



South Park Water Quality Facility Deconstruction SEPA Determination of Non-Significance (DNS)

Description of Proposal

SPU proposes to deconstruct seven structures on a recently acquired property to facilitate the future occupation of the site by a water quality treatment facility which is currently in the planning phase. Deconstruction is proposed for the following structures:

- Single-family residence (650 square feet)
- Warehouse (18,690 square feet)
- Storage Structure (2,750 square feet)
- Office building (2,414 square feet)
- Crane
- Wheelhouse (1,700 square feet)
- Event space (2,490 square feet).

Buildings and structures would be deconstructed to their foundations, which would remain intact. The above grade portions of the office and single-family residence buildings will be deconstructed. The remaining basement and/or crawlspace voids will be backfilled. The crane sits on a pier, which would not be deconstructed. No ground-disturbing activities or further development activities would occur as part of this Project. To the extent possible, deconstructed materials would be either salvaged or recycled. Following deconstruction, the site would be stabilized and secured.

Proponent

Seattle Public Utilities
Seattle Municipal Tower Suite 4900
P.O. Box 34018
Seattle, WA 98124-4018

Location of Proposal

The Project site is located within the South Park neighborhood, roughly bounded by 8th Ave S in the west and S Kenyon St to the south. The Lower Duwamish Waterway comprises the boundary of the properties to the north and east. The project site includes all or portions of these contiguous King County parcels: 292404HYDR, 7327902395, 7327902480, 7327902490, 7327902510, 7327902520, and 7327903645, in Section 29, Township 24N, Range 4E. The Project site is wholly within the City of Seattle.

292404HYDR: NO LEGAL DESCRIPTION OR ADDRESS AVAILABLE.

7327902395: RIVER PARK ADD LESS C W WAY DIST # 1. 850 S KENYON ST

7327902480: RIVER PARK ADD. 811 S CHICAGO ST

7327902490: RIVER PARK ADD. 803 S CHICAGO ST

7327902510: RIVER PARK ADD LOTS 10-13 TGW LOTS 44-48 LESS CWW #1 (NO ADDRESS AVAILABLE).

7327902520: RIVER PARK ADD LOTS 14-22 TGW LOTS 29-43 LESS CWW #1 TGW POR VAC ST ADJ PER VAC ORD #114970. 7814 8TH AVE S

7327903645: RIVER PARK ADD LESS CW W #1 TGW POR VAC ST ADJ PER VAC ORD #114970. 7760 8TH AVE S.

Lead Agency

Seattle Public Utilities, 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.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen (14) days from the issuance date below. A copy of the environmental checklist is available online at

[South Park Water Quality Facility - Utilities | seattle.gov](#)

Public and Agency Comments

Comments on this DNS must be submitted by March 10, 2025 and must be sent by email to:

Nathan Hart, SEPA Responsible Official
Seattle Public Utilities
nathan.hart@seattle.gov

Signature: _____
Nathan Hart

Issue Date: February 24, 2025

Appeals

Appeals of this DNS must be accompanied by an \$85 filing fee and must be filed by 5:00 p.m. on March 17, 2025. Please see the Office of the Hearing Examiner web site for Temporary Operating Rules during COVID-19: <http://www.seattle.gov/hearing-examiner>