



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

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

Application Number: 3011334
Applicant Name: Ariel Bernfeld, Schreiber Starling & Lane
Address of Proposal: 6737 Corson Ave South

SUMMARY OF PROPOSAL

Land Use Application to allow a two-story 10,000 square foot addition to the Gene Colin Building on the South Seattle Community College Georgetown Campus. Project includes the addition of 135 parking stalls for a total of 330 stalls and 11,000 cubic yards of grading.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

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

BACKGROUND

Site Location: The proposed building is located in the southeast quadrant of the campus, north of East Marginal Way South and west of Corson Avenue South.

Zoning: The campus is zoned IG-2 U/85 and IB U/65. The development will occur within the IG-2 zone.

Parcel Size: 581,185 square feet

Existing Use: Institution (vocational school)

Proposal Description: The project proposal includes the construction of a 10,000 square foot addition to the southeast end of the existing 13,000 square foot Gene Colin building on the South Seattle Community College Georgetown Campus. The first floor of the new addition will include a multi-functional room that serves as a space for workshops, demonstrations, teaching seminars and conferences. The second floor will contain private and open offices and conference room. The project will also include minor renovations to the Gene Colin building to allow for circulation between the existing and new facility.

Site development will include expanding the existing south parking lot, east of the retention pond, to provide an additional 135 parking stalls. At time of construction the parking proposal may be reduced by 61 stalls for a total 74 new parking stalls. New pedestrian pathways and landscaping will be provided integrating the parking area, Gene Colin building and the new entrance to the proposed addition. The two driveway access points on Corson Avenue South will remain. New trees and shrubs will be located within the new parking lot and a new hedge will be planted along Corson Avenue South to screen the new parking lot from residential uses located on the east side of the street. Existing curbcuts located along East Marginal Way South will be replaced with curb and sidewalk.

Public Comment: The public comment period began July 1, 2010 and ended on July 14, 2010. No comments were received.

SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle 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 June 17, 2010 and supplemental information provided on October 14, 2010. 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; and pertinent comments which may have been received regarding this proposed action have been considered. 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)
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development

Date: October 28, 2010