



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Design, Construction and Land Use**  
D. M. Sugimura, Acting Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 3005282  
**Applicant Name:** The Justen Company for the Mountaineers  
**Address of Proposal:** 7400 Sand Point Way NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to alter existing two-story concrete structure for community club (The Mountaineers) in an environmental critical area, including a new exterior 80ft. wide climbing wall. Existing 7,400 sq. ft. shed to be demolished.\*

\*The proposal actually includes establishment of park use for a proposed climbing facility and 12,000 square foot plaza adjacent to it.

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 and Vicinity

The project site is located in the northwesterly portion of the former Sandpoint Naval Base, offset to the west of the present NOAA property. The site is zoned SF7200, and of course is subject to the Sandpoint overlay. There are numerous ECAs mapped on the Sandpoint site as a whole. In this case, some site work and landscaping is proposed in a steep slope ECA. The 15,300 square foot building is currently vacant.

Although zoned SF, there is no single family housing east of Sandpoint in the project vicinity. Sandpoint is a wide right-of-way, and L3 zoning prevails to the west of it. In the immediate across-the-road vicinity are the View Ridge swim and tennis club facilities. The nearest residential uses are probably 400 or more feet away from the site.

### Project Proposal

The proposed project includes renovation of the existing two-story concrete frame structure (Building 67) for the Mountaineers clubhouse – a community club use. Interior work to include 13,170 square feet of renovated interior space at the upper floor, and 4,330 square feet of new and renovated mezzanines. Interior spaces to include administrative offices, multi-purpose rooms, a club library, and storage. Exterior construction includes two new heavy-timber canopies, a 35-foot tall, 80-foot wide climbing wall at the south façade. Site work to include a small amount of grading (total 615 cubic yards, mostly fill), hardscaping and landscaping; approximately 12,000 square feet of this will be dedicated to park use. The climbing wall will be part of the park, and it will be overseen by the Seattle Department of Parks and Recreation. There will be no exterior lighting of the climbing wall or exterior plaza. Existing 7,400 square foot heavy-time lean-to shed at the south to be demolished. Approximately 20 people will work in the facilities.

### Public Comment

None.

### **ANALYSIS - SEPA**

The information in the applicant's SEPA checklist, project plans, 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 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and 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 or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term adverse impacts are anticipated from the proposal.

### Short-term Impacts

#### Construction Activities

The following temporary or construction-related impacts are expected as a result of the proposed development:

- decreased air quality due to hydrocarbon emissions from construction vehicles and equipment;
- increased traffic and demand for construction equipment and separate trips for personnel;
- increase demand for parking for construction workers;
- increased noise during construction; and
- consumption of renewable and non-renewable resources.

The Building Code regulates construction measures in general. The Energy Code requires energy conservation measures. The Noise Ordinance regulates the timing of, and amount of construction noise which can occur, and will, with the exception of construction noise and traffic impacts, reduce or eliminate short-term impacts to the environment to the extent that they will be sufficient without conditioning pursuant to SEPA policies. The Street Use Ordinance requires mitigation of activities associated with construction, when portions of the right of way are required for construction related activities and regulates obstruction of the pedestrian right-of-way. The Storm Water, Grading and Drainage Codes require mitigation of drainage, erosion or storm water runoff and impacts during construction. The ECA Ordinance establishes standards for development in the steep slope area, and exempts from steep slope and steep slope buffer disturbance limits this particular type of project associated with a public park. Even so, the project has been reviewed by DPD's geotechnical experts for consistency with ECA requirements, and been approved by them. Compliance with the above mentioned applicable codes and ordinances would reduce or eliminate most short-term impacts to the environment as a result of the proposed development.

### Long-term Impacts

Substantial long-term or use-related impacts are not anticipated as a result of approval of this proposal. It seems possible that there could be some increased demand upon public services given that accidents on a climbing wall are possible; however, any such impact should be minimal. Neither the building (a former vehicle maintenance facility) nor the site have been designated historic at this time; Seattle DOPAR has retained a consultant to evaluate potential historic status for the district including the building, but implications for keeping this structure unmodified in whole or in part are unlikely. Other likely impacts will be adequately mitigated through existing codes, specifically the Noise Ordinance.

The Sand Point HPRP Plan describes a review process separate from the City's Landmarks program. The goal of the HPRP to maintain the key historic character defining elements of buildings located within the Sand Point Historic District. The Sand Point Historic District was created per the Programmatic Agreement and is eligible to be placed on the National Register of Historic Places. No individual buildings or landscapes are of significant historic value to be placed on the National Register, only the district as a whole.

A three step process was established in the HPRP for reviewing development proposals relative to adverse impacts to character defining elements. Reviews are conducted by a third party consultant acting as the Sand Point Historic Preservation Coordinator, in this case, Entrix. Level A

review is the first step and identifies potential adverse impacts due to a proposal. Project proponents receive a copy of the Level A review which identifies areas of concern. Proponents can then modify the project design and resubmit for review. Level B review occurs when negotiating is on-going, and Level C review occurs when agreement cannot be reached between the Preservation Coordinator. Then review jumps up to the WA State Historic Preservation Office for comment and a final decision.

For Building 67, a Level A review was completed and design modifications made which satisfied the Historic Preservation Coordinator. There are no unmitigated impacts with respect to Historic Preservation, and additional mitigation pursuant to SEPA authority is unwarranted.

### **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(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**

None.

Signature: \_\_\_\_\_ (signature on file) Date: November 19, 2007  
Paul Janos, Land Use Planner  
Department of Planning and Development

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