



City of Seattle

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: 3011475
Applicant Name: Bill Arens, Craft Architects
Address of Proposal: 151 South Horton Street

SUMMARY OF PROPOSAL

Land Use Application to allow the demolition of a 16,933 square foot manufacturing building.

The following approval is required:

SEPA - Environmental 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 property is located at the southwest corner of South Horton Street and 2nd Avenue South.

Zoning: The site is zoned Industrial General 1/U85.

Parcel Size: 28, 500 square feet

Existing Use: Heavy Manufacturing Use. Currently a 17,000 square foot vacant building is located on site.

Public Comment: The public comment period ended on November 28, 2010. No comments were received.

SEPA ANALYSIS

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 October 20, 2010 and supplemental information provided on November 24, 2010 from the City of Seattle Department of Neighborhoods. 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).

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.

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

None Required.

Signature: _____ (signature on file) Date: December 6, 2010
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development
Land Use Services

SLH:bg