



City of Seattle

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: 3012708
Applicant Name: Brian Patnode
Address of Proposal: 1111 E Cherry St

SUMMARY OF PROPOSED ACTION

Land Use Application to allow grading 6,568 cu. yds. of material (2,737 cu. yds. of cut and 3,831 cu. yds. of fill) for the expansion of existing athletic field (Logan Field, Seattle University). Project includes a new synthetic sports field with a rubberized track, field lights, new press box, restrooms and storage building. Existing structure to be demolished.

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
 another agency with jurisdiction.*

* Early Notice DNS published December 1, 2011

BACKGROUND DATA

Site Description

This proposal site is located adjacent to the west margin of 12th Ave, between E Cherry and E Jefferson Streets. The site is within the major institution campus of Seattle University with an overlay zoning of MIO-105'.

Public Comments

The public comment period for this project ended on December 14, 2011. There were no public comments submitted to DPD on this proposal. The applicant provided a copy of the meeting minutes from the January 12, 2012 Seattle University Major Institutions Master Plan Standing Citizens Advisory Committee (CAC) recommending approval of the project.

ANALYSIS - 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 8, 2011. The information in the checklist and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant and reviewed the project plans and any additional information in the project file. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

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, and 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 or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during grading activities; increased traffic and demand for parking from soils hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources, increased production of greenhouse gases due to operation of equipment powered by internal combustion engines.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The proposal includes excavation of soils for soils remediation. The applicant estimates approximately 2737 cubic yards of excavation. The Stormwater, Grading and Drainage Control Code regulates site excavation and requires that soil erosion control techniques be initiated for the duration of work. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

