



City of Seattle
 Greg 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: 3005022
Applicant Name: Seattle Parks & Recreation Department
Address of Proposal: 3901 Beacon Avenue South

SUMMARY OF PROPOSED ACTION

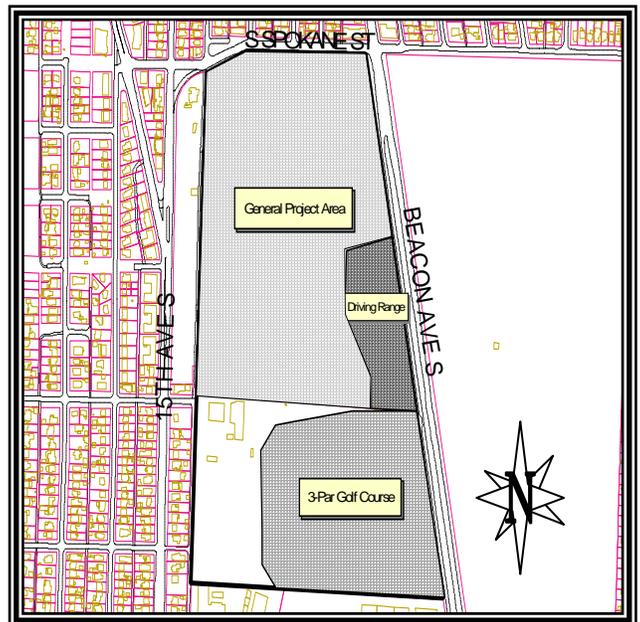
Council Land Use Action to modify development standards for a city facility to allow additional structure height to light poles. (allowed 30 feet, to a proposed maximum height of 41 feet).

The following approval is required:

SEPA – Chapter 25.05 Seattle Municipal Code

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 Description

Jefferson Park is located within a Single-Family 5000 (SF5000) zone and an Airport Height Overlay District. The park area is situated on Beacon Hill and is bounded by 15th Avenue South to the west, Beacon Avenue South to the east, South Spokane Street to the north and Puget Sound Health Care System’s Veterans Administration Hospital and ASA Mercer Junior High School (Seattle Public Schools) to the south. The Park provides a variety of services and amenities to the general public, including areas dedicated to a Fire Station, 3-par golf course, a golf driving range, lawn bowling facilities, a horticultural building, Beacon North Reservoir and Beacon South Reservoir (currently an out-of-service open basin) and the Jefferson Community Center among others. Vehicular access to the park is taken off of Beacon Avenue South, an improved street with sidewalks, curbs, gutters and a parking median, which separates the on-street parking from the vehicular traffic associated with Beacon Avenue South.

Surrounding Area Description

The surrounding areas are primarily zoned SF 5000 with a few exceptions. Within the SF 5000 zone a number of uses can be found including an array of single family residences, a golf course to the east of Beacon Avenue South, and ASA Mercer Junior High School (Seattle Public Schools) to the south. Areas to the northwest of the site are zoned Lowrise 1, 2, 3 (L1, L2, L3) and developed with multi-family structures. The areas to the south are zoned L-3 with a Major Institution Overlay (MIO) and developed with the Puget Sound Health Care System's Veterans Administration Hospital. The areas to the north, along Beacon Avenue South are zoned L-2 and developed with multi-family structures.

Project Description

Council Land Use Action to modify development standards for a city facility to allow additional structure height to light poles. Eight proposed luminaries are proposed on a new tennis court which will be located to the north of the Jefferson Community Center. The luminaries are designed to function properly at a mounting height of 40 feet in order to reduce the impacts of spill light and to provide adequate illumination for sports play at this location. The luminaries extend approximately 1 additional foot over the 40-foot mounting poles for a total height of 41 feet. The SF 5000 zone has height limit of 30 feet.

ANALYSIS - SEPA

The Seattle Department of Parks and Recreation disclosed the potential impacts from this project in an EIS issued on June 28, 2002. This information in the environmental checklist, supplemental information provided by the applicant (plans, further project descriptions), and the experience of the lead agency with review of similar projects form the basis for this analysis and decision wherein substantive SEPA conditioning will be considered and imposed as warranted.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements 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 certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts are cited below.

Short-term Impacts

The following temporary or construction activities on this site could result in the following adverse impacts: construction dust and stormwater runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and public utilities; and a small increase in traffic and parking impacts due to construction related 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. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts. Therefore, further mitigation by imposing specific conditions is not necessary for these impacts.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include 1) increased bulk and scale from the additional lighting standards; 2) an increase in ambient noise due to increased play activity; 3) increased traffic and parking demand; and 4) increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope and are otherwise mitigated by constraints imposed through project design.

Light and Glare

The proposed lighting for the tennis courts will consist of 1000 watt full cutoff metal halide luminaries. The proposed full cutoff luminaries provide extensive shielding of the lamp and reflector and will be mounted to a painted steel bracket that extends an additional five feet for a mounting height of 40 feet above grade. The increased pole height allows the use of Full Cutoff lighting equipment which minimizes off-site glare impacts. Proposed full cut-off lights will not produce glare that would interfere with traffic on Beacon Avenue South. Spill lighting will be negligible and will be well below current spill lighting recommendations of 1.1 ft-c maximum at residential property lines.

Summary

In conclusion, as disclosed in the environmental documents prepared by the applicant, several impacts on the environment would result from the proposed development. Existing codes and policies successfully address some of these impacts. The short-term and long-term impacts are not considered significant because the impacts are minor in scope and are otherwise mitigated by constraints imposed through project design.

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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIA is not required under RCW 43.21C.030(2)(C).

[] 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(2)(C).

CONDITIONS – SEPA

None.

Signature: _____ (signature on file) Date: September 17, 2007
Mark Taylor, Land Use Planner
Department of Planning and Development
Land Use Services

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