



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011547
Council File Number: CF #3011080
Applicant Name: Andy Sheffer for Seattle Department of Parks and Recreation
Address of Proposal: 4300 16th Avenue South

SUMMARY OF PROPOSED ACTION

Council Land Use Action to allow 20,050 cu. yds. of grading (13,500 cu. yds. of cut and 6,550 cu. yds. of fill) to replace the existing grass field with a synthetic surface, conversion of an existing gravel running track to a rubberized surface, installation of nine light poles (not to exceed 85' in height), and 57 additional back-in angle parking spaces to be provided adjacent to 16th Ave S. Project includes fencing, retaining walls, and pedestrian pathways. Determination of Non-Significance prepared by Seattle Parks and Recreation. (Jefferson Playfield) Council File #311080

The following approvals are required:

Council Land Use Action – Council Concept Approval to waive or modify development standards for a City facility (installation of light poles and fixtures) SMC 23.44.036A; to allow additional height for structures in a single-family zone (maximum allowed, 30 feet; proposed, 80 feet, SMC 23.44.012A)

Special Exception - to permit structures to exceed the height limit of the Airport Height Overlay District (SMC 23.64).

SEPA – to impose conditions – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: [] Exempt [X] DNS* [] MDNS [] EIS

[] DNS with conditions

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

*Determination of Non-Significance made by the Seattle Department of Parks and Recreation on October 4, 2010.

BACKGROUND INFORMATION

Site and Vicinity Description

The project site is the Jefferson Playfield located in the Beacon Hill neighborhood of Seattle. This site is bounded by 16th Avenue South on the west, and is near the cross street of South Nevada Street. The site is part of a larger parcel that includes Jefferson Park, Jefferson Park Golf Course, and Seattle Parks and Recreation buildings.



This area of the proposed grading work and parking improvements is approximately 193,554 square feet. The total parcel size is approximately 31 acres. Jefferson Playfield occupies approximately 175,000 square feet of the parcel. Development on the entire subject site consists of a Seattle Parks and Recreation maintenance facility, Jefferson Playfield (the ‘site’), and the Jefferson Park Golf Course.

For illustrative purposes only

Zoning for this area is Single Family Residential (SF 5000). This zoning continues to the east, west, and south. Nearby zones include Lowrise Multi-family Residential to the northwest (L-1 and L-3), and Multi-family Residential zones (MR, L-3, and L-2) within a Major Institution Overlay to the southeast. A small Neighborhood Commercial zone (NC1-40) is located to the southwest.

Asa Mercer Middle School is located to the south, and the Veteran’s Hospital is located to the southeast. Other nearby development consists of primarily single family residential, with some multi-family and some commercial structures.

The adjacent street (16th Ave S) is a non-arterial, and is paved but lacks curb, gutter, or sidewalk. The site and public right of way at 16th Ave S include several mature trees and shrubs. DPD GIS maps indicate two adjacent historic landmarks to this parcel. Department of Neighborhoods administers historic preservation issues in the City of Seattle. DON noted that one of the structures is not an historic landmark (Beacon Reservoir Gatehouse) and the map is in error.

DON responded that the other structure (Fire Station) is approximately 2,000 feet away from the proposal and this proposal wouldn't require additional review for proximity to that structure.

The site is relatively flat, with a small slope between the site and the paved roadway at 16th Ave S. There is another small slope between the site and the Jefferson Park Golf Course to the east. The applicant has noted that these are defined as Steep Slope Environmentally Critical Areas. An exemption from development standards for steep slope ECAs was granted on October 4, 2010.

In the October 4, 2010 DNS, Parks and Recreation describes the site use: "The playfield is natural grass and is not currently lighted. The field includes a football/soccer field and two baseball/softball diamonds on the field. The middle of the field is also heavily used for cricket. Both Parks and Seattle School District schedule the field for various sports."

Proposal

Seattle Parks and Recreation proposes to remove the existing natural grass field and replace with synthetic turf. The proposal includes:

- Removal of two baseball/softball fields, including backstop fencing and replace with a single larger baseball field and new 30' tall backstop fencing
- Install 9 light poles at the perimeter of Jefferson Playfield, at 80 feet maximum height with a total of 62 shielded flood lights attached, to operate from dusk to no later than 11pm
- Install approximately 1,925 square feet of new walkway area and 10,750 square feet of new paved parking area
- 19,950 cubic yards of grading cut and fill (3,500 cubic yards of sod removal, 9,900 cubic yards of soil removal, and 6,550 cubic yards of new engineered fill)
- Right of Way improvements at 16th Ave S, including approximately 40 on-street back-in angled parking spaces

In the October 4, 2010 DNS, Parks and Recreation describes the proposed uses, including relocation of the cricket pitch use: "There will be a football/soccer field and one baseball/softball field. The existing cricket pitch is being relocated to the lid park over the reservoir." In the Short Term Impacts under "Recreation," Parks notes that "The Samoan cricket players who currently use the field extensively will be able to play on the newly constructed cricket pitch on the lid over the Jefferson Reservoir starting in 2011. Construction on the subject project is not scheduled to start until 2011 so disruption in play is likely to be small."

Public Comments

Public notice of the proposal was issued on October 21, 2010. No public comments were received.

Seattle Parks and Recreation also conducted four public meetings in 2009 and 2010 and sent over 10,000 mailed notices of each event. Parks noted, "All the meetings were well attended and

productive. During the meetings attendees were invited to join the “Design Committee” which met separately to iron out details associated with the needs of the user groups and community.”

A public comment period on the Determination of Non-Significance (DNS) also ran from October 4th, 2010 to October 21st, 2010 and the DNS was advertised in the Daily Journal of Commerce on November 12, 2010. Seattle Parks and Recreation did not indicate that there were any public comments in response to the DNS.

Public comments at the four meetings included the following:

12.1.09 Jefferson Playfield Improvements (Andy Sheffer, Seattle Parks)

- (a) Synthetic fields with lighting
- (b) Users may include: Soccer, Ultimate Frisbee, Football, Baseball, and potentially Lacrosse
- (c) Samoan Cricket to be moved to the center of the Res. Lid
- (d) Constraints – Space (square footage) and Budget.
- (e) Interested parties – Please sign up at back of room to join community design committee.

Comments from the Public:

- **CRICKET:** How are you going to control the Cricket balls so that they do not interfere with pedestrian circulation? The cricket user groups will have to place barricades on the paths warning pedestrians when there is a game in session. The new area will be twice the size as the old. There are so many spectators that most likely the spectators would stop balls before they reached the pedestrian paths.
- **TRACK:** This might be a useful element around the perimeter of the fields. It is difficult to configure a regulation track around a single field while accommodating other fields in the same space. Maybe you could provide a straightaway for sprints? That is a good idea and we will look into it.
- **ULTIMATE:** Would like two fields. 60 children play at a time, two fields are needed. Would like fields lined for Ultimate. Concerned about number of lines; integrity of carpets; tick mark for Ultimate or maybe Lacrosse.
- **SURFACE:** It is not live? Any studies as to how this effects the environment? Native birds need natural turf. Loss for birds. 12 acres of lawn on lid. There is a national trend to tear out synthetic surfacing (i.e. New York). Parks is undergoing a study of the stormwater that is conveyed off their existing synthetic fields to better determine the environmental effects.
- **SYNTHETIC SURFACE:** asset to neighborhood, Kids in south end need soccer fields. This is a complex balance. Each soccer field accommodates two ultimate fields. Want to get maximum use – we want lights.
- **SPORTSFIELD DEMAND:** How is the total number of fields and needs figured out? Is every community examined from a G.I.S. standpoint? Based on geographical need – is there a plan or study. Fields locations are determined by local scheduling needs and geography.
- **FIELD LIGHTING:** The fields will be lit at night to maximize scheduling time.
- **FIELD USE:** Want to address – regional fields – we can’t we keep games local
- **Ed:** until age of nine – play in community

4.14.10 **Jefferson Park Playfield** is another park component that the 2008 Levy funds. The renovation includes creating a synthetic turf field with lighting. The field will be permanently lined for 1 Football field, 1 regulation Soccer field, 2 ultimate Frisbee fields, and one baseball field with 90' baselines. It will also have tic marks for 3 mod soccer fields that can be marked with temporary paint or cones. SDOT is currently reviewing a proposal for on-street parking adjacent to the playfield on 16th Ave. S. occurring in 2011.

Q. Timeline?

A. Documents will be submitted for permitting in the spring of 2010 with construction to start in the summer of 2011 (depending on permitting).

Q. Will the pitcher mound be permanent? This is problematic for ultimate and soccer.

A. Anytime you combine multiple uses on one field there are going to be compromises. The largest investment in a single use is Baseball. From all the input we have received associated with baseball there is not an adequate replacement for permanent pitcher's mounds. Additionally, the man hours required to continuously remove and replace a temporary pitcher's mound is exorbitant. However, we will continue to research this issue.

Q. Can we move the Ultimate fields to the north?

A. The problem with moving all the fields north to leave room for a narrow field at the South end is associated with risk management. We don't want to incur accidents that may happen when you have a game going on in the North end and right adjacent to it a game like flag football going on. It is critical to have proper safety buffers between fields. Balls go from one field to another as well as people.

Comment: Great meadow could be used for practice and Mod games.

Comment: Cal Anderson does not have pitcher mound.

The portable pitching mound is too small for adults and the metal cleats are ripping it up. Even if we had a larger one, it is very time consuming to remove and replace.

Q. Is there money for construction?

A. Yes, but not for parking at this point (even though we are studying it).

Comment: Need to get this into neighborhood plan so SDOT could possibly help fund parking.

Q. There is a drainage issue? How will field filter rain and run off?

A. The aggregate materials under the field should process water. However, the testing results from other like fields indicate that the run-off from the fields is no different than rainwater. We are also researching additional potential for quantity removal by giving the soil more time to infiltrate.

Q. How will circulation into park be integrated into design? Safe entry is important.

A. There will be two main points of entry:

- 1.) The promenade from the greater Jefferson Park will be installed as part of the current construction project. It will be lit and a crosswalk will be installed at the service road.

- 2.) The current entry at the South end of the field will be enhanced to better demarcate the playfield and provide greater accessibility.

Comment: Neighbors need to get involved in neighborhood planning.

Q. Line Colors? Can soccer have the white lines?

A. It is traditional for football to have white lines; but, if we think soccer is going to be the primary sport then we can demarcate the soccer field with white.

Q. Has there been community resistance to lights?

A. We have not heard any community resistance to lights at this point. That being said, it is always a touchy issue and we anticipate lots of comment. Sports field lighting technology has come a long way over the past 10 years and generally neighbors are very pleased with the end product. The Mickey Merriam Sports field Complex at Magnuson Park is a perfect example.

Q. Will there be a process for lighting? Is it or can it be added to neighborhood plan?

A. Lighting will be included in the State Environmental Policy Act (SEPA) process and Master Use Permit (MUP) process both of which have a public comment period which is, in part, why we anticipate the permitting process to take awhile.

7.14.10 Jefferson Playfield Expansion: Andy Sheffer explained the layout has stayed the same since the last meeting. Most recent changes include shifting the major fields to the North to allow for an additional unmarked Ultimate field at the South end. A portable baseball mound is being used to allow for the additional practice space.

Bid in the Spring of 2011. Construction – late 2011.

Comments from the public:

Thanks for field changes!

I. ANALYSIS —COUNCIL CONCEPT APPROVAL

Public parks are City facilities permitted outright in SF 5000 zones. The Seattle Land Use Code sets a base height limit for structures in Single Family Zones at 30' (SMC 23.44.012). The Seattle Parks Department seeks a Council Concept Approval under SMC 23.76.064 that includes modification of the height development standards of the Single Family Zone as they relate to the proposed light poles.

The proposed light fixtures are designed to function properly at a mounting height of 70' to 80' in order to reduce the impacts of light spillage and glare, and to provide adequate illumination for sports play at this location. If the proposed lighting system pole height was limited to 30' it would result in additional light spillage and glare to adjacent properties, and the recreational field would not be sufficiently lighted after dusk. SMC 23.76.064 includes provisions for the City Council to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City facilities.

SMC 23.76.050 requires the DPD Director to draft a written report on Type V decisions, which includes the following analysis and information:

1. *The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;*

DPD did not receive any comments or recommendations from other City departments or governmental agencies as a result of the public comment period.

Seattle Parks and Recreation issued a DNS on October 4th, 2010 which analyzed the probable impacts of the proposal and determined that none of the impacts were significant or warranted additional conditions.

2. *Responses to written comments submitted by interested citizens;*

DPD did not receive any public comments in response to the notice of application. Seattle Parks and Recreation did not indicate that they received any public comments in response to the DNS.

3. *An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;*

Seattle Municipal Code section SMC 23.44 includes standards and criteria for proposed development in Single Family zones. Public parks are a permitted use in this zone.

SMC 23.44.008.H includes development standards for uses permitted outright. “Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed.”

Seattle Parks Department has designed the proposed light poles to minimize light and glare to adjacent residences, as demonstrated in the following studies:

- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

SMC 23.44.010 lists Lot Requirements. The proposal complies with these development standards.

SMC 23.44.012 lists Height Limits. Seattle Parks and Recreation has requested a maximum light pole height of 80 feet. Thirty feet is the maximum permitted height in this zone.

Table A		
Development Standard	Required	Proposed
SMC 23.44.012: Height Limits	30 feet maximum	80 feet maximum

SMC 23.44.014 lists Yard requirements. The proposal complies with these development standards.

SMC 23.64.010 lists requirements for the Airport Height Overlay District, which is an overlay at this site. The details are provided below in the Special Exception Analysis (SMC 23.64.010). The proposal has been approved by the Federal Aviation Administration, and no additional conditions have been imposed by DPD for the Special Exception approval.

SMC 25.05.675 includes SEPA policies for the proposed development. The details of DPD's SEPA analysis is provided below. DPD has recommended a restriction to the hours of construction noise due to the impacts to adjacent residents. The details of Seattle Parks and Recreation's analysis is documented in the October 4th, 2010 DNS.

The Seattle Comprehensive Plan policy LU47 requires, "Establish controls on the direction and maximum height of lighting, and the glare from reflective materials used on the exterior of structures. The intent of this policy is to provide for the illumination of structures, parking areas, recreation areas and outdoor storage areas, while limiting light and glare on surrounding uses, enhancing the urban character of the city, and encouraging energy conservation."

The Land Use Code has been developed in accordance with Comprehensive Plan policies. The development standard to reduce light and glare in SMC 23.44.008.H is a requirement that relates to Policy LU47.

Seattle Parks Department has designed the proposed light poles to minimize light and glare to adjacent residences, as demonstrated in the following studies:

- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

Other policies: The August 5th, 2010 Jefferson Playfield Illumination Management Plan by Sparling notes that Seattle Parks and Recreation policies limit light trespass to 1.1 foot-candles at residential property lines. The document notes that the proposed fixtures would result in some light trespass in excess of 1.1 foot-candles at the west property line, but the existing trees at that property line would likely "block the majority of the light trespass shown."

4. All environmental documentation, including any checklist, EIS or DNS;

Seattle Parks and Recreation issued a DNS on October 4th, 2010, as described above. Environmental documentation associated with the DNS includes:

- SEPA Checklist, dated August 13, 2010

- Jefferson Playfield Improvements, Preliminary Storm Drainage Report, by LPD Engineering, dated September 20, 2010
- Geotechnical Report, Jefferson Playfield Lighting, by Seattle Public Utilities Materials Laboratory, dated February, 2010
- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010
- Jefferson Playfield Illumination Management Plan, by Sparling, dated August 5, 2010

5. *The Director's recommendation to approve, approve with conditions, or deny a proposal.*

Based on the development standards, criteria, and applicable policies, it appears that the proposed development would meet all requirements with the exception of light pole height, Seattle Parks and Recreation policies for light spillage at a residential property line, and impacts of construction noise on adjacent residences.

Seattle Parks and Recreation has demonstrated that the proposed light pole height is necessary to light the playfield sufficiently, and the height of the poles will reduce light spillage and glare. Seattle Parks and Recreation has demonstrated that light spillage and glare to adjacent residential properties will be further mitigated by shielded light fixtures and existing mature trees at the property lines. DPD recommends approval, and does not recommend any conditions related to the height of the light poles.

As described in the SEPA analysis below, the proposed grading and construction would be located adjacent to residential development in a Single Family residential zone. The proposed grading and construction would result in machinery and traffic noise to these residents. Therefore, DPD recommends a condition to limit the hours of construction to non-holiday weekdays from 7am to 6pm.

RECOMMENDED DECISION - COUNCIL CONCEPT APPROVAL

DPD recommends **APPROVAL** of the proposal with the requested modification to development standard of height as described in Table A.

II. SPECIAL EXCEPTION FOR AIRPORT HEIGHT OVERLAY DISTRICT
(SMC 23.64.010)

The Director may permit a structure to exceed the limits of the Airport Height Overlay District as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Such an exception shall only be permitted if the Director finds that all of the following conditions exist:

- A. *The Federal Aviation Administration advises the Director that the exception to the height limits does not create a hazard to aviation.***

The Federal Aviation Administration provided a *Determination of No Hazard to Air Navigation* for all the proposed light poles. The FAA referenced Aeronautical Study numbers 2010-ANM-2188 through 2010-ANM-2196-OE, all of which are approved through April 20, 2012. The proposal meets this criterion.

- B. *The additional height is necessary for the successful physical function of the structure.***

Seattle Parks and Recreation has demonstrated that the additional height is necessary for the successful function of the playfield and to reduce light spillage and glare. The proposal meets this criterion.

- C. *The exception will not result in re-routing of aircraft.***

The FAA *Determination of No Hazard to Air Navigation* for each light pole notes that the proposal would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft. The proposal meets this criterion.

- D. *The structure is designed to minimize adverse impacts of lighting on surrounding uses while complying with the lighting requirements of the Federal Aviation Administration.***

Seattle Parks and Recreation has designed the proposal to minimize adverse impacts of light spillage and glare, as described in the Council Concept Approval Analysis above. The FAA has not placed special lighting requirements on this project. The proposal meets this criterion.

DECISION - SPECIAL EXCEPTION

Based on the information provided to both DPD and the FAA and the determination of No Hazard to Air Navigation, the Special Exception is **GRANTED**.

III. ANALYSIS – STATE ENVIRONMENTAL POLICY ACT (SEPA)

On October 4, 2010, Seattle Parks and Recreation made a Determination of Non-Significance for the Jefferson Playfield Improvements and Lighting proposal. Project specific environmental impacts of the improvements have been disclosed and analyzed in the documents provided by Seattle Parks and Recreation, acting as Lead Agency.

The Seattle SEPA Ordinance provides substantive authority to require mitigation of adverse environmental impacts resulting from a proposed project (SMC 25.05.655 and 25.05.660). Mitigation, when required, must be related to specific environmental impacts identified in an environmental document and may only be imposed to the extent that a given impact is attributable to a proposal, and to the extent that the mitigation is reasonable and capable of being accomplished. Additionally, mitigation may be imposed only when based on policies, plans and regulations referenced in SMC 25.05.665 to SMC 25.05.675 inclusive (SEPA Overview Policy, SEPA Cumulative Impacts Policy, SEPA Specific Environmental Policies). In some instances, local, state or federal regulatory requirements will provide sufficient mitigation of an impact and additional mitigation imposed through SEPA may not be necessary.

Short-term Impacts

The following temporary construction-related impacts are expected and were described in the DNS: 1) decreased air quality due to increased dust and other suspended particulates from building activities; 2) increased noise and vibration from construction operations and equipment; 3) increased traffic and parking demand from construction personnel; 4) blockage of streets by construction vehicles/activities; 5) conflict with normal pedestrian movement adjacent to the site; 6) consumption of renewable and non-renewable resources; and 7) displaced recreation users. Although not significant, the impacts are adverse and 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) The Stormwater, Grading and Drainage Control Code that requires soil erosion control techniques; 2) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); 3) Building Code (construction measures in general); and 4) The Noise Ordinance to regulate the time and amount of construction noise permitted in the City. 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. The proposal is located within residential receptors that would be adversely impacted by construction noise. Therefore, additional discussion of noise impacts is warranted.

Construction

The limitations of the Noise Ordinance (construction noise) are considered inadequate to mitigate the potential noise impacts associated with construction activities. The SEPA Policies at SMC 25.05.675 B allow the Director to limit the hours of construction to mitigate adverse noise impacts.

The DNS notes that Seattle Parks and Recreation would limit construction to weekdays only, between the hours of 7:00 am and 10:00 pm that are permitted by the Noise Ordinance (SMC 25.08). The DNS also notes, “The reality of the local construction industry is that contractors typically work from 7 a.m. to 4 p.m.; the likelihood that any construction activities will occur up to 10 p.m. is slight. The Noise Ordinance also regulates the loudness (dB) of construction activities, measured fifty (50) feet from the subject activity or device. The City has dedicated noise inspectors to monitor construction activities and respond to construction complaints. Compliance with the City’s Noise Ordinance will prevent any significant adverse short term noise impacts and thus no further conditioning is necessary or warranted.”

Construction traffic is also listed as a short term potential impact. The DNS notes that approximately 2,040 truck trips would be required for the proposal. These trips would be spread out over the duration of construction and would not occur in a short time period. The DNS describes the adjacent street capacity, including the nearby 15th Ave South arterial with existing high volumes and capacity for these truck trips.

The DNS states, “Construction traffic and haul route(s) will be designated, and notices and signage will alert pedestrians and drivers to times of day and peak activities as a part of Parks’ standard specifications. Parks will also coordinate with the Seattle School District to make the contractor aware of special events at the adjacent Mercer Middle School to minimize the potential for adverse construction related traffic impacts. Thus no further conditioning is necessary or warranted.”

Recreation

The DNS describes potential short term impacts to recreation users: “While the field is being resurfaced, playfield users will be directed to other nearby fields such as Maplewood and Rainier Playfields. Use of the fields is currently limited to the daylight hours as there are currently no playfield lights. The Samoan cricket players who currently use the field extensively will be able to play on the newly constructed cricket pitch on the lid over the Jefferson Reservoir starting in 2011. Construction on the subject project is not scheduled to start until 2011 so disruption in play is likely to be small. There are also soccer and baseball field currently under construction on the reservoir lid. No significant adverse recreation impacts are anticipated and no mitigation is warranted or necessary.”

Long-term Impacts

Long-term or use-related impacts are also anticipated, as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, loss of plant and animal habitat, increased bulk and scale from the light poles, increased ambient noise due to increase in play field activity, increased traffic in the area and increased demand for parking due to maintenance of the facility; and increased demand for public services and utilities. Seattle Parks and Recreation has discussed many of these impacts in the October 4th, 2010 Determination of Non-Significance. Many of these impacts are limited in scope and not considered significant. Some of these impacts are also addressed by other codes and policies such as the Stormwater, Drainage, and Erosion Control Code (SMC 22.802) (storm water runoff from new impervious surfaces); the Utilities section of the Seattle Municipal Code (SMC 21), and the Seattle Energy Code (long-term energy consumption). Some additional discussion is of other impacts is warranted.

Light and Glare

SMC 25.05.675.K lists SEPA policies for light and glare: “It is the City's policy to minimize or prevent hazards and other adverse impacts created by light and glare. If a proposed project may create adverse impacts due to light and glare, the decisionmaker shall assess the impacts and the need for mitigation.”

Seattle Parks and Recreation has designed the proposal to minimize light and glare impacts as described in the following documents:

- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010

- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

The DNS states, "Upon completion of the project, no long term adverse environmental impacts are anticipated and thus no conditioning is necessary or warranted." Seattle Parks and Recreation has demonstrated that the proposed light pole height is necessary to light the playfield sufficiently, and the height of the poles will reduce light spillage and glare. The studies provided by Parks have demonstrated that light spillage and glare to adjacent residential properties will be further mitigated by shielded light fixtures and existing mature trees at the property lines. No additional conditioning is warranted pursuant to SEPA policies.

Traffic and Parking

SMC 25.05.675.M lists SEPA policies for parking, and 25.05.675.R lists SEPA policies for traffic. The DNS states, "Field operations will change. There will be one less baseball field and cricket will move to the lid. There are also additional baseball and soccer fields available on the lid. However, the field will change from a natural grass to an all-weather synthetic surface and there will be field lights. Play on the field will be expanded to include the wetter months of the year and into the evenings. To address this issue, Parks is including forty (40) parking stalls in the proposal to prevent potential parking impacts to the surrounding street network. As previously noted, the site is one block from 15th Avenue South, a City Arterial, and additional vehicle trips are not anticipated to be significant. There remains only one soccer field and one baseball field and use of the soccer field will still preclude use of the ball field and vice versa. Parks is not aware of any current parking issues associated with field users and few or no complaints have been received. No significant adverse parking and/or parking impacts are anticipated and thus no mitigation is warranted or necessary."

Summary

In conclusion, several impacts to the environment would result from the proposed development. However, the conditions are not significantly adverse, and no mitigation is warranted.

RECOMMENDED CONDITION(S) – COUNCIL CONCEPT APPROVAL and SEPA

None

CONDITION(S) – SPECIAL EXCEPTION FOR AIRPORT OVERLAY HEIGHT DISTRICT

None

Signature: _____ (signature on file) Date: February 10, 2011
Shelley Bolser, AICP, LEED AP, Senior Land Use Planner
Department of Planning and Development

SB:bg