



City of Seattle

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

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

Application Number: 2409760
Applicant Name: Lesley Bain for Urban Shelter, LLC
Address of Proposal: 1419 12th Avenue

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of a 7,200 square feet portion of an existing building from light industrial to 3,966 square feet of restaurant, 1,102 square feet to drinking establishment, and 2,132 square feet of retail use. Project includes interior expansion of 4,333 square foot for retail use. Surface parking for nine vehicles will be provided on site.

The following approval is required:

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

- SEPA DETERMINATION:** DNS
 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 an irregular shaped through lot that has frontages along 11th Avenue and 12th Avenue, between East Pike Street to the north and East Union Street to the south, in the Capitol Hill neighborhood. The development site occupies an area of approximately 27,566 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 four commercial buildings and a surface parking lot. Three of the four buildings commonly known as the Cornish, Garlick Manufacturing Company, and Pacific Supply Building have frontages along 12th Avenue. All three buildings are one-story structures with basement level, containing a variety of uses that includes retail, light manufacturing, and vehicle repair. The Cornish building, the subject of this project, was constructed in 1924 and currently supports manufacturing, and vehicle repair. This structure does not appear to meet standards for landmark designation per LPB 245/05.

Along the 11th Avenue frontage, which is approximately ten (10) feet below 12th Avenue, are sited the surface parking lot and ER Productions building containing business support services and vehicle repair uses within three-stories. The development site is essentially paved over to provide a hard surface for the parking lot. The development site slopes abruptly slopes downward approximately 10 feet from its east frontage to the west frontage. Zoning in the immediate vicinity remains NC3-65, supporting a number of commercial uses including restaurants, manufacturing, retail, and surface parking lots. To the south, across East Madison Street the zone intensifies to Commercial Two with a height limit of 65 feet (C2-65) within the Major Institutional Overlay District for Seattle University with a height limit of 105 feet (MOI-105) for Seattle University 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 number of residential uses located throughout. Immediately across 12th avenue is a surface parking lot and warehouse building. The number of surface parking lots in the immediate area indicates underdevelopment for this sector in the Pike/Pine corridor. 12th Avenue is a major street for vehicle traffics traveling north and south. Pike 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. Mature street trees are interspersed along both street frontages, providing a lush green canopy during the summer months.

Proposal Description:

The applicant proposes interior remodeling to an existing building (Cornish Studios) that will include the addition of a mezzanine level. The project includes changing the existing use (light manufacturing) to 3,966 square feet of restaurant, 1,102 square feet of drinking establishment, and 6,465 square feet of retail use. No change in parking is proposed, the eight parking stalls will be re-stripped.

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.

SEPA DETERMINATION

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 18, 2005. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

DECISION

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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] 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 43.21.030(2) (c).

Signature: (signature on file) Date: May 30, 2005
Bradley Wilburn, Land Use Planner
Department of Planning and Development
Land Use Services