



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
Diane M. Sugimura, Director

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

**Application Number:** 2409467  
**Applicant Name:** Jeff Kiser, Schnitzer Real Estate NW  
**Address of Proposal:** 535 Terry Ave N

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to establish use for future expansion of a below grade accessory parking garage from 129 to 166 spaces. The construction of the building was approved under Master Use Permit #2200190. An Environmental Impact Statement dated October 18, 2001 was prepared by the City of Seattle.

The following approval is required:

**SEPA to approve, condition or deny per SMC 25.05.660**

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

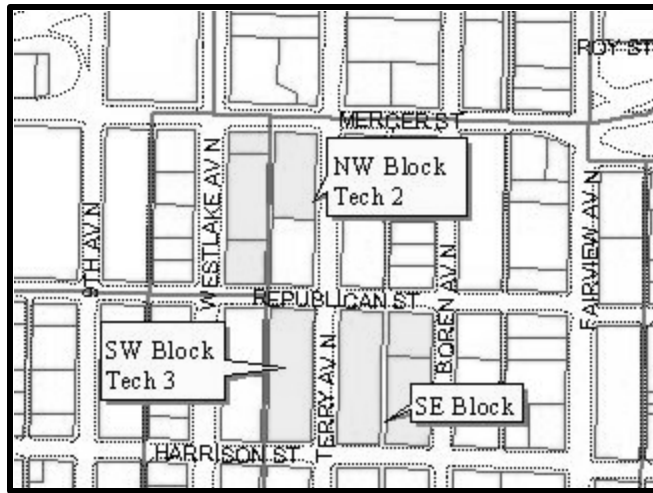
**BACKGROUND DATA**

Site and Vicinity

The site is located in the South Lake Union neighborhood, bordered by Mercer Street to the north, Terry Avenue North to the east, a north-south alley to the west and Republican Street to the south. The site is zoned IC-65. The parcels to the east and south are also zoned IC-65. Surrounding properties to the north across Mercer Street are zoned C2-40, the site across the alley is zoned NC3-65. The project site has a lot area of 47,350 square feet.

### Proposal Description

The proposal is to expand accessory parking established under previous Master Use Permit approvals. The Master Use Permit (MUP) for the project was originally approved under #2007016, which included establishment of 87 accessory parking spaces. The environmental impacts of the project were initially evaluated under an Environmental Impact Statement dated October 18, 2001 to cover this and four other development sites brought by the applicant within the a 4 block radius as characterized in this graphic. This project site is identified in the graphic as NW Block Tech 2.



2. Following issuance of the original MUP, another MUP at this site was approved for the expansion of the accessory parking to increase from 87 to 129 spaces. This increase of 43 parking spaces was approved under MUP #2305694 dated November 17, 2003. Approval of this current project will result in an additional increase of accessory parking of 37 parking spaces from 129 spaces established in MUP #2305694 to a total of 166 parking spaces.<sup>1</sup> Fourteen of the parking spaces that are to be established under this permit may be converted to retail space at a later date. These spaces, located on the first floor of the building but screened from view along both Terry and Mercer, are represented in the plans for the project as accessory parking for the building. The area totals 2500 sf of the first floor of the building.

### Public Comment

Public notice of the proposed project was published on January 27, 2005. No comment letters were received during the comment period, which ended on February 9, 2005.

### ANALYSIS - SEPA

The Final Environmental Impact Statement (FEIS) for Terry Avenue Technology Court was published on October 18, 2001. This project's office/research and development building was one of four developments considered under the FEIS. The transportation analysis included in the FEIS was a programmatic review for four developments. The increase in parking evaluated in this MUP would not result in an increase in the amount reviewed under the FEIS but result in a redistribution of parking analyzed in this MUP between project sites in the FEIS. In addition, an Addendum was prepared by the applicants for this project, published on April 28, 2005, providing specific review of the increase of parking at this site, the redistribution of parking from other sites as well as changes to the allowed height

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<sup>1</sup> Note – the Notice of Application published in the Land Use Information Bulletin on January 27, 2005 indicated that the project was to increase parking from 129 to 156 spaces. The increase in 10 spaces reflected in this decision was due to revisions over the review of the Master Use Permit.

of the building that were made following changes to the zoning and related height limits since the publication of the FEIS. Accordingly, no additional impacts will result that would cause the need for conditioning in the project, other than what was provide for in previous MUP's for this site as well as those mitigation measures required to be implemented in the FEIS.

**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(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).

Signature: (signature on file) Date: May 16, 2005

Michael L. Jenkins, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services