



**SEPA Determination of Significance, Request for Comments on Scope of Environmental Impact Statement and Public Meeting for project 3030811-LU**

**Project Number:** 3030811-LU

**Address:** 4000 NE 41ST ST

**Area:** Northeast

**Zone:** SF 5000

**Applicant Contact:** NATHAN RIMMER - [nathanr@pistolcreek.com](mailto:nathanr@pistolcreek.com) - 425-460-2500  
**SDCI Planner:** TAMI GARRETT - (206) 233-7182

Description of proposal: Land Use Application to allow subdivision into 67 parcels and 7 tracts of land, construction of 62 houses and change of use of five existing landmark structures to 3 single family residences, 29,000 sq. ft. of office and 3,200 sq. ft. of restaurant on a landmarked site (Battelle Research/Talaris Conference Center). Project includes demolition of 2 structures and a shed, alteration of landscape features, and restoration of a wetland all on a landmarked site. A Certificate of Approval from the Department of Neighborhoods will be required.



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 Seattle DCI's files will control.

**Comments may be submitted through:** 09/17/2020

Approvals under review by SDCI:

**SEPA**

**Full Subdivision** to create 67 parcels of land and 7 tracts.

**Administrative Conditional Use** to allow change of use of 5 landmark structures.

**Special Exception** to allow lot configuration that does not meet lot standard.

*EIS Required.* SDCI has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts is available in the record file.

SDCI has identified the following probable significant adverse environmental impacts to be discussed in the EIS:

*Historic Preservation:* Since demolition of landmarked structures and alterations to a landmarked site are proposed, Historic Preservation impact analysis will be a primary element of the EIS

*Transportation:* Transportation impact analysis will be another primary element of the EIS. The analysis is expected to examine the impact of additional vehicle trips through intersections that at times are experiencing excessive delay due to capacity constraints. The impact analysis should examine the project's impacts such as increased delay during times of peak traffic volumes.

*Construction Impacts:* Demolition, site preparation, and construction including construction/replacement of utilities will result in extended noise, dust, vehicular and pedestrian disruption, and habitat impacts for an extended period of time affecting the site and the surrounding area, and the duration and intensity will depend on timing and sequence of construction.

SDCI has identified the following alternatives to be studied in addition to the proposal:

1. a reduced amount of new construction and reduced disturbance to the landmarked landscape.
2. a proposal preserving a majority of the existing structures and landscape
3. no action

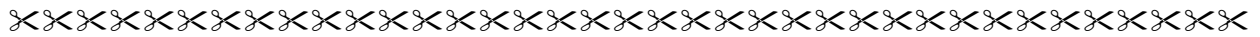
*Scoping:* Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is set forth below:

- Comments may be:
  - emailed to [prc@seattle.gov](mailto:prc@seattle.gov) or
  - mailed to:  
 Seattle Department of Construction and Inspections  
 ATTN: Public Resource Center  
 700 Fifth Ave, Ste 2000  
 P.O. Box 34019 Seattle, WA 98124-4019

Your comment must include the record number and project address. If you would like to receive future notices about the application, include this request in your comment letter and provide an address for future notices. We will post all comments, in their entirety, in the [Seattle Services Portal](#).

The deadline to submit comments for consideration is **September 17, 2020**

- An online public scoping meeting will occur on Wednesday, **September 15, 2020** at 4:00 p.m.
  - Webex Meeting Link: <https://bit.ly/Mtg3030811-LU>
  - Listen Line: 206-207-1700 - Meeting Access Code: 146 162 3634



If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Department of Construction & Inspections, 700 Fifth Ave., Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019 or e-mail [PRC@seattle.gov](mailto:PRC@seattle.gov)

Project: #3030811-LU Tami Garrett, (206) 233-7182 Floor SMT 19

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Email Address: \_\_\_\_\_

Comment: \_\_\_\_\_

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