



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004857
Applicant Name: Heery International for Seattle School District
Address of Proposal: 2101 South Jackson Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 1,440 sq. ft. addition to existing school auto shop (Washington Middle School) in an environmentally critical area. Addendum to EIS for Building Excellence II Program by Seattle School District.

The following approval is required:

SEPA – for conditioning only - Chapter 25.05 Seattle Municipal Code.

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

BACKGROUND DATA

Lot Area: 9.06 acres

Existing Use: Public School (Washington Middle School)

Zoning: Lowrise 2, Lowrise 3, Neighborhood Commercial 3 with a 65 foot height limit

Surrounding Zoning: Single Family 5000, Lowrise 1, Lowrise 2, Commercial 1 with a 40 foot height limit, Commercial 1 with a 65 foot height limit, Neighborhood Commercial 1 with a 40 foot height limit.

Proposal

The proposal is to add a 30 foot by 48 foot building onto the existing auto shop building located on the east side of the school site between S. King Street and S. Lane Street. The closest vehicular access to the site is via South Lane Street. The existing auto shop building (5,640 square feet) contains a large shop area, a small classroom, office, storage, tool room and bathrooms. The addition will include a large classroom, a restroom and small storage closet.

The addition is proposed to be about 12 feet in height. The finish materials proposed will consist of metal siding similar to the existing shop building.

Public Comment

No public comments were received during the public comment period which ended on October 12, 2006.

ANALYSIS - SEPA

The environmental impacts have been analyzed in an addendum to the Building Excellence II Program Environmental Impact Statement, and in a Determination of Non-Significance both prepared by Seattle School District and issued on August 1, 2006. The addendum, DNS and SEPA checklist are available at DPD in the Master Use Permit file.

The proposal site is located in a steep slope and potential slide critical area, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Short-term Impacts

Construction of the proposed structure may have short-term impacts on the environment; however, impacts on the identified critical areas (steep slope/landslide prone) will be limited and relatively minor.

Several adopted codes and/or ordinances provide mitigation for temporary soil erosion. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 3-93 and 3-94 regulate development and construction techniques in designated ECA's with identified geologic hazards. The Building Code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. Due to the fact that grading will be undertaken during construction, additional analysis of earth and soils impacts are warranted.

Earth/Soils

The ECA Ordinance and Directors Rule (DR) 3-93 require submission of a soil report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The applicant submitted a soils report dated July 11, 2006 prepared by Associated Earth Sciences, Inc. which was reviewed by the DPD Land Use Planner and DPD Geotechnical staff. DPD Geotechnical staff determined that the proposal would not impact the steep slope area based on SMC 25.09.180B2a. The construction plans, including shoring of excavations as needed and erosion control techniques will be reviewed by DPD to ensure compliance with the ECA regulations. Any additional

information required showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 3-93, and 3-94) will be required prior to issuance of the building permit. Applicable codes and ordinance provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

No Long-term or use-related impacts are anticipated as a result of approval of this proposal.

The proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations and no further conditioning is necessary.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

[X] 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 2C.

[] 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 2C.

CONDITIONS -SEPA

None.

Signature: (signature on file) Date: January 1, 2007
Jess E. Harris, AICP, Senior Land Use Planner