



# City of Seattle

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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:** 3006728

**Applicant Name:** Garrett Farrell for Seattle Department of Parks and Recreation

**Address of Proposal:** 3801 W. Government Way

### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow removal of (2) existing structures each over 4,000 sq. ft. in an environmentally critical area (Discovery Park).

The following approval is required:

**SEPA - Environmental Determination** – (Chapter 25.05, Seattle Municipal Code.)

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

### **BACKGROUND INFORMATION**

#### Site and Vicinity Description

The subject site is located near the geographic center of Discovery Park, a 535 acre park that occupies much of the site of the former Fort Lawton on Seattle’s Magnolia Bluff. The entire park is zoned SF7200, while properties to the east and south of the park are zoned SF5000.

#### Proposal

The applicant proposes to demolish two derelict buildings: Building 606, also known as the Nike Building is 37,000 square feet; and Building 653, a concrete block structure is 6,602 square feet. Both buildings were used as part of the Nike-Hercules Air Defense System from 1959 to 1974. All military equipment was removed and utilities disconnected. The buildings have been used for park storage until recently. The proposal includes removal of several underground potable water storage tanks, paving surrounding the buildings and restoration and revegetation of the site. This proposal is part of a long-term management and operational plan adopted in 1978 and the Discovery Park Master Plan approved by City Council in 1986.

### Public Comments

Public notice of the project application was published on September 13, 2007. The required public comment period ended on September 26, 2007. DPD received no comments regarding this proposal.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated July 30, 2007. Information in the checklist was supplemented by a letter from the Landmarks Coordinator of the Landmarks Preservation Board stating that neither Building 653 or 606 meet the standards for designation as landmarks. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) 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. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

### Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to increased dust and other suspended air particulates during demolition; 2) increased noise and vibration from demolition operations and equipment; 3) increased traffic and parking demand from demolition personnel; 4) temporary soil erosion; and 5) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). 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.

### Air Quality

An Asbestos, Lead and Hazardous Materials Survey was performed by Eco Compliance Corporation in early 2007, results of which are contained in a report dated May 23, 2007. This report indicated that the existing structure contained asbestos, lead paint, PCBs, mercury-containing thermostats and that there was one diesel-fuel tank and seven water storage tanks on site. The reports contains only recommendations for the safe removal of lead-containing materials. Puget Sound Clean Air Agency (PSCAA), Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition and that asbestos has been removed from the site. A condition shall

be added requiring the applicant to submit to DPD a copy of the PSCAA Notice of Intent to Demolish prior to issuance of the DPD demolition permit. This condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts, SMC 25.05.675 A, B, and F.

### Noise

There will be demolition of two large former military structures. Because there will be as many as 250 truck trips associated with both the demolition and with the restoration activities, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts debris on the surrounding neighborhood from trucks carrying demolition. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), additional mitigation is warranted.

In addition to the Noise Ordinance requirements, to reduce the noise impact of demolition and associated truck trips on nearby properties, activities shall be limited to non-holiday weekdays between 7:30 A.M and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work shall be permitted on Saturdays from 9:00 A.M. to 5:00 P.M.

### Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and 2) possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

### **DECISION - SEPA**

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the 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 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 - SEPA**

Prior to the Issuance of any Demolition Permit:

1. The owner(s) and/or responsible party(s) shall provide documentation to the DPD Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

During construction:

The following conditions to be enforced during construction shall be posted at each street abutting the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions shall be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

2. In addition to the Noise Ordinance requirements, to reduce the noise impact of demolition on nearby properties, all demolition activities shall be limited to non-holiday weekdays between 7:00 A.M and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only the low noise impact work (i.e. landscaping and reseeding) shall be permitted on Saturdays from 9:00 A.M. to 5:00 P.M.

Signature: \_\_\_\_\_ (signature on file) Date: October 22, 2007  
Marti Stave, Land Use Planner  
Department of Planning and Development

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