



City of Seattle

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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:** 2307490  
**Application Name:** Deb Hart for Farrell Group, LLC  
**Address of Proposal:** 701 5<sup>th</sup> Avenue N.

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to change the use of an existing 14,100 square foot building from warehouse to retail. No change to existing parking.

The following approval is required:

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

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

**BACKGROUND DATA**

Site & Vicinity Description

The site is located on the west side of 5th Avenue N. between Roy Street and Valley Street. The 30,000 square foot site is developed with a one-story building and a surface parking lot. The site is zoned Neighborhood Commercial 3 with a 40 foot height limit (NC3-40).

Roy Street and 5<sup>th</sup> Avenue N. are designated arterial streets and are fully improved. Valley Street is not designated an arterial street and is improved but provides no street trees. An unimproved alley abuts the site to the west.

The topography of the site is gently sloping with the exception of a rockery and steep slope near the west boundary. The surface parking lot is about 10-15 feet below the adjacent property to the west.

Surrounding property to the west abutting the northern half of the site is zoned Lowrise 3 and is developed with an apartment and surface parking. Property to the west abutting the southern half of the site is zoned NC3-40 and is developed with an office building and surface parking. Property to the north across Valley Street is zoned NC2-40 and is developed with an apartment. Property to the east across 5<sup>th</sup> Avenue is zoned NC3-40 and is developed with a hotel. Property to the south across Roy Street is zoned NC3-40 and is developed with a mixed use building.

### Proposal

The proposal is to renovate an existing 14,100 square foot warehouse building and change the use to a Tower Record store. Parking will be provided in an existing surface parking lot for 47 vehicles. No changes, other than new striping is proposed. No changes to the exterior footprint of the building are proposed other than upgrades to the doors and windows. Interior work to accommodate the store is proposed, including displays, restrooms, storage and offices.

### Public Comment

No comment letters were received during the public comment period which ended on January 28, 2004.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 19, 2003 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, 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 23.05.665) discusses the relationship between the City's code/policies and environmental review. 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". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

### Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way). Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts related to air quality require further discussion.

### Air Quality

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos (if any) during demolition. The owner and/or responsible party (ies) are required to comply with the PSCAA rules pertaining to demolition of projects with or without asbestos. This will ensure proper handling and disposal of asbestos, as well as demolition of structures without asbestos. No further SEPA conditioning is necessary.

### Long - Term Impacts

Long-term impacts anticipated by the proposal include; increased traffic and parking demand due to employees and visitors; and increased airborne emissions resulting from additional traffic;

The long-term impacts anticipated are minor in scope considering the proposal involves the reuse of an existing structure and very limited construction activity.

### Traffic and Parking

The proposed use will be an audio and video store (Tower Records and Video) which is currently located one block to the south at the corner of 5<sup>th</sup> Avenue N. and Mercer Street.

Traffic impacts are expected to increase at the project location since a retail store generates more trips than a warehouse. However, the increase in trips is not expected to be significant, and there will likely be no discernable impacts on traffic operations or intersections in the immediate vicinity.

Parking impacts are expected to increase in that demand for parking for a retail use is greater than for a warehouse use. The existing surface parking lot will provide 47 parking spaces and

the code requires 33 spaces. Parking demand is expected to be met by the 47 off-street parking spaces. The site is located in a fairly dense urban area of the city and provides an abundance of off-street parking lots. If spillover parking occurs it is likely that the nearby parking lots will be able to absorb any spillover parking related to this use.

The site is very well served by buses and is expected to improve in the future with monorail service. Any traffic or parking impacts should not be noticeable in that the use already exists one block to the south and will be relocated to the subject site. No SEPA conditioning for traffic or parking impacts is necessary.

### **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 43.21.C), including the requirement to inform the public of 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 (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).

### **CONDITIONS - SEPA**

None.

Signature: (signature on file) Date: March 1, 2004  
Jess Harris, AICP, Land Use Planner  
Department of Planning and Development