



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: 3007630
Application Name: Mark Johnson
Address of Proposal: 736 South Cloverdale St

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new 12,000 sq. ft. above grade park (River City Skate Park). Review includes 3,000 cu. yds. of grading (3,000 cu. yds. of fill).

The following approval is required:

SEPA – Environmental Determination - SMC Section 25.05

SEPA DETERMINATION: Exempt DNS MDNS EIS

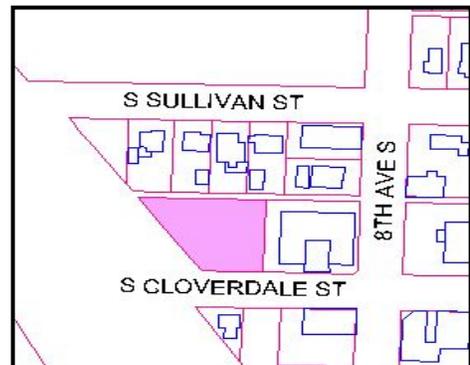
DNS with conditions

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The proposal site, zoned NC3-40, is an undeveloped, level parcel on the north side of South Cloverdale St abutting an on-ramp to SR 99 in the South Park neighborhood. There is an apartment building to the east of the site and South Park Community Center is located just to the north.



At the intersection of 8th Avenue South and South Cloverdale is a Fire Station, a Seattle Public Library and a tavern. Zoning around this intersection is also NC3-40 and surrounding that is Single Family 5000 (SF500).

Proposal

The proposal is to create an a professionally designed skate park on the 15,000 sq. ft. site with seating for viewing and 3,500 sq ft. of landscaping. The proposal has been through extensive review by neighborhood organizations and is part of the South Park Neighborhood Plan.

Public Comment

Design of the proposed park included a series of public meetings in 2007. The DPD comment period ran from November 8, 2007 to November 21, 2008. No comments were received.

ANALYSIS – SEPA

Disclosure of the potential impacts from this project was made in an August 29, 2007 SEPA Checklist. This information in the environmental documents, supplemental information provided by the applicant (plans, further project descriptions), and the experience of DPD with review of similar projects form the basis for this analysis and conditioning 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-related impacts are expected: (1) temporary soil erosion due to site work; (2) disturbance of birds (gulls, crows and songbirds) currently frequenting the proposed site; (3) decreased air quality due to increased dust and suspended particulates during site work and transport of materials to and from the site; (4) increased noise and vibration from construction operations and equipment; (5) increased traffic and parking demand from construction personnel; and (6) tracking of mud onto adjacent streets by construction vehicles. Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically, these are: Critical Areas Ordinance (soil stability and water quality) Stormwater, Grading and Drainage Control Code (grading, site excavation and control of soil erosion through use of best management practices); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); and the Noise Ordinance (construction noise). Compliance with these applicable codes and ordinances will reduce or eliminate short-term impacts to the environment and, with the exception of construction related noise impacts, they will be sufficient without conditioning pursuant to SEPA policies.

Noise

Some of the construction activities including grading and use of concrete delivery and pumping trucks will create high levels of noise. Later activities, consisting almost entirely of landscaping activities are expected to be fairly quiet. Residential uses exist immediately adjacent to the proposal site to the east. It has been the experience of DPD that additional limits of the hours of construction operation, in addition to those provided in the Seattle Noise Ordinance, are sometimes necessary to limit noise impacts to nearby residences to an acceptable level. The Seattle Noise Ordinance would allow these very noisy, construction-related activities to take place from 7:00 a.m. to 10:00 p.m. The use of grading, concrete delivery and concrete pumping equipment in the project area shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on non-holiday weekdays. Other construction-related activities should be adequately limited by the Noise ordinance.

CONDITIONS – SEPA

During Construction

1. The use of grading, concrete delivery and concrete pumping equipment in the project area shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on non-holiday weekdays.

Signature: _____ (signature on file) Date: July 31, 2008

Marti Stave, Land Use Planner
Department of Planning and Development
Land Use Services

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