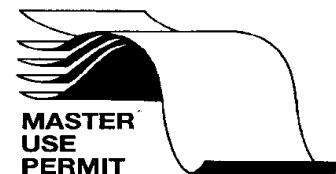


Seattle Department of Construction and Inspections

Nathan Torgelson, Director

December 15, 2016



SEPA DETERMINATION OF SIGNIFICANCE, NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS AND AVAILABILITY OF ADDENDUM

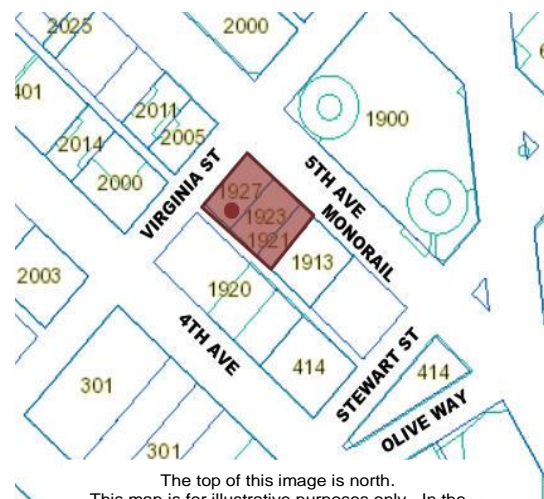
Area: Downtown/Central **Address:** 1933 5TH AVE
Project: 3019699 **Zone:** ZONING SPECIAL ST. WITHIN 100 FT., DOWNTOWN OFC CORE 2-500'/300'-500', LANDMARK, DOWNTOWN FIRE DISTRICT, ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT, SCENIC VIEW WITHIN 500 FT., URBAN VILLAGE OVERLAY

Notice Date: 12/15/2016

Contact: JODI PATTERSON-O'HARE - (425)681-4718

Planner: Garry Papers - (206) 684-0916

Project Description: Land Use Application to construct a 47-story building with retail on the first 2 levels, 155 hotel rooms and 431 apartments located above. Parking for 239 vehicles will be located below grade (49 of those spaces will have vertical stackers). SEPA Review includes demolition of three existing buildings (16,200 sq. ft.). Project includes an Addendum to the Downtown Height and Density Changes Environmental Impact Statement (January 2005).



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.

Pursuant to SMC 25.05.360, the Director of the Seattle Department of Construction and Inspections (Seattle DCI) has determined that the referenced proposals are likely to have probable significant adverse environmental impacts under the State Environmental Policy Act (SEPA) on the land use, environmental health, energy, green house gas emissions, esthetics (including height, bulk, scale, light, glare, shadows and viewshed), wind, historic resources, transportation circulation, parking and construction elements of the environment.

Seattle DCI has identified and adopts **the City of Seattle's Final Environmental Impact Statement (FEIS) dated January 2005 (Downtown Height and Density Changes)**. SDCI has determined that the proposal's impacts for this current Master Use Permit application have been adequately analyzed in the referenced FEIS. The FEIS was prepared by the City of Seattle. This FEIS meets SDCI's SEPA responsibilities and needs for the current proposals and will accompany the proposals to the decision-maker.

The Addendum has been prepared by the Applicant to add specific information on the land use, environmental health, energy, green house gas emissions, esthetics (including height, bulk, scale, light, glare, shadows and viewshed), wind, historic resources, transportation circulation, parking and construction impacts from the proposals and discusses changes in the analysis in the referenced FEIS. Pursuant to SMC 25.05.625-630, this addendum does not substantially change analysis of the significant impacts and alternatives in the FEIS.

The FEIS and the Addendum to the FEIS, along with the plans and other project related documents are available and may be reviewed at SDCI's electronic library at <http://web6.seattle.gov/dpd/edms/> (enter Project Number 3019699) or at SDCI's Public Resource Center, 700 – 5th Ave, Suite 2000. (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.)

WRITTEN COMMENTS

Written comments on the addendum maybe submitted through **December 29, 2016**. Comments may be emailed to PRC@Seattle.gov or mailed to:

Seattle Department of Construction and Inspections
Attn: PRC
PO Box 34019
Seattle, WA 98104-4019

Please include the project number, project address and a return address with your comment. All comments will be posted to our electronic library.

EXHIBIT A