



Department of Local Services – Permitting Division  
State Environmental Policy Act (SEPA)

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**Determination of Non-Significance  
For  
White Center HUB Project (CDUP21-0002)**

**Date of Issuance:** September 8, 2023

**Appeal Deadline:** 3:30 P.M. on October 2, 2023.

**Project:** A conditional use permit (CUP) to allow establishment of a 1) Social Services/community use and 2) an out-patient health clinic use all within in a new 2-story 26,500 GSF building in a residential zone to serve the White Center Community. This land use proposal and SEPA action is part of a phased-integrated site development that includes a second 80,000 SF, 4-story multifamily housing structure with 76 units that are 100% affordable housing units using residential density incentives under KCC 21A.34 that is not subject to a CUP. Reduced Parking approval is included in the CUP proposal.

**Location/Parcel:** 10821 8th Ave SW, Seattle, WA 98146/ Parcel # 062304-9405

**King County Permits:** CDUP21-0002; Related Permits COMM 22-0011, DWEL22-0254 & VARD22-0005/VARD23-0014.

**Permitting Contact:** Nancy Hopkins Goree, Senior Planner/PPM

**Applicant:** Mika Sundberg, Sundberg Kennedy Ly-Au Young Architects  
Agent for Applicant Sili Savusa- White Center CDA.

**Zoning:** R-18

**Community Service Area:** West King County Areas

**Community Plan:** Highline

**Drainage Basin:** Salmon Creek

**Section/Township/Range:** SW 6 - 23 - 4

**Notes:**

- A. This finding is based on review of the Site Development and CUP project plans received January 24, 2023 as revised August 29, 2023; Final WCHUB Parking Assessment and Parking Management Plan received January 24, 2023; Parking Reduction Plan approved by Director April 6, 2023; Approved SWM Variances VARD22-0005 & VARD23-0014 ; Revised Engineering-Civil plans and TIR received and approved August 30, 2023, Revised Critical Areas Report And Buffer Mitigation plans with conditions approved April 7, 2023; together with other CUP file documents.
- B. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including, but may not be limited to, current King County

Comprehensive Plan, KCC Title 21A (Zoning Code), the International Fire and Building Codes, Clearing and Grading codes, King County Road Design and Construction Standards, King County Surface Water Design Manual, and the Critical Areas Regulations.

- C. Any noise generated by this proposal shall be in conformance with the provisions contained in King County Code Title 12.86.
- D. Under the CUP request, a Parking Management Plan to reduce onsite parking for the entire site development was approved by the Department April 6, 2023.

### **Threshold Determination**

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment when viewed in context of existing conditions, regulations and other available authorized mitigations. This finding is made pursuant to RCW 43.21C, K.C.C. 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the Division and considering mitigation measures which this agency or the applicant may implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

The Permitting Division as lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C. 240 and WAC 197-11-158. This Division will not require any additional mitigation measures under SEPA beyond that which is stipulated by existing codes and regulations. This determination is issued pursuant to the optional DNS/MDNS process in WAC 197-11-355. No further comment period is provided.

Any appeals of this threshold determination must be submitted to the Department of Local Services – Permitting Division at the address below within the appeal 24 days of the publishing of this determination and decision on the associated conditional use permit.

Information about the project is available from the Division staff listed above. The file application, permit studies, and environmental documents may be requested for viewing by contacting (206) 296-6600 or Permitting records center at [permitrecords@kingcounty.gov](mailto:permitrecords@kingcounty.gov).

Staff are working remotely. Permitting services will continue to be online and available on the <https://kingcounty.gov/depts/local-services/permits.aspx>.

### **Appeal of Threshold Determination**

This action may be appealed in writing to the King County Hearing Examiner, with a fee of \$250 (check payable to King County Office of Finance). Any appeals of this threshold determination must be submitted by mail or hand delivered in person to the Department of Local Services – Permitting Division at the address by 3:30 PM on **October 2, 2023**. **In person delivery may be made during Permitting Division office hours on either Monday or Thursday between the hours of 8:30 AM and 3:30 P.M.** Appeals of this SEPA determination may be combined with the CUP if it is appealed Failure to timely file an appeal and the appeal fee deprives the Hearing Examiner of jurisdiction to consider the appeal. **In person delivery may only occur during Permitting's In-Office Hours:**

**IN-PERSON OFFICE HOURS:**  
**8:30 am to 3:30 pm on Monday and Thursday**  
**(closed Tuesday, Wednesday, Friday)**  
[Permits–customer services - King County, Washington](#)

A request for a pre-hearing conference may be made by any party. For more information regarding appeal proceedings and pre-hearing conferences, please contact the Office of the Examiner at 206-477-0860 for a Citizens' Guide to the Examiner hearings and/or read K.C.C. 20.22. The Web address is: [http://metrokc.gov/council/HearingExaminer/guide\\_hearings.htm](http://metrokc.gov/council/HearingExaminer/guide_hearings.htm).

*If you have any questions regarding the appeal procedures, please contact the Project Manager at the phone number or e-mail listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.*

**Appeal deadline:** 3:30 PM on October 2, 2023

**Appeal filing fee:** \$250 check or money order made out to the King County Office of Finance

**Appeal Address:** Permitting Division,  
King County Department of Local Services  
Department of Local Services-Permitting Division  
919 SW Grady Way, Suite 300  
Renton, WA 98057

**Responsible Official:**

9/01/2023

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Ty Peterson, Commercial Product Line Manager  
Department of Local Services – Permitting Division

Date