



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

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

**Application Number:** 3005978  
**Applicant Name:** Broadmoor Golf Club  
**Address of Proposal:** 2340 Broadmoor Drive East

**SUMMARY OF PROPOSED ACTION**

Land Use Application to establish use for excavation of 12,000 cubic yards for an irrigation lake and using 4,000 cubic yards of fill to extend the #2 tee box. 1,000 cubic yards of grading will occur within an environmentally critical area. The project includes a new 24 foot by 265 foot retaining wall.

The following approval is required:

**SEPA - Environmental Determination** – Chapter 25.05, SMC.

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

**BACKGROUND DATA**

Site and Area Description

The site is located just east of Washington Park and Arboretum within the Broadmoor neighborhood. The golf club consists of approximately 122 acres configured in a “U” shape stretching from Lake Washington/Union Bay to East Madison Street. The golf club includes a golf course, a club house, accessory buildings and surface parking. The remainder of the community is developed with single family homes and is zoned Single Family 7200. The area of work would occur in two areas of the golf course: at the # 2 tee box near the west property line and in an area west of the # 2 fairway near the shared property line with the Arboretum.

### Proposal Description

The applicant proposes to extend the 2<sup>nd</sup> fairway tee box by 45 feet for a total of 1,125 square feet and to create an irrigation lake within a 28,000 square foot area capable of holding five acre-feet of water for irrigation with an associated pumping facility. A retaining wall 24.5 feet high at its highest and approximately 270 feet long would support the tee box. Soil excavated from the construction of the lake would be used to fill the area around an expanded tee box. The remaining excavated soil would be disposed of off-site.

Water from the lake would be drawn down during the night hours to irrigate the golf course at an anticipated rate of 1,000 gallons per minute. Recharge of the proposed lake would occur using an existing pump station at the northeast end of the golf course which draws water from Lake Washington under an existing Water Rights Certificate. The maximum diversion of water from Lake Washington would be 552 gallons per minute with no more than 246 acre-feet drawn yearly per the Water Rights Certificate. A new pumping station would facilitate irrigation of the golf course. New or widened pathways would assist maintenance vehicles' maneuvering through the course.

The proposal includes removal of 99 trees consisting of alders, cedars, cottonwoods, firs, maples, madrona, poplar and several other varieties. Four of the trees, including three madronas and one Douglas fir, are considered exceptional under *Director's Rule 6-2001, Clarification of State Environmental Policy Act (SEPA) Plants and Animals Policy concerning outstanding trees; and designation of Exceptional Trees under the Tree Protection Chapter (25.11) of the Seattle Municipal Code*. A city arborist reviewed the trees and determined that two madronas are in poor health and the other is dead. The Douglas fir remains healthy and must be preserved. The applicant proposes to plant 74 new trees.

### Public Comments

The public comment period ended on March 28, 2007 and was extended to April 11, 2007. DPD received one comment letter. The city of Seattle Parks and Recreation Department requested that the retaining wall supporting the #2 tee box be planted with vines to mitigate the visual impact of the wall during the winter season.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 28, 2007 and annotated by the Department. The information in the checklist and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to some limitation". The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation).

### Short-Term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulates from grading activities and hydrocarbon emissions from construction vehicles and equipment; temporary soil erosion; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 33-2006 and 3-94 regulate development and construction techniques in designated ECA areas with identified geologic hazards. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts associated with earth/soils and noise warrant further discussion.

### Earth/Soils

The ECA Ordinance and Directors Rule (DR 33-2006) require submission of a soil report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The applicant submitted a geotechnical report dated January 4, 2007 prepared by Golder Associates, Inc. for Otak, Inc. Once submitted to DPD, the excavation and construction plans, and erosion control techniques will be reviewed by DPD to ensure compliance with the ECA regulations. Any additional information requires showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 33-2006, and 3-94) will be required prior to issuance of the building permit. Applicable codes and ordinance provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used; therefore, no additional conditioning is warranted pursuant to SEPA policies.

The ECA steep slope development standards have been waived for development in the vicinity of tee box No. 2 associated with this MUP application.

### Noise

The project is expected to generate loud noise during grading, excavation and limited construction. These impacts could be especially adverse in the early morning, in the evening, and on weekends to sensitive noise receptors in the area. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. The

surrounding properties are developed with the Arboretum Park, other uses related to the Broadmoor Golf Club and single family homes. The single family homes are located approximately 400 feet away from the construction zone and buffered by significant vegetation. In light of the significant distance and vegetation, the protection levels of the Noise Ordinance are considered adequate for mitigating construction noise on the single family residences. No SEPA conditioning is necessary.

### Traffic

The applicant has indicated that during construction, dump trucks would haul materials away; and other trucks would deliver equipment and supplies. Broadmoor Country Club is close to State Route 520 by way of East Foster Island Road and Lake Washington Boulevard East, the latter is classified as an arterial. Adequate capacity is available on these roads to accommodate the anticipated temporary increase in vehicular traffic associated with the proposal and no further mitigation pursuant to SEPA for this short term impact is warranted.

### Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased loss of plant and animal habitat.

The proposal will result in a more efficient irrigation facility for the golf course and increase the length of the No. 2 hole. There is no resulting expansion of the facility that would increase demand for parking or increase amounts of traffic. There would not be an increase in demand for public services as the amount of water taken from Lake Washington is restricted by long-standing agreements with the city of Seattle.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site detention of stormwater with provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term long term impacts. Potential impact to plant and animal habitat is discussed below.

### Plants and Animals

Bald eagles are currently listed as “Threatened” under the Federal Endangered Species Act and the subject site and adjacent Arboretum Park contain three Bald eagle nests. DPD referred the applicant to the Washington Department of Fish and Wildlife (WDFW) to prepare a Bald Eagle Management Plan which is a habitat protection agreement between WDFW and the landowner ensuring minimal impact on bald eagles and reasonable land use for the owner. The WDFW and owner’s representative completed the management plan on February 13, 2007. It requires the following:

1. Retain all conifers greater than or equal to 24 inches diameter at breast height (d.b.h.) except as specified on the Figures 2 and 3 of the Eagle Site Plan in the Washington Department of Fish and Wildlife report.

2. Retain approximately 50 percent or more of the conifers less than 24 inches d.b.h. Retention can be as scattered trees throughout the property or as forested areas interspersed with cleared areas.
3. Windowing and low limbing of trees is acceptable provided no more than 30 percent of the live crown is removed. Limiting live branch removal to less than 25 percent is recommended. Topping of trees is not allowed.
4. There is no timing restriction.

The proposal includes the removal of 99 trees including three considered exceptional as clarified in Director's Rule 6-2001. Two of the exceptional madronas are considered in poor health and the third is dead. A fourth exceptional tree, a 40 inch Douglas Fir, lies close to a proposed widening of a maintenance vehicle pathway north of the No. 2 tee box. To ensure the tree's survival during construction, the owner / applicant shall do the following:

1. Install an eight inch deep bed of hogfuel or wood chips that extends 15 feet in all directions from the center of the tree.
2. Construct a six foot tall physical barrier, such as a wooden fence or box, around the trunk of the tree. The barrier should be structurally independent of the tree and should offer reasonable protection of the trunk against moving construction equipment.
3. After the hogfuel or wood chips and the physical barrier are installed and constructed, the owner/applicant must call Bill Ames at 206.684-5693 to schedule an inspection. Construction may not begin until Mr. Ames agrees that the hogfuel or wood chips and the physical barrier have been properly installed.

The proposal includes a re-vegetation plan that includes the planting of trees and native species. Additionally, the 120-acre golf course has many large trees as part of the permanent landscaping for the course; therefore the removal of some smaller trees for this proposal is not expected to have an adverse impact on plant and animal habitat. No SEPA conditioning is necessary.

### **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 - SEPA**

*During Construction*

1. Retain all conifers greater than or equal to 24 inches diameter at breast height (d.b.h.) except as specified on Figures 2 and 3 of the Eagle Site Plan in the Washington Department of Fish and Wildlife report.
2. Retain approximately 50 percent or more of the conifers less than 24 inches d.b.h. Retention can be as scattered trees throughout the property or as forested areas interspersed with cleared areas.
3. Windowing and low limbing of trees is acceptable provided no more than 30 percent of the live crown is removed. Limiting live branch removal to less than 25 percent is recommended. Topping of trees is not allowed.
4. There is no timing restriction.
5. Install an eight inch deep bed of hogfuel or wood chips that extends 15 feet in all directions from the center of the exceptional Douglas fir tree.
6. Construct a six foot tall physical barrier, such as a wooden fence or box, around the trunk of the tree. The barrier should be structurally independent of the tree and should offer reasonable protection of the trunk against moving construction equipment.
7. After the hogfuel or wood chips and the physical barrier are installed and constructed, the owner/applicant must call Bill Ames at 206.684-5693 to schedule an inspection. Construction may not begin until Mr. Ames agrees that the hogfuel or wood chips and the physical barrier have been properly installed.

Signature: (signature on file)  
Bruce Philip Rips, AICP, Senior Land Use Planner  
Department of Planning and Development

Date: August 13, 2007