



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: 3008236
Application Name: Jeff Burke for Lakeside Middle School
Address of Proposal: 13510 1st Ave Northeast

SUMMARY OF PROPOSED ACTION

Land Use Application to allow resurfacing of an existing athletic field (Lakeside Middle School). Project includes 6,200 cu. yds. of grading. No change to existing surface parking.

The following approval is required:

SEPA - Environmental Determination - 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 Description

The proposal site is an existing grass athletic field located on the south side of the Lakeside Middle School campus in the Haller Lake neighborhood. The field abuts Northeast 135th Street on the south. The site is zoned Single Family 7200 (SF7200) as is the surrounding area. There is a small commercial district to the southwest along Roosevelt Way NE that is zoned Neighborhood Commercial 1 with a 40 foot height limit (NC1-40) Northwest side. The area is developed with single family homes.

The proposed renovation activities are located close to an area that has been mapped as a wetland but is actually a detention pond that was created when the school was constructed in 1998/1999. It is, therefore, not regulated as a wetland.

Proposal

The proposed project is to remove the existing grass athletic field and replace with synthetic turf. The project would retain site access as it currently exists with no changes proposed to parking. Additional proposed on-site improvements include an irrigation system, below-ground drainage and new fencing.

Public Comment

The DPD comment period ended March 26, 2008. No comments were received.

ANALYSIS – SEPA

Disclosure of the potential impacts from this project was made in a February 2008 SEPA Checklist. The 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) 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 (SMC25.05.665) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

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 west, north and also across 15th Avenue NW 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.

Earth/Soils

The ECA Ordinance and Directors Rule (DR) 33-2006 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 Engineering Study prepared by Associated Earth Sciences, Inc. of Kirkland, Washington, and dated December 5, 2007 was submitted with this application will undergo separate geotechnical review by DPD at submission of the construction permit. The construction plans, including shoring of excavations as needed and erosion control techniques are receiving separate review by DPD. Any additional information showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 33-2006, and 3-2007) 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.

Erosion Control

The proposal site contains steep slopes which were created by legal grading activity. If this project on a critical area site is to take place between October 31st and June 1st, a Wet Season Construction Waiver must be approved. Review of the waiver application will involve review of best management practices to be implemented. It will be approved only if DPD is convinced

adequate measures to control stormwater and soil erosion is proposed. SEPA conditioning to control soil erosion during construction does not appear warranted.

Long-Term Impacts

The School District did not identify any long-term adverse environmental impacts in their Determination of Non-Significance.

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 2C.

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 2C.

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: May 15, 2008
Marti Stave, Land Use Planner
Department of Planning and Development

MS:bg