



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

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

**Application Number:** 3006878  
**Applicant Name:** Gene Tompkins  
**Address of Proposal:** 14050 1<sup>st</sup> Avenue NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to renovate an existing football/soccer field by installing synthetic turf, thus replacing existing natural turf and allowing 6,250 cubic yards of grading.

The following approvals are required:

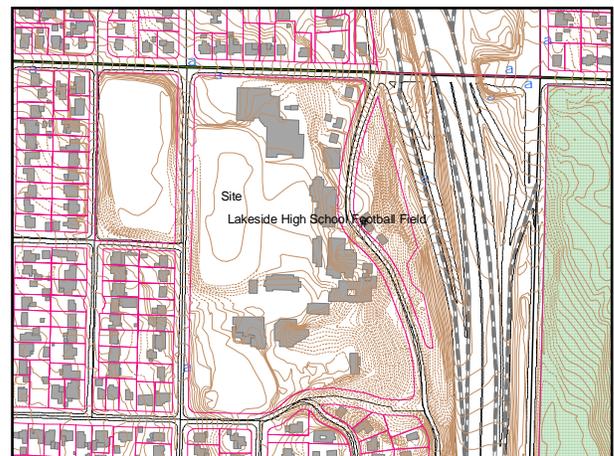
**SEPA - Environmental Determination - Chapter 25.05 SMC**

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

**BACKGROUND DATA**

Site Description

Lakeside High School is located in a Single Family 7200 zone in North East Seattle. The site is bounded by 1<sup>st</sup> Avenue NE on the west, 4<sup>th</sup> Avenue NE on the east, NE 145<sup>th</sup> Street on the north and NE 140<sup>th</sup> Street to the south. Portions of the high school campus are mapped as environmentally critical areas due to slopes exceeding 40 percent. This northern campus is over 20 acres.



### Area Development

Development consists primarily of single family residences in the large SF 7200 zone to the west and south.

### Proposal Description

The project includes replacement of the existing grass playfield with a vertically-draining synthetic turf surface to provide better and more reliable playability for physical education and athletic activities. The project consists of:

- a. Installation of temporary erosion and sedimentation control facilities;
- b. Removal and offsite disposal of the existing grass and organic materials;
- c. Excavation and offsite disposal of existing soil materials to flatten field;
- d. Installation of subsurface drainage system;
- e. Modifications to the existing irrigation system;
- f. Import of specially graded base rock materials;
- g. Replacement of the existing field event runways;
- h. Installation of an infilled synthetic turf surface.

The project area encompasses less than 2 acres of the school site.

### Public Comments

No comments were received during the comment period which ended May 11<sup>th</sup>, 2007.

### **ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant's agent (dated March 7<sup>th</sup>, 2007). The information in the checklist, the supplemental information submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

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 limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

### Short - Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction workers' vehicles. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code.

The applicant states approximately 70 truck trips will be needed during the export of material from the site and this most likely would be spread out over the course of a couple of weeks. Approximately 7-10 trips per day for about 1-2 weeks at the beginning of the project would be required. During the import of material approximately 80 truck trips will be needed, this also will be an extended period resulting in approximately 8-10 trips per day for a period of two weeks during the middle of the project.

The Street Use Ordinance includes regulations which mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) is adequately controlled with a street use permit through the Seattle Department of Transportation (SDOT), and no further SEPA conditioning is needed.

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC).

There are no unusual circumstances which warrant additional mitigation, per the SEPA Overview Policy.

### Long - Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: surface water runoff from impervious surfaces; site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical and will in part be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from impervious surface); Land Use Code (height; setbacks; parking); and the Seattle Energy Code (long-term energy consumption). Additional land use impacts which may result in the long-term are discussed below.

### Drainage

Water runoff on site will be generated through stormwater or through controlled irrigation (the existing system is in place). During construction, stormwater runoff will still be allowed to flow through the site as it presently does, however, inlets to storm drainage systems will be improved and protected from silt contamination, and open work areas will be monitored for and protected against erosion. No additional mitigation measures will be required pursuant to SEPA.

### Earth

The Environmentally Critical Areas (ECA) Ordinance and Director's Rule 3-93 require submission of a soils 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.

A geotechnical report was submitted with this application.

The approval for the ECA Exemption was given March 12, 2007 for the Steep Slope Critical Area. Based on the submitted documents, the proposed replacement of natural turf with a synthetic turf appeared to be located sufficiently away from the 'steep slope' and 'steep slope buffer' areas along the southwestern portions of the existing football field. Further, this 'steep slope' area appeared to have been created by previous grading and construction activities.

In this respect, future development associated with DPD Permit Application No. 3006878 may be regulated as such through the Stormwater, Grading and Drainage Control Code and the Seattle Building Code.

This decision is based on the condition that the submitted construction plans for future permit application shall show that all construction access and stockpiles or 'laydown' areas to be located on the northern and eastern portions of this football field.

The construction plan, including shoring of excavations as needed and erosion control techniques received separate review by the applicant's geotechnical engineers. Any additional information showing conformance with applicable ordinances and codes (the ECA Ordinance, the Stormwater, Grading and Drainage Control Code, Director's Rules 3-93 and 3-94) will be required prior to issuance of building permits. Applicable codes and ordinances provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are utilized; therefore, no additional conditioning is warranted pursuant to SEPA policies.

#### Plants and Animals

Songbirds, hawks, robins, blue jays and crows have been observed on the site. No threatened or endangered species are known to exist on the site. Approximately 6,250 cubic yards of grading to replace the existing natural turf with synthetic turf at the existing football/soccer field of Lakeside High School. No significant adverse impacts to plants or animals are anticipated to result from this project.

#### Traffic and Transportation

Nearby intersections operate at acceptable levels. The amount of traffic expected to be generated by the football/soccer field improvements and for special events several times per year is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted.

#### Parking

On street parking is available on 1st Avenue NE. None of the existing spaces would be eliminated. Parking is available across 1<sup>st</sup> Avenue NE in the parking lot for the sports field and on the main campus. Demand for parking increases for special events a few times per year. However, the intermittent increase in parking demand from these occasional events would not warrant SEPA mitigation. Therefore, no mitigation of parking impacts is necessary pursuant to SEPA.

