natural environment. Allowing the additional uses, while explicitly limited in size and located within an existing building, could indirectly result in a different type of development from that currently allowed in Subarea C of the Sand Point Overlay District. A redevelopment proposal for Building 9 could include accessory parking and loading areas with potential short-term and long-term impacts to permeability and drainage in the vicinity of Building 9. The redevelopment proposal for Building 9, however, will be subject to environmental analysis under SEPA. Due to City codes and regulations that protect water, environmental critical areas and habitat, and those that regulate land use and zoning, there is minimal potential for long-term significant adverse natural environmental impacts due to allowing the additional uses in Subarea C.

Built Environment

Land and Shoreline Use, Height/Bulk/Scale, Housing

As a nonproject action, the proposed Land Use Code amendments will have no direct impacts to the built environment. Their status, however, should be reviewed with respect to potential land use and housing-related impacts. A redevelopment proposal for Building 9 that includes a restaurant or mini-warehouse will lead to different patterns of activity, such as hours of use, from that of a redevelopment proposal without those uses. Also, if allowing the additional uses makes a redevelopment of Building 9 more likely to occur, then the proposed Land Use Code amendments could hasten the availability of additional housing units in the Sand Point Overlay District. Any redevelopment proposal for Building 9 will be analyzed for environmental impacts under SEPA.

Transportation, Public Services and Utilities

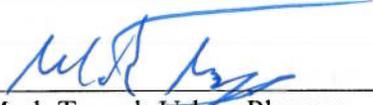
As a nonproject action, the proposed Land Use Code amendments will have no direct impacts on transportation, public services, and utilities. Potential indirect impacts on transportation, public services, and utilities could occur as part of a redevelopment proposal for Building 9 that includes the additional uses, compared to a redevelopment proposal without them. The

additional uses could generate customer and employee demand for up to 30 parking spaces. Different and possibly greater short-term construction impacts on transportation, public services, and utilities could occur as an indirect result of allowing additional uses that will require construction of accessory parking as well as more substantial tenant improvements associated with commercial activities. Additional trips and demand for utilities generated by a Building 9 redevelopment proposal that includes the additional uses will be likely to occur at different times of day from a redevelopment proposal that is solely residential or includes only the uses currently allowed in Subarea C, but the extent of those additional impacts cannot be known until a specific redevelopment proposal is submitted to DPD. Future projects that may result from a Building 9 redevelopment proposal, however, will be required to analyze potential impacts on transportation, public services, and utilities under SEPA.

DECISION

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030.(2)(c).
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).
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Signature: _____


Mark Troxel, Urban Planner
Department of Planning and Development

Date: _____

22 June 2010