



City of Seattle

Gregory J. Nickels, Mayor

Seattle Center

Robert Nellams, Director

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

Proponent Name: Seattle Center
Address of Proposal: 305 Harrison Street

SUMMARY OF PROPOSED ACTION

The Proposed Action is to demolish the upper level of Pavilion A on the Seattle Center campus and to construct a skatepark at the northwest corner of Second and Thomas on top of the lower (primarily below grade) level of the building. The upper level of Pavilion A currently contains approximately 10,500 square feet of meeting and exhibition space. The skatepark will include a minimum of 8,900 square feet of skateable area and will include amenities such as seating and landscaping. The lower level functions of Pavillion A will be left intact.

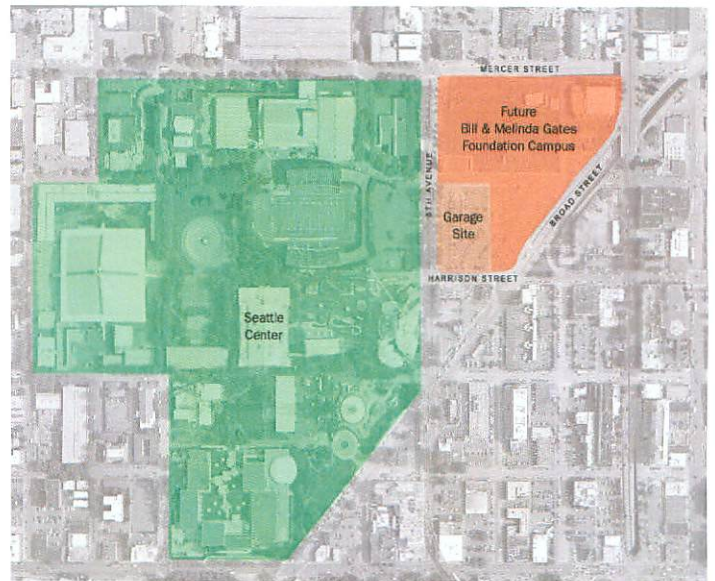
SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

Pavilion A is located southeast of the KeyArena within the Seattle Center. The site is zoned Neighborhood Commercial 3 (NC3) with a maximum height of eighty-five (85) feet¹. The site is bordered by Thomas Street on the south, Pavilion B and KeyArena on the north and Fisher Pavilion to the east.

The site is developed as a two-level building. Only the upper level of Pavilion A, containing approximately 10,500 square feet of meeting and exhibition space, will be demolished. The lower level of Pavilion A contains uses associated with the KeyArena, including primary electrical service, an emergency generator and storage and administrative area for the KeyArena catering kitchen, and an eating area for catering employees, and will be left intact. The site is located within the Uptown Urban Center as designated by the City's Comprehensive Plan. Urban



¹ Refer to SMC 23.47.012.

Centers are areas that are intended to be high density employment and residential areas that are well served by transit.

The eastern opposing block fronts to the development site are zoned NC3-85. South of Republican Street, the opposing block fronts are zoned Neighborhood Commercial 3 with a 65 foot height limit (NC32-65). South of Denny Way, the zoning is Downtown Mixed Commercial with a 85 foot height limit (DMC-85).

The area is characterized by mixed low-rise multi-family residential and commercial buildings to the west; the KeyArena to the north, and a church and parking garage to the south.

Proposal Description

The Seattle Center Skatepark will be located at the northwest corner of Second and Thomas on top of the lower (partially below grade) level of Pavilion A on the Seattle Center campus. Only the upper level of Pavilion A will be demolished. The lower level of Pavilion A will be left intact.

The skatepark will include a minimum of 8,900 square feet of skateable area and will include amenities such as seating and landscaping. The skatepark design will primarily accommodate “street” type skating with elements such as ledges, banks, rails and curbs. The proposed Action replaces the skatepark previously located on the east side of Fifth Avenue North at the intersection of Republican Street until January 2007.

DECISION – SEPA

The responsible official on behalf of the lead agency made this decision after reviewing environmental information available to the Seattle Center and public comments received both in writing and at a public meeting held on November 15, 2007.

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.

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).

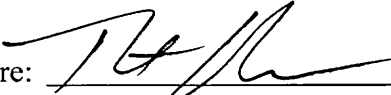
Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

SEPA CONDITIONS

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. In order to further mitigate the noise impacts during construction, the hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. This condition may be modified by Seattle Center to allow work of an emergency nature or allow low noise interior work. This condition may also be modified to permit low noise exterior work after approval from Seattle Center.

Signature:  _____ Date: December 6, 2007

Robert Nellams, Director
Seattle Center