



**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE BY
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Number: 3010260
Applicant Name: Johann Tan for Seattle Court Sports
Address of Proposal: 7400 Sand Point Way NE (Magnuson Park)

SUMMARY OF PROPOSAL

Land Use Application to allow a park facility consisting of two structures for a total of 10 covered tennis courts (70,800 square feet) with 5,400 square feet of club house area (Magnuson Park). Project includes 5,723 cubic yards of grading. Existing parking for 324 spaces to be reconfigured.

The following approvals are required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

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

BACKGROUND

Site Location: The tennis center will be located in the western portion of Warren G. Magnuson Park, within the Sand Point Historic District and the Sand Point Naval Air Station Landmark Preservation District. The development site is located on the former barracks site (Building 222), which was demolished in 2000, between the Magnuson Community Center formerly the Navy recreation center – Building 47, and former firehouse – Building 18. The tennis center is located east of 62nd Avenue NE, south of NE 74th Street and west of Sport Field Drive.

Zoning: The area of development is zoned Single Family 7200. The development area is located within the Sand Point Overlay District, Subarea B.

Environmental Critical Areas: The development site is mapped as a Peat Settlement Prone area.

Parcel Size: The project site is approximately 5.31 acres.

Existing Use: Public Park (Magnuson Park).

Proposal Description: The project proponent is Tennis Center at Sand Point, LLC. The company negotiated a long-term concession agreement with Seattle Parks and Recreation to construct and manage the tennis center on parks property.

The Sand Point Tennis Center will consist of two metal frame, fabric covered structures. One will contain six indoor tennis courts, locker rooms and a pro shop. The second structure will contain four indoor tennis courts.

An existing parking lot for 300 vehicles is located east of Sport Field Drive. With redevelopment of the site, Sport Field Drive will be realigned to the east to accommodate the two new structures. The parking lot will be restriped and the number of parking stalls will be reduced from 300 to 206. Two additional parking lots will be constructed. A new parking lot for 29 vehicles will be located at the Northeast corner of the Community Center, west of Sport Field Drive and a second parking lot for 63 vehicles will be located east of the new tennis center and west of Sport Field Drive.

Site improvements will include pedestrian walkways from NE 74th Street and 62nd Avenue NE to and around the new structures and from the parking lots. New landscaping will be installed around the perimeter of the structures and within the two new parking lots. Drainage facilities will also be constructed.

Public Comment: The public comment period ended on February 3, 2012. One comment letter was received.

SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 13, 2011 and supplemental information including the following documents: Sand Point Physical Development Management Plan; Sand Point Amendments of the Comprehensive Plan (Ord. 118622); Sand Point Overlay District; Magnuson Park Concept Plan; Drainage, Wetland/Habitat Complex and Sports Fields/Courts Master Plan; Sand Point Magnuson Park Parking Study (December 2001); ITE Trip Generation, 8th Edition Volume 2 of 3; Limited Phase II Environmental Site Assessment (September 2010 and February 2011); Historic Properties Reuse and Protection Plan (1998); and, Memorandum of Agreement Between the Seattle Department of Parks and Recreation, Warren G. Magnuson Park and the Washington State Historic Preservation Officer Regarding the Tennis Center, Warren G. Magnuson Park, Seattle, Washington (February 2012). The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and additional information in the file; and pertinent comments received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

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 is appropriate.

Short-Term Impacts

The following short-term impacts have been identified in the environmental documents: Construction related impacts including noise from earthwork and construction; construction in a peat settlement area; air emissions from earth disturbance; truck traffic; clearing and grading; and loss of vegetation. As indicated in the annotated environmental checklist, adopted Codes, Ordinances and other Agency review, such as the Noise Ordinance, Environmental Critical Area Ordinance, PSCAA, Street Use Ordinance, Stormwater Code, and Grading Code will appropriately mitigate these and other use-related adverse impacts created by the proposal. Therefore no further mitigation of short-term impacts is warranted.

Long-Term Impacts

The following long-term or use related impacts were identified in the environmental documents: land use; historic and cultural resources; parking; and, transportation. No mitigation is required for land use impacts. Development of the tennis center is compatible with surrounding uses and consistent with applicable regulations and the following plans: Sand Point Physical Development Management Plan; Sand Point Amendments of the Comprehensive Plan (Ord. 118622); Sand Point Overlay District; and Magnuson Park Concept Plan. No mitigation is required for transportation impacts due to the impacts' limited effect on the surrounding roadways. However, further discussion and/or conditioning of historic and cultural resources and parking impacts are warranted.

Historic and Cultural Resources

The project proposal is located within the Sand Point Naval Air Station Landmark District. The City of Seattle's Landmarks Preservation Board approved designation of this District in 2011. The Landmark District encompasses the two parts of the original Naval Air Station site containing intact resources directly associated with the former Naval Air Station operation. The project proposal is also within the boundaries of the National Register of Historic Places Sand Point/Naval Air Station Seattle Historic District.

The proposal is regulated under the Sand Point Physical Development Management Plan, which provides guidelines for the physical development and management of the District. The proposal is also governed by the Historic Properties Reuse and Protection Plan that defines how projects that affect the Sand Point Historic District are to be reviewed, evaluated, and mitigated.

The State Historic Preservation Coordinator for the Sand Point Historic District has determined that the construction of the indoor tennis center will be an adverse effect and has consulted with the State Historic Preservation Officer at the Washington Department of Archaeology and Historic Preservation pursuant to the Properties Reuse and Protection Plan. Also in accordance with the Plan Seattle Parks and Recreation has consulted with the State Historic Preservation Officer and has entered into a Memorandum of Agreement (MOA) between Seattle Parks and Recreation, Department of Neighborhoods and the State Historic Preservation Officer regarding the Tennis Center.

The MOA stipulates Design Elements, Interpretation (signage program), Duration of Agreement, Monitoring and Reporting, Dispute Resolution, Amendments and Noncompliance, Termination, and Inadvertent Discovery. A Certificate of Approval application has also been submitted to the Department of Neighborhoods in order to comply with the standards of the City's Landmark District.

SEPA Policy 25.05.675H1.d states special districts have been established to protect certain areas which are unique in their historical and cultural significance. These areas are subject to development controls and project review by special district review boards. SEPA Policy 25.05.674H2.b states for projects involving structures or sites (District) which have been designated as historic landmarks, compliance with the Landmarks Preservation Ordinance shall constitute compliance with the policy set forth in subsection H2a, which states it is the City's policy to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites. To comply with the SEPA policy for Historic Preservation, the applicant will be required to provide a copy of the approved Certificate of Approval to DPD prior to issuance of a building permit.

Parking

A Sand Point Magnuson Park Parking Study was prepared in December 2001. The Study documented existing conditions and parking utilization rates of the existing parking supply within the boundaries of the park. The study found the peak utilization occurred in August on weekdays between 1:00 and 2:00 PM, when utilization was measured at about 24 percent. Under future parking demand it was assumed that a parking demand for the tennis center would be 1.7 spaces per court, for a total of 17 spaces. The Parking Study concluded that within the Arts, Cultural and Community Center zone the parking supply will exceed the typical demand by about 450 spaces on weekdays and 550 spaces on weekends (page 19). The parking study shows that onsite parking can accommodate the average parking demand for the tennis center.

The tennis center does expect to have 8-10 tournaments and 6-8 special events annually. Tournaments and special events will average approximately 250 participants, spectators and visitors. Depending on the day and time of the events and other park usage the existing parking supply adjacent to the tennis center may not accommodate the demand. As recommended in the Transportation Study, a Parking Coordinator has been designated for the Park. The Parking Coordinator has the authority to review all reservations for events and coordinate scheduling and require signage, alternate parking locations and require shuttle service. In order to ensure that tournaments and special events are coordinated and parking demand accommodated within the park boundaries, the project will be conditioned for the tennis center to notify the Parking Coordinator of any event anticipating more than 100 visitors (participants and spectators).

