

**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE BY
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Applicant Name: Dennis Meier for the Department of Planning and Development

Location of Proposal: The Pike Place Market Urban Renewal Plan addresses the area zoned Pike Market Mixed (PMM) located within the Downtown Seattle Urban Center. The area is roughly eight blocks bounded by the Alaskan Way Viaduct (SR 99), 1st Avenue, Union Street and Lenora Street

SUMMARY OF PROPOSED ACTION

The proposal is to amend the Amended Urban Renewal Plan for the Pike Place Project, approved by Ordinance 102916, to extend the duration of the Plan indefinitely.

The following approval is required:

SEPA - Environmental Conditions - 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.

DESCRIPTION OF PROPOSAL

The Department of Planning and Development (DPD) is working with the City Council to propose an amendment to the Amended Urban Renewal Plan for the Pike Place Project (Plan) to extend the duration of the Plan indefinitely. The current Amended Plan was to be binding and in effect for 40 years following its enactment in early 1974. The Plan is used to supplement regulations in the Land Use Code; specifically with regards to the Pike Market Mixed (PMM) zone, the boundaries of which correspond with the boundaries of the Pike Place Market Urban Renewal Area.

Public Comments

The proposed amendment will require City Council approval. Public comment will be taken on the proposed amendments at an upcoming City Council Public Hearing.

ANALYSIS - SEPA

This proposal is an adoption of legislation and is defined as a non-project action. The initial disclosure of the potential impacts from this action was made in the environmental checklist dated July 10, 2013. The information in the checklist, a copy of the proposed ordinance, the analysis of the changes prepared by City staff, and the experience of the lead agency with review of similar legislative actions form the basis for this analysis and decision.

SHORT-TERM IMPACTS

As a non-project action and based on the results of this SEPA determination analysis, the proposed amendment is not identified to have any substantial short-term adverse impacts upon the environment. Future potential developments that might be indirectly affected by this legislation and subject to SEPA would be evaluated for their short-term environmental impacts as part of project-related reviews, and related mitigation would be identified as needed.

The proposed extension of the existing Pike Place Market Urban Renewal Plan (Plan) would maintain the existing regulatory framework that guides development in the PMM zone, and would avoid potential uncertainty and unintended conflicts that could occur if the Plan were allowed to lapse. In the existing Land Use Code, development standards for the Pike Market Mixed zone reference the Plan, thereby subjecting properties in the PMM zone to both the Plan and the requirements of the Land Use Code. The proposed amendment would maintain this existing relationship between the Land Use Code and the Plan.

LONG-TERM IMPACTS

The proposed amendment to extend the Plan is not expected to have significant adverse impacts on any element of the natural or built environment. The amendment would maintain the existing regulatory framework for development in the PMM zone. The Plan includes procedures for its amendment if, at some time in the future, changes are warranted.

Natural Environment

Similar to and following from the conclusions for short-term impact potential, the proposed amendment to extend the life of the Plan would not result in any adverse impacts upon the natural environment.

Built Environment

Land Use Compatibility and Relationship to Plans and Policies:

The existing standards in the Plan reflect goals and policies for the development of the area that were adopted through a public process. The provisions of the Land Use Code were developed and adopted under the presumption that the Urban Renewal Plan would be in place to provide

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supplemental guidance. The amendment to extend the Plan would maintain this existing relationship with the Land Use Code.

The proposed action would maintain the status quo in terms of how future development would be regulated in the area. Development would be subject to SEPA to the extent required, which would be able to accomplish reviews that could address potential adverse impacts of future development with appropriate project-specific mitigation measures. Therefore, no mitigation pursuant to SEPA policies is warranted.

Transportation, Utilities, Public Services and other built environment elements

The proposal retains the status quo in terms of development potential in the affected area, so there would be no significant adverse impacts due to this action. Future development permit reviews that could include SEPA reviews would afford the chance to identify whether any localized connection or capacity improvements would be needed to streets, traffic signals and other infrastructure, which would typically be the responsibility of the applicant to provide.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

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 2c.

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 2c.

RECOMMENDED CONDITIONS – SEPA

None.

Signature: _____ Date: _____

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Department of Planning and Development