



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3006350  
**Applicant Name:** Stephen Starling  
**Address of Project:** 914 Virginia St

**SUMMARY OF PROPOSED ACTION**

Land Use Application to change use of 7,200 sq ft of the 1<sup>st</sup> floor of existing warehouse to allow expansion of existing institution (Spruce Street School, occupies the 2<sup>nd</sup> & 3<sup>rd</sup> floors). No change in parking.

The following approval is required:

**SEPA – Environmental Determination** – Chapter 25.05., Seattle Municipal Code.

**SEPA DETERMINATION:** [ ] Exempt [X] DNS [ ] EIS

[ ] DNS with conditions

[ ] DNS involving non-exempt grading, or demolition or another agency with jurisdiction.

**ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (dated January 9, 2007), and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction (alteration of the building); increased noise and vibration from construction operations and equipment; and increased traffic and parking demand from construction personnel. These impacts are not considered significant because they are temporary and/or minor in scope.

Compliance with existing ordinances, such as the Street Use Ordinance and the Noise Ordinance will provide sufficient mitigation. The other impacts not noted here as mitigated by codes or conditions (e.g., increased traffic and parking demand from construction personnel) are not sufficiently adverse to warrant further mitigation by conditioning.

### Long - term Impacts

Some long-term impacts are expected as a result of the proposed change of use to the first floor of the building. Long-term impacts are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these include the Seattle Land Use Code and the Seattle Building Code. These impacts are not considered significant because they are minor in scope. Furthermore, any adverse impacts do not warrant further mitigation by project conditioning.

## **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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of 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 (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).

**CONDITIONS – SEPA**

No conditions.

Signature:           (signature on file)            
Jerry Suder, AICP  
Supervising Land Use Planner  
Department of Planning and Development

Date: February 15, 2007