



City of Seattle

Greg Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

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

Application Number: 2402765
Applicant Name: Keith Vaughn for Allan Jacobs
Address of Proposal: 4130 E. Madison St.

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use and construct a 4,820 sq. ft. second story addition for administrative and a 450 sq. ft. alteration to install an exterior elevator and stairs to existing retail space. No change in parking is proposed.

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 another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

This proposal site is approximately 6,925.2 sq. ft. and located in the Madison Park Neighborhood of Seattle on the northwest side of East Madison Street between East Blaine Street and East Howe Street. The existing 4,518 sq. ft. square foot Jacobs building is one story high. There are five existing vehicle parking spaces provided at the rear of the building and accessed from the alley. The site is not located within any identified or designated environmentally critical area. All public and private utilities available in the Seattle area are present.

The site is zoned NC1-30' and it is subject to a P2 overlay (NC1-30' P2). To the north, south, and east of the site are a variety of commercial uses. To the northwest of the site across the alley

there is a single family zone developed with single family residences. East Madison is a two-lane paved street going in each direction with sidewalks, curbs and gutters on both sides.

Proposal Description

The applicant proposes to add a 4,820 sq. ft. second story addition to the existing structure for Administrative Office and approximately a 456 sq. ft. alteration to install exterior elevator and stairs to existing retail space.

Public Comments

One comment letter was received during the public comment period which ended on November 17th, 2004. The comment letter was from a representative of the Madison Park Community Council and Business Association opposing the project due to parking quantity concerns.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 20th, 2004. The information in the checklist, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by demolition of the existing roof; increased traffic and demand for parking from construction materials hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Adopted codes and/or ordinances provide mitigation for the identified impacts. The proposal includes only limited excavation of soils for construction due to the fact that the majority of the work proposed is being done within an existing structure with an existing foundation. The Stormwater, Grading and Drainage Control Code requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the

pedestrian right-of-way. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Long-term Impacts

Long-term or use-related impacts associated with the approval of this proposal include increased bulk and scale on the site; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; increased energy consumption, increased on-street parking demand, and increased vehicle traffic. Identified long-term impacts are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or are relatively the minor in scope. Bulk and scale of the two-story project is significantly less than the allowed maximum building height of 30 feet. The proposed office use is consistent with the current zoning and compatible with the surrounding retail, commercial and industrial uses. Compliance with all applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts and no further conditioning is warranted by SEPA policies.

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.

CONDITIONS – SEPA

None.

Signature: (signature on file)
Joan S. Carson, Land Use Planner II
Department of Planning and Development

Date: March 2, 2006