



City of Seattle

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Department of Planning and Development

D. M. Sugimura, Director

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

**Project Number:** 3006141

**Applicant Name:** Dennis Schilling

**Address of Proposal:** 2464 Alki Ave SW

**SUMMARY OF PROPOSAL**

Land Use Application to allow the addition of one residential unit to two, three-unit apartment buildings, for a total of eight residential units in two buildings (4 residential units each).

The following approval is required:

**SEPA Environmental Threshold Determination (SMC Chapter 25.05)**

**SEPA DETERMINATION:** [ ] Exempt [X] DNS [ ] MDNS [ ] EIS  
[ ] DNS with conditions  
[ ] DNS involving non-exempt grading, or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND**

**Site Location:** The proposed buildings are located at the southeast corner of Alki Ave SW and 57<sup>th</sup> Ave SW.

**Zoning:** The project site is zoned Lowrise 2. A portion of the site is located in the Urban Residential Shoreline District. A Shoreline Exemption was granted, February 28, 2011 based on the scope of work.

**Parcel Size:** 8,140 square feet

**Existing Use:** Apartment

**Public Comment:** The public comment ended March 16, 2011. No comments were received.

### **SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 28, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans; and, any additional information in the file. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DETERMINATION OF NONSIGNIFICANCE**

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 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.
- This DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

**CONDITIONS**

None Required.

Signature: \_\_\_\_\_ (signature on file) Date: March 28, 2011

Stephanie Haines, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

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