



## City of Seattle

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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:** 3011889

**Applicant Name:** Virginia Hassinger for Seattle Department of Parks and Recreation

**Address of Proposal:** 8800 8<sup>th</sup> Ave SW

#### **SUMMARY OF PROPOSED ACTION**

Land Use Application to grade 9,488 cu. yds. of material (3,564 cu. yds. of cut and 5,924 of fill) and allow a city park development on top of Seattle Public Utilities lidded reservoir (West Seattle Reservoir). Project includes restrooms, lighting, parking, access drive, pathways and play area. Determination of Non-Significance prepared by Seattle Parks and Recreation.

The following approvals are required:

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

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

[ ] DNS w/ conditions [ ] DNS w/ non exempt grading,  
demolition or involving another agency with jurisdiction.

\*Determination of Non-Significance issued by the Seattle Department of Parks and Recreation on December 7, 2010.

#### **BACKGROUND INFORMATION**

##### Site and Vicinity Description

The project site is the West Seattle Reservoir which is located at the southeast corner of the intersection of SW Cloverdale St and 8<sup>th</sup> Ave SW (both non-arterials). The site is bounded on the east and south by Westcrest Park, an 81 acre park which connects with the Duwamish Greenbelt. Areas north and west of the site are developed with single family homes and small-scale multifamily development. The site is located in a single family zone (SF 7200), as are properties to the north, south and east. To the west, the zoning changes to SF 5000, Neighborhood Commercial (NC1-30') and Lowrise Multifamily (LR1).

Portions of the site are mapped as a steep slope Environmentally Critical Area (ECA), however, DPD's geotechnical engineer concluded that the project qualifies for a limited steep slope exemption under the criteria established in SMC 25.09.180.B2b. For this reason, DPD will waive the required ECA Steep Slope Variance associated with future work under DPD Application No. 3011889. This approval is conditioned upon the approval of building permits for a design that demonstrates that the proposed development project will be completely stabilized in accordance with provisions of the ECA code. All other ECA Submittal, General, and Landslide-Hazard, and development standards still apply for this development.

### Proposal

The Parks Department is proposing to create a new park on top of and adjacent to the recently lidded West Seattle Reservoir. The project includes grading of 9,488 cubic yards of material (3,564 cubic yards of cut and 5,924 of fill), as well as new restrooms, lighting, parking, access drive, pathways and a play area.

### Public Comments

DPD provided public notice of the proposal on April 19, 2012. The public comment period ended on May 2, 2012. No comments were received.

### **ANALYSIS – STATE ENVIRONMENTAL POLICY ACT (SEPA)**

On December 7, 2010, Seattle Parks and Recreation made a Determination of Non-Significance for project. 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, and 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: hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; potential soil erosion and potential disturbance to subsurface soils during site work; increased traffic from construction equipment and personnel; increased noise; displaced recreational users; consumption of renewable and non-renewable resources and greenhouse gas emissions. 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 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.

#### Construction Traffic

Construction traffic is listed as a short term potential impact. The DNS notes that there are adequate areas on-site for construction crews and equipment. The DNS also indicates that construction traffic and haul routes will be designated, and notices and signage will be used to alert pedestrians and drivers to times of day when peak activities are expected to occur. No further mitigation is warranted.

#### Noise

The Parks Department DNS describes the hours of construction activity as typically occurring between 7 a.m. and 4 p.m. and notes that the Seattle Noise Ordinance limits hours of construction from 7 a.m. to 10 p.m. The likelihood that construction activities will occur up to 10 p.m. is described in the DNS as “slight.” The DNS concludes that: “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.” No further mitigation is warranted.

#### Long-term Impacts

The Parks Department DNS and supporting materials originally identified potential mitigation measures for increased traffic resulting from the new park measures to be implemented in cooperation with SDOT. These potential mitigation measures included intersection control and on-street parking modifications. However, the project was modified from the original schematic design to eliminate access that had been proposed to the parking lot from SW Henderson St. Following the revision to eliminate that access, SDOT determined that no mitigation for long-term traffic impacts was warranted.

The DNS prepared by Parks states: “Upon completion of the project . . . No long term adverse environmental impacts are anticipated and thus no conditioning is necessary or warranted.”

#### 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.

Signature: \_\_\_\_\_ (signature on file) Date: February 25, 2013  
Molly Hurley, Land Use Planner, Supervisor  
Department of Planning and Development