

**Rezone Application Submittal Information per TIP #228
Project No. 3020906**

1. Project number

3020906

2. Subject property address

601 Aurora Avenue North (Parcel No. 2249000150)

3. Existing and proposed zoning classification

The site is currently zoned C1-65; proposed zoning is C1-85.

The proposed zoning matches the zoning changes proposed by the community as part of tis Urban Design Framework for the Uptown neighborhood rezone.

http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2341231.pdf.

4. Approximate size of property to be rezoned.

26,787 s.f. (parcel size).

5. Environmentally Critical Area (ECA) Information

The site is not classified as an ECA.

6. Applicant information

Owner: PFHC Investments, LLC.

Applicant: Sun Choy, Owner Representative / Diana Keys, Johnson Braund, Inc.

Contact information is already listed in contacts under Project 3020906.

7. Property legal description

Assessor Parcel Nos. 224900150

LOTS 1 THROUGH 4 IN BLOCK 4 OF EDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 61A, RECORDS OF KING COUNTY;

TOGETHER WITH THAT PORTION OF LOTS 5 THROUGH 8 OF SAID BLOCK DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 1 26'11" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 20.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 33'39" WEST, 3.87 FEET; THENCE SOUTH 1

26'11" WEST, 219.40 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE SOUTH 88 32'13" EAST ALONG SAID SOUTH LINE, 3.87 FEET TO THE SOUTHEAST CONER OF SAID LOT 8; THENCE NORHT 1 26'11" EAST ALONG EAST LINE OF SAID LOTS 5 THROUGH 8, 219.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

8. Present use of property

Vacant structures & surface parking.

9. What structures will be demolished or removed?

The existing buildings will be demolished.

10. What are the planned uses for the property if a rezone is approved?

An eight story mixed use hotel and apartment building with ground level hotel/resident lobby & amenity areas.

11. Does a specific development proposal accompany the rezone application?

Yes, see Master Use Permit plans; this is a contract rezone.

12. Reason for the requested zoning classification and/or new use.

The rezone would implement the community's desire to increase density in this neighborhood, as expressed by the community-driven Uptown Urban Design Framework document. The height increase would allow one additional story of residential use, permitting more residential density in the neighborhood.

13. Anticipated benefits the proposal will provide.

The rezone would contribute to the City's housing supply and would replace a surface parking lot with a pedestrian oriented, well designed building.

14. Summary of potential negative impacts of the proposal on the surrounding area.

An appropriate height, bulk and scale for the transitioning properties to the north has been a key design consideration. The proposal at 85 feet in height, which is consistent with surrounding development to the east.

15. List other permits or approvals being requested in conjunction with the proposal:

SEPA and Design Review.

16. Written analysis of rezone criteria (code criteria are in italics):

In order to obtain a rezone, the applicant must demonstrate that the rezone proposal will meet the applicable criteria of the Seattle Municipal Code, SMC 23.34.007. Compliance with that section includes analysis of the following code sections:

- SMC 23.34.008 General Rezone Criteria
- SMC 23.34.009 Height limits of the proposed rezone

SMC 23.34.004 Contract Rezones.

A. Property Use and Development Agreement. The Council may approve a map amendment subject to the execution, delivery, and recording of a property use and development agreement (PUDA) executed by the legal or beneficial owner of the property to be rezoned containing self-imposed restrictions upon the use and development of the property in order to ameliorate adverse impacts that could occur from unrestricted use and development permitted by development regulations otherwise applicable after the rezone. All restrictions imposed by the PUDA shall be directly related to the impacts that may be expected to result from the rezone. A contract rezone shall be conditioned on performance or compliance with the terms and conditions of the PUDA. Council may revoke a contract rezone or take other appropriate action allowed by law for failure to comply with a PUDA. The PUDA shall be approved as to form by the City Attorney, and shall not be construed as a relinquishment by the City of its discretionary powers.

The subject application is for a contract rezone; a PUDA will be developed as part of the City Council review.

B. Waiver of Certain Requirements. The ordinance accepting the PUDA may waive specific bulk or off-street parking and loading requirements if the Council determines that the waivers are necessary under the agreement to achieve a better development than would otherwise result from the application of regulations of the zone. No waiver of requirements shall be granted that would be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

The applicant does not seek a waiver from bulk or off-street parking. The proposal may seek a waiver for loading requirements due to limited site access off of Roy Street only. Departures from Code standards will be addressed through the Design Review process.

SMC 23.34.007 Rezone evaluation.

A. The provisions of this chapter apply to all rezones except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone or height designation best meets those provisions. In addition, the zone function statements, which describe the intended function of each zone designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.

B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.

No provision of the rezone criteria establishes a particular requirement or sole criterion that must be met for rezone approval. Thus, the various provisions are to be weighed and balanced together to determine the appropriate zone designation for the property.

SMC 23.34.008 General rezone criteria.

A. *To be approved a rezone shall meet the following standards:*

1. *In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.*

2. *For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.*

The site is located in the Uptown Urban Center. The current density (as of 2010) in the Uptown Urban Center is 17.1 dwelling units per acre. The minimum growth target for Urban Centers is 15 dwelling units per acre (UV-15). The proposed rezone would slightly increase the zoned capacity of the Uptown Urban Center (by one additional floor of housing) and this increase does not reduce capacity below 125% of the Comprehensive Plan growth targets. Instead the rezone aids the City's ability to meet the population growth targets and densities in the Comprehensive Plan.

B. *Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.*

The property is currently zoned C1-65. The proposed change is to rezone the property to C1-85 to allow an additional residential story, and to be consistent with the Uptown Urban Design Framework's height recommendations for the property. Please see the functional and locational criteria analyses for the relevant zones below.

C. *Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.*

The Property has not recently been rezoned. As stated above, OPCD will rezone the Property in the next year or so as part of the Uptown rezone process.

D. *Neighborhood Plans.*

1. *For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.*

2. *Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.*

3. *Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.*

4. *If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.*

The Queen Anne neighborhood plan is a part of the Comprehensive Plan. It does not include specific guidance for rezones in the Uptown Urban Center.

The proposal is consistent with the adopted Queen Anne Neighborhood Plan. Specifically, the proposal furthers the following goals and policies of the Neighborhood Plan (see emphasized text and comments in parentheses):

QA-G9: Queen Anne is a neighborhood with a vibrant and sustainable business community and safe commercial district. (The project will contribute to the vibrancy of the businesses in Uptown by including new residents and visitors that will be able to safely walk to and from several small businesses).

QA-P1. Seek to create and maintain attractive pedestrian-oriented streetscapes and enhance Queen Anne's community character with open space, street trees, and other vegetation. (The project will redevelop the project site with an attractive pedestrian oriented mixed use development. The project will include improvements to the pedestrian environment, ground level commercial uses, overhead weather protection, landscaping, and seating.)

QA-P2. Preserve the character of Queen Anne's single-family and mixed-use neighborhoods. (As shown in the materials submitted in connection with Early Design Guidance and the application for Design Review, the project is consistent with the established character of this commercial and mixed use neighborhood and will redevelop an underutilized property.)

QA-P3. Seek to maintain and establish quality design in the Queen Anne area. Through neighborhood design guidelines and design review, consider unique or particular local design characteristics, and include consideration of signage, adjacent public ROWs, and historic boulevards. (The project will redevelop the existing site with a high quality mixed use building, which will obtain recommendation of approval from the Design Review Board).

QA-P5. Encourage an attractive range of housing types and housing strategies to retain Queen Anne's eclectic residential character and to assure that housing is available to a diverse population. (The project provides more housing than is currently on-site).

QA-P9. Enhance the unique character of each business district. (The project is consistent with and enhances the existing character of its neighborhood.)

QA-P11: Provide for an attractive and harmonious transition between different land uses, including commercial areas and single-family areas. (The project includes needed housing and infills a surface parking lot).

QA-P40. Strive to provide urban character-enhancing improvements to Queen Anne's streets such as sidewalk improvements, transit facilities, landscaping, and appropriate lighting. (The project includes urban character enhancing improvements to the streets, including ground-level commercial space, overhead weather protection, and landscaping.)

QA-P41. Seek to alleviate parking problems in the Queen Anne planning area. (The project provides sufficient parking to meet the needs of its residents).

QA-P42. Strive to ensure adequate facilities, such as lighting, for safety in pedestrian and parking areas in Queen Anne's business districts. (The project will bring additional residents

to the neighborhood, contributing to more "eyes on the street." In addition, the project is designed with safety in mind and will include lighting and other features as appropriate.)

QA-P43. Strive to ensure that Queen Anne's commercial areas and business districts are safe from crime. (The project will contribute to a safe environment by bringing residents to the area and by incorporating appropriate design features.)

QA-P44. Strive to find solutions to the parking needs of Queen Anne's business districts. (The project will include sufficient parking to meet the needs of the project tenants.)

E. *Zoning Principles. The following zoning principles shall be considered:*

1. *The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.*
2. *Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:*
 - a. *Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;*
 - b. *Freeways, expressways, other major traffic arterials, and railroad tracks;*
 - c. *Distinct change in street layout and block orientation;*
 - d. *Open space and green spaces.*

The subject property is surrounded by property zoned NC3-40 to the west, C1-65 to the north, SMC-SLU 160/85-240 to the east and NC-85 to the south. There is a zero-lot line condition to the property to the west (same Owner as this application), from the property to the north by a 66-foot right of way (Roy Street), from the property to the east by a 106-foot right of way (Aurora Avenue N), and a 129-foot right of way (street underpass) to the south (Mercer Street.)

As stated, the proposal would be to rezone to C1-85. The additional 20 feet in height will still provide appropriate transitions to the remaining C1-65 zones uphill to the north and be compatible to the established height limits to the south and east. The property owner that owns the subject property also owns the property to the west that is rezoned NC3-40, so no new immediately adjacent neighbors will be impacted by this contract rezone proposal.

3. *Zone Boundaries.*
 - a. *In establishing boundaries the following elements shall be considered:*
 - (1) *Physical buffers as described in subsection E2 above;*
 - (2) *Platted lot lines.*

Zone boundaries would continue to follow platted lot lines and/or street rights of way in the same way they do today.

b. *Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.*

The entire area is zoned C1 and NC3 and will continue to be that zone designation until a potential rezone occurs, so no such boundaries are required.

4. *In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.*

The site is within the Uptown Urban Center, where a height of 85 feet is considered appropriate.

F. *Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.*

1. *Factors to be examined include, but are not limited to, the following:*

a. *Housing, particularly low-income housing;*

The proposal will not displace any existing housing units.

b. *Public services;*

Public services will be available to the project due to its location in a highly developed urban area. No appreciable impacts to public services are anticipated due to the additional housing made possible by the zone change.

c. *Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;*

The proposed rezone will allow two stories of additional height and will include additional street-level retail/commercial uses. The proposed project will not create appreciable negative environmental impacts associated with allowing additional housing at this urban site. The additional story will not appreciably increase shadow impacts; the only shared lot line condition is to the west of the proposal which significantly minimizes any potential shadow impacts.

d. *Pedestrian safety;*

The area is currently developed with sidewalks, street lights and crosswalks and will continue to be so developed as part of the proposal.

e. *Manufacturing activity;*

Not applicable.

f. *Employment activity;*

The hotel commercial uses will slightly increase the employment opportunity on the site beyond the current under developed vacant structures and surface parking.

g. Character of areas recognized for architectural or historic value;

A SEPA Appendix A report has been prepared for the building currently occupying the site. The Appendix A report will be reviewed by the Department of Neighborhoods. It is not expected that this building will be found to have architectural or historic value. The building was not listed by the city's historic building survey.

There are no designated landmarks surrounding the project site, nor are there any properties listed for potential landmark status surrounding the project site.

b. Shoreline view, public access and recreation.

Not applicable.

2. *Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:*

- a. Street access to the area;*
- b. Street capacity in the area;*
- c. Transit service;*
- d. Parking capacity;*
- e. Utility and sewer capacity;*
- f. Shoreline navigation.*

A traffic report will be prepared to address items a. through d.

With respect to utility and sewer capacity, a Water Availability Certificate has already been Approved with No Changes (reference number 20151174), and no issues of water or sewer capacity are anticipated given infrastructure upgrades implemented by SPU.

Item "f" related to Shoreline Navigation is not applicable.

G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter.

There are obvious changed circumstances in the area given that the City is proposing a legislative rezone for the area to the same or more intense zoning designation proposed by this proposal.

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

The site is not located within an Overlay District.

I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

The site is located on a mapped steep slope critical area; prior to the grading of Mercer Street the site may have included a steep slope; it does not contain any such area today. A critical areas exemption has been obtained from SDCI for the development associated with the contract rezone proposal.

J. Incentive Provisions. If the area is located in a zone with an incentive zoning suffix, a rezone shall be approved only if one of the following conditions are met:

The site and area are not located in a zone with an incentive zoning suffix.

SMC 23.34.009 Height Limits of the Proposed Rezone.

Where a decision to designate height limits in commercial or industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of Section 23.34.008, the following shall apply:

A. Function of the Zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.

The proposed 85-foot height limit is only 20 feet taller than the existing zone allows. The proposal does not displace a preferred use but instead provides the mixed use building desired by the neighborhood as reflected in the adopted Neighborhood Plan. The proposal also infills an existing surface parking lot, which is not a use preferred by the neighborhood.

B. Topography of the Area and Its Surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.

There are no topographical features present that make the rezone inappropriate. The hill slopes up toward the northwest corner of the site and slopes down to the southeast corner. The existing on-site building is already 2 stories tall with a tall billboard; this blocks any potential downtown views from the existing surrounding uses.

C. Height and Scale of the Area.

1. The height limits established by current zoning in the area shall be given consideration.

The height limits established by current zoning are 65 feet. The addition of 20 feet to allow for an additional story of residential units is consistent with City policy. In addition, the City's Uptown Urban Design Framework recommends studying heights of up to 160 feet in this location.

2. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.

The 85-foot height limit is compatible with existing development in the area. As stated, a rezone is occurring legislatively in the coming year or so that will likely upzone this area to 85 or 160 feet tall. The proposal is consistent with both existing area buildings and

with potentially proposed zoning designations given its location on the corner of two of the busiest streets in the City.

D. Compatibility with Surrounding Area.

1. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.

Please see response to C2 above.

2. A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in Subsection 23.34.008.D.2, are present.

As discussed above, the 85-foot height of the building is consistent with the character of the existing area. In addition, streets buffer three of the four sides of the proposed project from adjacent sites. The only actually adjacent site is to the west, and is under the same ownership as this proposal.

E. Neighborhood Plans.

1. Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map.

2. Neighborhood plans adopted or amended by the City Council after January 1, 1995 may require height limits different than those that would be otherwise established pursuant to the provisions of this section and Section 23.34.008.

The adopted Queen Anne Neighborhood Plan does not make recommendations regarding height limitations.

Report Date 03/22/2016 05:26 PM

Submitted By

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A/P # 3020906 DISCRETIONARY LAND USE ACTION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/22/2016 16:16	COMMANS	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Associated Information				Valuation	
Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1	Declared Valuation	28000000.00
Dept of Commerce	CMRCL COMMERCIAL	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Council Land Use Action to rezone a parcel of land from C1-65 to C1-85. Project includes land use application to allow an eight story building containing 143 hotel rooms and 113 residential units. Parking for 195 vehicles to be provided below grade. Existing buildings to be demolished.

Parent A/P #

Project #	3020906	Project/Phase Name		Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee Employee ID Last First MI Comments

No Employee Entries

Log Action Description Entered By Start Stop Hours

No Log Entries

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

Report Date 03/22/2016 05:26 PM

Submitted By

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A/P # 3020906 DISCRETIONARY LAND USE ACTION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/22/2016 16:16	COMMANS	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1
Dept of Commerce	CMRCL COMMERCIAL	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	

Valuation

Declared Valuation	28000000.00
Calculated Valuation	0.00
Actual Valuation	0.00

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Parent A/P #

Project #	3020906	Project/Phase Name		Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee Employee ID Last First MI Comments

No Employee Entries

Log Action Description Entered By Start Stop Hours Comments

No Log Entries



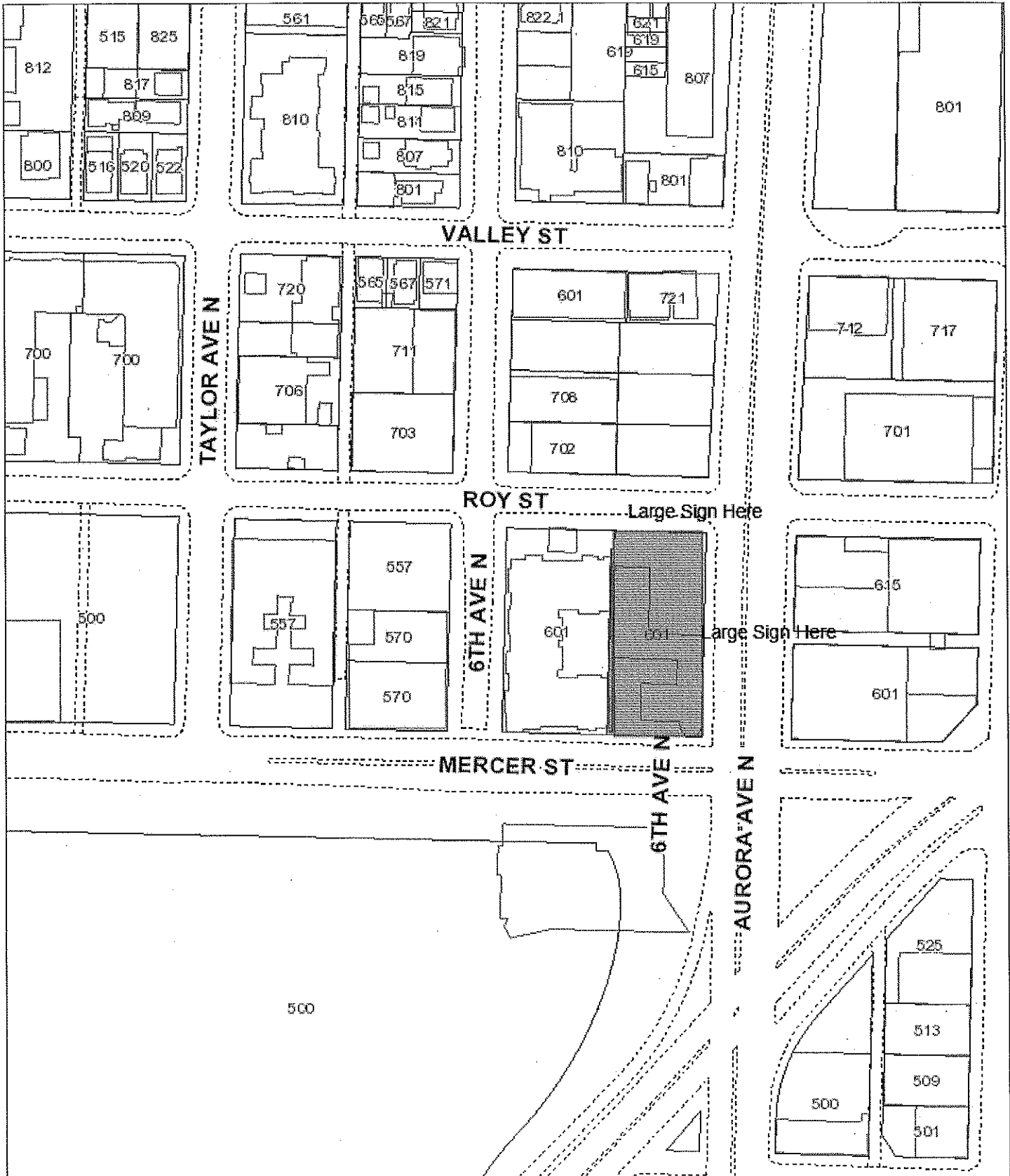
3020906

601 Aurora Ave N
Map #101



Feet

0 150



SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

601 Aurora MOD Studios

2. Name of applicant:

PFHC Investments, LLC

3. Address and phone number of applicant and contact person:

Applicant: Paul Pong
11010 NE 8TH Street, Suite 465
Bellevue, WA 98004
206-334-1188

Contact Person: Sun Choy; 206-755-0499

4. Date checklist prepared:

3/18/2016

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

Proposed construction between 08-2017 through 10-2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The information provided in this checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approvals by Seattle Department of Planning and Seattle Department of Transportation

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

New construction of an eight story mixed-use building on an existing 26,787 square foot parcel. This project will consist of a total of 256 units comprised of 143 hotel rooms and 113 apartment units. Parking for approximately 195 vehicles will be below grade within the building. Shared ground level amenity spaces will include a ground level lobby, dining, coffee shop, and associated outdoor seating in a covered plaza. A terrace courtyard is anticipated on level 2 and the roof top.

The development includes demolition of (2) existing building on site totaling approximately 9125 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Tax parcel numbers 224900-0150

This is a half block parcel west and adjoining Aurora Avenue (Hwy 99) north of Mercer Street which is 20' below and south of Roy Street which is at street grade. To the east is the Four Points by Sheraton hotel. The site address is 601 Aurora Avenue N, Seattle, Washington 98109.

B. ENVIRONMENTAL ELEMENTS

Per Washington Administrative Code provisions (WAC 197-11-315) Part B of the checklist is not filled out for non-project actions.

1. Earth

a. General description of the site

(circle one) Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

1%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Generally, the site soils consist of as much as 5 feet of loos to medium dense granular fill over a very dense glacial till soil.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Excavation of approximately 12,600 cubic yards for the construction of three levels of below grade parking.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There is little or no possibility of erosion occurring. Appropriate erosion control measures will be used.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

98%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Appropriate erosion control measures will be used during construction. All erosion control measures will be in line with the City of Seattle and the Washington State Department of Ecology.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction equipment and vehicles will occur during construction. Emissions from patron vehicles once the project is complete.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

d.

Garage exhaust will be a minimum of 8' above grade to minimize exhaust impacts at the pedestrian level.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None - No fill or dredge material will be removed from local waters.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals are required.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from wells for drinking water or other purposes. The bottom of the proposed structure is above the ground water level.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic tanks are proposed onsite. Waste water will be discharged to the municipal sanitary sewer system. Kitchen waste will be routed to a commercial grease interceptor and discharged to the municipal sanitary sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface water runoff will be collected via roof drains and will be tightlined to the City's public storm drainage system in Aurora Avenue N. There are no offsite flows that drain onsite.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This project will be required to comply with a site specific Construction Storm Water Pollution Prevention Plan.

4. Plants

a. Check the types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other
 Evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation will be removed. This includes the grass and the shrubs onsite.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscape areas will include: street trees and planting areas

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

Pigeons, seagulls

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

The urban setting does not provide an opportunity to preserve or enhance wildlife.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric heating and cooling, gas hot water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

High efficiency glass and high efficiency heating and cooling equipment.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No known hazardous materials on site. An abatement survey will be conducted prior to demolition. A spill protection and management plan will be provided during construction.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known hazardous materials on site. An abatement survey will be conducted prior to demolition. A spill protection and management plan will be provided during construction

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This project will be required to comply with a site specific Construction Storm Water Pollution Prevention Plan. The pollution prevention plan will provide details and regulations in the event any chemicals are stored during construction.

- 4) Describe special emergency services that might be required.

Fire Department and emergency services will have access to the site.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Low VOC emission products will be used during construction

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Urban noise sources include people, and vehicles.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Automobile and truck delivery traffic will be entering the project from Roy Street during normal business hours.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Parking to the north, public alley to the east, private parking lot to the south, and 11th Ave NE to the west.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not to our knowledge.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

Two existing wood or brick buildings.

- d. Will any structures be demolished? If so, what?

All existing structures will be removed from the site.

- e. What is the current zoning classification of the site?

C1-65. The applicant is in process with a contract rezone of the site from C1-65 to C1-85.

- f. What is the current comprehensive plan designation of the site?

-Uptown Urban Village

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. No shorelines are within the vicinity of the site.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

Approximately 200 people will reside and approximately 30 people will work in the completed project.

- j. Approximately how many people would the completed project displace?

None – existing buildings are vacant and the remainder of the site is a parking lot.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None – no displacements impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Design will conform to Planning and Zoning requirements. The applicant is currently in process with a contract rezone from C1-65 to C1-85.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None – no agricultural or forest lands are within the vicinity.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

256 total units
Approximately 143 Market Rate Hotel Rooms and 113 Market Rate Apartment Units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units are being eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Building has been maximized to work within the FAR/zoning requirements, so no further growth within the development is anticipated. This development is also supported by adjacent buildings of similar use and massing to fit within the immediate context with low impact. Additional parking will be provided for both hotel and residential units.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- 93.05' from average existing grade plane to top of stair penthouse.
- Principal materials are a mix of EIFS & aluminum composite panels above ground level, with brick, concrete and storefront glazing at ground level.

- b. What views in the immediate vicinity would be altered or obstructed?

The site immediately adjacent to the west is an existing 4-story hotel. This adjacent hotel is a zero-lot line with blank walls on the property line. The courtyard facing to the east will be shaded from the sun and views will be obstructed. The existing hotel and the new development proposed herein are owned by the same company.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Project will be designed with the intent to utilize high quality and durable materials that are not only visually appealing, but fit the immediate site context, and that complement the building's mass and organization. Aesthetic values are of the utmost importance.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The majority of the project is clad with materials that, due to either their matte finish, and/or color will help reduce potential glare impacts. Upper levels with punched openings and doors are not anticipated to produce significant glare. Most of the heavily glazed portions of the building occur at ground level and are benefited by a building overhang and utilize canopy projects (at certain areas), both of which will help reduce light producing glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Proposed materials currently identified are common place, and exist through the immediate context. None of the existing buildings surround the subject site appeared to produce much light or glare impacts much less present a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

None anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The proposed identifies materials to reduce light and glare impacts through careful selection of texture, finish, and application.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The subject site is located in a diverse neighborhood supported by parks, cafes/restaurants, a public library, and other community and public resources that can be used for a wide range of recreation.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No – the existing site are parking lots and vacant buildings.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

A semi-enclosed entry court and outdoor seating area will provide places for people to gather, sit, and relax. The entry court will be supported by a small coffeeshop.. This space faces the Roy Street and Aurora Avenue frontages for immediate access to the general public as well as guests and residents of the development.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Vehicular access to the site will be from Roy Street. The project has frontage along Aurora Avenue N, no vehicular access is available.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Nearby bus stops include: Aurora Avenue N & Prospect Street that services routes 5, 16, 26, 28 & 82 (4 blocks north of site) and Valley Street & Taylor that services routes 3, 4 & 82 (1 block north & 2 blocks west of site).

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

21 existing surface parking stalls will be removed to accommodate the proposed development. 195 parking stalls located within a below grade parking garage of the proposed development will be added.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Sidewalks will be improvement along Roy Street, and Aurora Avenue N are anticipated.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

1,976 Daily trips, 166 PM Peak Hour Trips. This information is based on the ITE Trip generation Manual – Hotel Land Use 310. The average rate is based on the total number of rooms in the proposed development.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the urban location of the proposal will not be affected by agricultural and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

Vehicular access to the proposed subject property is from Roy Street on the north side of this site.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No anticipated increased needed.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

A sprinkler and fire protection system will be provided

16. Utilities

- a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ 

Name of signee _____ PAUL FONG _____

Position and Agency/Organization _____ MANASUNG MEDIBER / TFHC INVESTMENTS, LLC. _____

Date Submitted: _____ 3-18-16 _____

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3020906

Address: 601 Aurora Ave N

Applicant Contact: Sun Choy

Phone: 206-755-0499

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS IS
CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING
PROJECT:

TO CONSTRUCT AN EIGHT STORY BUILDING CONTAINING 143
HOTEL ROOMS AND 113 RESIDENTIAL UNITS. PARKING FOR 195
VEHICLES TO BE PROVIDED BELOW GRADE. EXISTING BUILDINGS TO
BE DEMOLISHED.

ADDITIONAL APPROVALS REQUIRED:
DESIGN REVIEW
COUNCIL APPROVAL OF A REZONE FROM
C1-65 TO C1-85

SPACE FOR
PROJECT LOCATION
MAP

The comment period ends _____ but may be extended to _____ by written request. All comment letters will be posted to the Seattle DCI web site. To submit written comments or to obtain additional information, contact the Seattle Department of Construction and Inspections (Seattle DCI), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Master Use Project # 3020906.

MERCER ST

EXIT

Existing Building
(to be demolished)

Existing Building
(to be demolished)

PROPOSED MIXED-USE
HOTEL AND APARTMENTS

AURORA AVE N

NEW
BUILDING
ENTRY

PARKING
ENTRY

ROY ST

