Seattle Department of Planning and Development

D. M. Sugimura, Director

May 29, 2014

MASTER USE PERMIT

NOTICE OF APPLICATION

Seattle's Department Planning and Development is currently reviewing the Master Use Permit applications described below.

The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in DPD's files will control.

Area: Downtown/Central **Address:** 51 R UNION ST
Project: 3016998 **Zone:** DOWNTOWN MIXED COMMERCIAL-160', DOWNTOWN FIRE DISTRICT, ARTERIAL WITHIN 100 FT., LANDMARK, URBAN VILLAGE OVERLAY, SCENIC VIEW WITHIN 100 FT., AIRPORT HEIGHT DISTRICT, LIQUEFACTION PRONE SOILS, ARCHAEOLOGICAL BUFFER AREA

Notice Date: 05/29/2014

Contact: CONNIE ZIMMERMAN - (206)684-5100
Planner: Ben Perkowski - (206) 684-0347

Date of Application: 05/21/2014
Date Application Deemed Complete: 05/21/2014

Shoreline Substantial Development Application to allow two pedestrian bridges between Post Alley and Alaskan Way in the Union Street right of way to link downtown to the waterfront. One bridge will be located between Post Alley and Western Ave and the second bridge will be located between Western Avenue and Alaskan Way. Stairs and an elevator will be installed on the side of each bridge. Project includes street level improvements (Seattle Department of Transportation, Union Street Pedestrian Connection Project).

Comments may be submitted through: 06/27/2014

The following approvals are required:

Shoreline Substantial Development to allow development in the UH Shoreline environment.

SEPA Environmental Determination (This project is subject to the Optional DNS Process (WAC 197-11-355) and Early DNS Process (SMC 25.05.355). This comment period may be the only opportunity to comment on the environmental impacts of this proposal.

Other permits that may be needed which are not included in this application:

Building Permit

Your written comments are encouraged and may be submitted to:

Department Planning and Development
ATTN: Public Resource Center or Assigned Planner
700 5th Av Ste 2000
PO Box 34019
Seattle WA 98124-4019
FAX 206-233-7901
PRC@seattle.gov

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. The comment period may be extended an additional 14-days. A written request to extend the comment period must be received by this

Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to review yet to be conducted. The project file, environmental documentation and other additional information related to the project can be found at the Public Resource Center, 700 Fifth Avenue, Suite 2000 (206) 684-8467. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions about the projects listed in this bulletin can also be directed to the Public Resource Center via e-mail. **The e-mail address is PRC@seattle.gov. For future updates include your US postal address.**

To the extent known by the Department, in addition to the project permits included in each of the land use applications described below, other government approvals or permits that may be necessary, that are not included in the applications, will also be listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

The City Council amended the City's SEPA (State Environmental Policy Act) Ordinance effective on November 1, 1998. The amendments included the Early Review Determination of Nonsignificance (DNS) Process, which DPD is now using for **all** applications for projects requiring a threshold determination when DPD has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Projects subject to the Early Review DNS process may include mitigation measures under applicable codes and ordinances, and after comment and review occurs they may incorporate or require additional mitigation measures regardless of whether or not an Environment Impact Statement is required.

A copy of the application and the environmental checklist prepared by the applicant will be sent to agencies with jurisdiction, the Department of Ecology, affected tribes and local agencies whose public services would be changed as a result of the proposal. After the close of the comment period, DPD will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/scoping notice. Copies of the subsequent threshold determination for the proposal may be obtained upon request.

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized. An interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a $1,500.00 fee payable to the City of Seattle. (This fee covers the first six hours of review. Additional hours will be billed at $250.00.) Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be asked by phone by calling (206) 684-8467. Requests for interpretation may be submitted to the Department of Planning and Development, Code Interpretation and Implementation Group, 700 5th Av, Ste 2000, PO Box 34019, Seattle, WA 98124-4019.

Note: The vicinity map feature added to the public notice of application is provided as an illustrative reference. It is not intended to replace the legal description and site plan included in the project file. In the event of omissions, errors or differences, the documents in DPD's files will control.

3016998 **Notice of Application *Notice of Application & Checklist sent 5.29.14 rgc

** **CONNIE ZIMMERMAN**
SDOT
700 5TH AV #3900
SEATTLE, WA 98104

** **LARRY HUGGINS**
DEPARTMENT OF TRANSPORTATION
700 5TH AVE
SUITE 3900
SEATTLE, WA 98124-4996

*DEPT OF NATURAL RESOURCES
SEPA CENTER
PO BOX 47015
OLYMPIA WA 98504-7015

*DEPT OF FISH & WILDLIFE
ATTN: SEPA COORDINATOR
16018 MILL CREEK BOULEVARD
MILL CREEK WA 98012-1296

*DEPT OF THE ARMY CORP OF ENGINEERS REGULATORY
PO BOX C-3755
SEATTLE WA 98124-3755

*ENVIRONMENTAL MANAGMENT
PORT SEATTLE
PO BOX 1209
SEATTLE WA 98111

*SEPA COORDINATOR DEPT OF FISHERIES HABITAT MANAGEMENT DIVISION
PO BOX 43155
OLYMPIA WA 98504

***ENVIRONMENTAL PLANNING - OAP**
KC WASTEWATER TREATMENT DIV
201 S JACKSON ST MS KSC-NR-0505
SEATTLE WA 98104

*SUQUAMISH TRIBE
PO BOX 498
SUQUAMISH WA 98392

*UNITED INDIANS OF ALL TRIBES
PO BOX 99100
SEATTLE WA 98199

*DUWAMISH TRIBAL SERVICES
4705 W MARGINAL WY SW
SEATTLE WA 98106-1514

*Karen Walter
Watersheds and Land Use Team Leader
Muckleshoot Indian Tribe Fisheries Division
39015 172nd Ave SE
Auburn WA 98092

*PUBLIC REVIEW DOCUMENTS
GENERAL REFERENCE SERVICES
SEATTLE PUBLIC LIBRARY
LB-03-01

*ENVIRONMENTAL REVIEW SECTION
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703
(emailed copies to separegister@ecy.wa.gov)

*GARY KRIEDT
KC METRO TRANSIT ENVIRON PLNG
201 S JACKSON ST MS KSC-TR-0431
SEATTLE WA 98104-3856

*MR. RAMIN PAZOOKI
WSDOT, NORTHWEST REGION
15700 DAYTON AVE N
SEATTLE WA 98133