



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: 3012863
Applicant Name: Kim Baldwin for Seattle Parks and Recreation
Address of Proposal: 8526 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Land Use Application to grade 8,000 cubic yards of material and upgrade existing park (Maple Leaf Park) and develop additional park area on top of the lidded existing public facility (Maple Leaf Reservoir). The components of the project include lighted pedestrian pathways, new pickle ball (2) and basketball (1) courts, play area, open space, picnic shelter view lookout and landscaping. Determination of Non-Significance prepared by the Seattle Parks & Recreation.

SEPA - Environmental Determination (SMC Chapter 25.05) - (Conditioning only).

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

BACKGROUND DATA

Site Description

The site is located on a large tract of land bounded by Roosevelt Way NE to the west, NE 82nd Street to the south, 14th Ave NE to the east and private property to the north in the northeastern area of the Maple Leaf neighborhood. The property encompasses a land area of approximately 25 areas of land and is nearly square in shape. The site is level on the north half where construction of an underground water reservoir is nearing completion, then drops sharply downward to the south, then slopes slightly to the southernmost portion of the lot. The portion of the lot with the sharp slope contains a steep slope critical area. The development site is owned and maintained by two city departments; Seattle Public Utilities and Seattle Parks and

Recreation. Seattle Public Utilities is in the finishing phase of installation an underground water storage facility (reservoir) on the site's north half. The south portion of the lot contains a public park, Maple Leaf Reservoir Park, with ball fields, children's playground with accessory structures. The most prominent structure at the development site is a light blue water tower located at the site's northwest corner.

A steep slope with a number of mature trees separates the reservoir from the park that stretches the length of the development site from east to west. Several trees are located at the site's perimeter along the west and south portion of the lot.

Area Development

The immediate surrounding area consists of single family residential, small multi-family, and commercial development. The surrounding zoning consists of Single Family 5000 (SF 5000), Multifamily Lowrise Two (LR2), and Neighborhood Commercial Two with a forty foot height limit (NC2-40). The subject property is located in a Single Family Residential zone with a minimum lot size of 5,000 square feet. This zone continues to the north, east, and south. A half-block LR2 zone is located immediately to the northeast surrounded by SF 5000 zone. To the west, along Roosevelt Way NE, a narrow NC2-40 zoning band extends northward near the development site's midpoint.

Residential development in this area consist of detached single family residences one to two stories tall. The structures are modest in scale with a varied architecture style. Commercial development with a limited number of restaurants and shops is similarly scaled along Roosevelt catering to the surrounding neighborhood.

The immediate area includes paved streets with street trees, sidewalks and gutters. The nearest Metro transit stop (route #67) is located along Roosevelt adjacent to the development site.

Description of Proposal

In conjunction with SPU completing construction of a covered/lidded reservoir and back filled with soil, the applicant proposes to make improvements to create a park with passive and active spaces on top of the reservoir and connect it to the existing park (Maple Leaf Reservoir Park). Improvements on the upper level include installation of a sports court, zip line, and skate park for active users. The upper terrace will be dominated by a grand lawn, plantings, gardens, a view terrace, public art, loop paths and passage path down the embankment to the lower terrace where the existing park is located. The lower level will see improvements as well, with renovated ball fields and new children's play area and gardens. The applicant (under authority of SMC 25.09.045A.3.b & SMC 25.09.045.H.3.f) conducted and approved a steep slope exemption based on previous grading activity at the development site. No trees are planned to be removed in the steep slope ECA or outside areas. Additional native plants would be installed throughout the entire development site.

Public Comment

Notice of the proposal was issued on March 1, 2012 and concluded on March 14, 2012. No public comments were received.

Environmentally Critical Areas Regulations

SMC Section 25.09.180 provides specific standards for all development on steep slopes and steep slope buffers on existing lots, including the general requirement that development shall be avoided in these areas whenever possible.

General Requirements and standards are described in Section 25.09.060 of the ECA ordinance and include the recording of conditions of approval, the recording of the identified ECA areas in a permanent covenant with the property as well as specific construction methods and procedures. The proposal must also comply with the specific requirements for development in areas with landslide potential areas (Section 25.09.080), wetlands (Section 25.09.160), steep slopes (Section 25.09.180), and trees and vegetation (Section 25.09.320). All decisions subject to these standards are non-appealable Type I decisions made by the Director (or designee) of DPD.

ANALYSIS - SEPA

Seattle Department of Parks and Recreation disclosed the potential impacts from this project in a determination of non-significance dated April 27, 2011. This information, along with the experience of the lead agency in similar situations, forms the basis for this analysis and decision. Short- and long-term adverse impacts are anticipated from the proposal.

The SEPA Overview Policy (SMC 25.05.665.D) states “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 limitations (see below under Long-term Impacts). Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code (soil erosion); and Building Code (construction standards). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts.

Under SMC Section 25.05.908 B, the scope of environmental review within critical areas is limited to documenting that the proposal is consistent with ECA regulations, SMC Chapter 25.09, and to evaluating potentially significant impacts on the environmentally critical areas resources not adequately addressed in the ECA Policies or the requirements of Chapter 25.09. The proposal, as conditioned by this decision, is determined to be consistent with ECA regulations. Potentially adverse impacts on the ECAs are further discussed below.

Short-term Impacts

The following temporary or construction-related impacts to the environmentally critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to applicable SEPA policies.

Long-term Impacts

Long-term or use-related impacts on the ECAs are also anticipated from the proposal: increased surface water runoff from greater site coverage by increased impervious surfaces; and increased demand on public services and utilities. These long-term impacts are not expected to be significant.

The expected long-term impacts are typical of single family residential development and are expected to be mitigated by the City's adopted codes and/or ordinances. Specifically these applicable codes and ordinances are: Building Code requirements and ECA regulations (to ensure that proposed development will be constructed in a safe manner); and the Stormwater, Grading and Drainage Control Code (storm water runoff from additional site coverage by impervious surface). DPD geotechnical engineers have reviewed the proposal and the geotechnical studies provided with this application, and have no further conditions on the project regarding drainage and foundation types.

CONDITIONS - SEPA

None.

Signature: (signature on file)
Bradley Wilburn, Land Use Planner
Department of Planning and Development

Date: April 19, 2012