



City of Seattle

Gregory J. Nickels, 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: 2503510
Applicant Name: Andrew Reimer for Robert L. Rahe
Address of Proposal: 1520 Broadway

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of a portion (6,753 square feet) of a one-story, commercial building from automotive body repair to a general retail sales and service use (Blockbuster Video). Surface parking for 30 vehicles will be provided on site.

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.

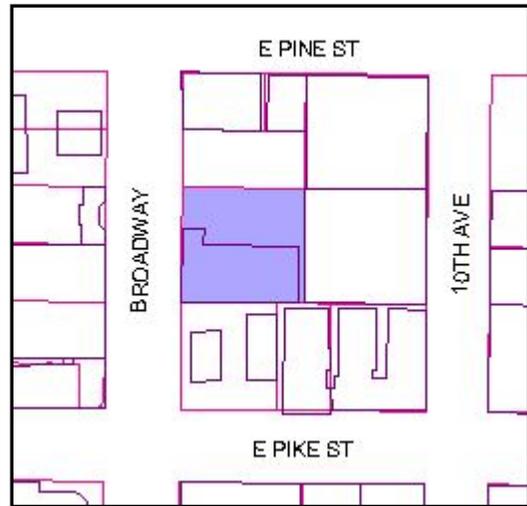
BACKGROUND DATA

Site & Area Description

The subject site is nearly square in shaped (120' X 128') that has frontage along the eastside Broadway, between East Pike Street to the south and East Pine Street to the north, in the Capitol Hill neighborhood. The development site encompasses an area of approximately 15,360 square feet in a Neighborhood Commercial Three zone with a Sixty-Five height limit (NC3-65). The

site is also located within the First Hill Station District Overlay (light rail), the Pike/Pine Overlay District, and Pedestrian One (P-1) designated zone.

The site is currently occupied by one commercial building and a surface parking lot. The one-story structure, with a 1,635 square foot mezzanine level, features three established commercial uses that include restaurant, general retail, and automotive body repair. The building is located on the south half of the development site, with surface parking for 30 vehicles on the north half of the lot. The development site is essentially paved over to provide a hard surface for the parking lot. The lot slopes modestly downward along Broadway from north to south.



Zoning in the immediate vicinity remains NC3-65, supporting a number of commercial uses including restaurants, manufacturing, retail, and surface parking lots. To the north, across East Pine Street the NC3 zone height alters between 40 and 65 feet. Also, located within this area is a Major Institutional Overlay District for Seattle Central Community College with a height limit of 105 feet (MOI-105), for Seattle Central Community College owned projects. The streets fronting the development site are fully improved with sidewalk, curbs, and gutters.

Development in the vicinity is predominantly commercial uses with a limited number of residential uses located throughout. Immediately catty-corner to the block's southwest corner is Quality Food Centers (QFC) large development site with a significant presence along Broadway and East Pike Street. The number of surface parking lots in the general area indicates underdevelopment for this sector in the Pike/Pine corridor. Broadway is a major street for vehicle traffic traveling north and south. Pine Street is a significant street connecting downtown to this area of Capitol Hill. The older structures in the area range in height from one to three stories, with brick facades dominating the streetscape.

Proposal Description:

The applicant proposes to finalize interior remodeling to an existing building to complete work (under permit number 672250, project number 9304104) initiated several years ago to change a use of the structure from automotive repair to general retail sales and service use. The project includes changing the existing legal use (automotive repair) on the main floor level to 7,753 square feet of general retail (Blockbuster Video). No change in parking is proposed.

Public Comment:

Date of Notice of Application:	March 10, 2005
Date End of Comment Period:	March 23, 2005
# Letters	0
Issues:	No comment letters were received for this project.

