



**City of Seattle**  
Edward B. Murray, Mayor

**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:** 3016471  
**Applicant Name:** Andy Sheffer of Seattle Parks and Recreation  
**Address of Proposal:** 2400 S Massachusetts St

**SUMMARY OF PROPOSAL**

Project Description

Land Use Application to grade 3,000 cu. yds. of material and to renovate existing park (Jimi Hendrix Park). Project includes irrigation, stormwater, pathway paving and a shelter. Determination of Non-Significance previously issued by Seattle Parks and Recreation.

Required Approval

The following approval is required:

*SEPA for conditioning only* (Seattle Municipal Code (SMC) 25.05)

**DPD SEPA DETERMINATION**

- Exempt     DNS     MDNS     EIS
- DNS with conditions
- DNS involving non-exempt grading, or demolition or involving another agency with jurisdiction <sup>1</sup>

**SITE AND VICINITY**

Zoning: Lowrise 1 (LR1)/North Rainier Hub Urban Village  
Project Site Size: 81,021 square feet (sq. ft.)  
Existing Uses: City of Seattle Public Park

<sup>1</sup> Determination of Non-Significance by Seattle Parks and Recreation Department (dated March 3, 2005)

Environmental Critical Area: None

Project Proposal

The applicant proposes the grading of 3,000 cubic yards (cu. yds.) of material, and the improvement to the existing City of Seattle public park (*Jimi Hendrix Park*). The improvements proposed include: irrigation, stormwater, pathway paving, construction of a shelter, and landscaping.



for illustrative purposes only

Current Development

The subject site currently consists of an asphalt parking lot, grass field, and a pedestrian path crossing the park from southwest to northeast. The subject site is adjacent the Pacific Northwest African American Museum (former *Colman School*) a historic landmark. The structure contains a museum and residential units.

Surrounding Development

Surrounding development includes institutional, single-family, and multiple-family residential dwelling units all within an LR1 zone. Directly to the west is the *Colman School* containing both the Pacific Northwest African American Museum and multi-family residential units. To the east is a multiple-family structure and detached single family dwelling units. South of the site are *Colman Playground*, *Seattle Children's PlayGarden* and *Mark Cooper House*, a human services facility. The subject site is bounded by two right-of-ways: South Massachusetts Street to the south; and 25<sup>th</sup> Avenue South to the east.

Access

Proposed vehicular access to the site is proposed to remain as is, with access from South Massachusetts Street. Pedestrian access will be from various locations including: South Massachusetts Street to the south, *Colman School* to the west, 25<sup>th</sup> Avenue South to the east, and continuing north through the park to the Mountains-to-Sound Trail.

Public Comment

The comment period ended on February 12, 2014 after an extension request pursuant to SMC 23.76.012.D. A comment letter was received expressing concerns regarding the impacts the permanent shelter may facilitate, including, but not limited to: noise, intensity of use, and environmental impacts.

## **ANALYSIS – SEPA (WAC 97-11 and SMC 25.05)**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (SMC 25.05). The initial disclosure of the potential impacts from this project was made in a threshold determination submitted by the applicant, Seattle Parks and Recreation<sup>2</sup>. The Department of Planning and Development (DPD) has analyzed the threshold determination submitted by the project applicant, and reviewed the project plans and any additional information in the file. As indicated in the threshold determination, this action may result in adverse impacts to the environment; however, due to their temporary nature or limited effects, the impacts are not expected to be significant. A discussion of these impacts is warranted.

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 *SEPA 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 (SMC 25.05.665).

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the following: *Stormwater Code* (SMC 22.800-808); *Grading Code* (SMC 22.170); *Street Use Ordinance* (SMC Title 15); *Seattle Building Code*; and *Noise Control Ordinance* (SMC 25.08). The Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

### **SHORT TERM IMPACTS**

Construction activities are expected to result in some adverse impacts. The following temporary or construction-related impacts may be expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increase in greenhouse gas emissions; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; and consumption of renewable and non-renewable resources. The determination of non-significance (DNS) prepared by Parks and Recreation<sup>3</sup> identified short term air quality impacts and found that while these impacts may be adverse, they are not expected to be significant due to the relatively minor contribution from this project. The Department of Planning and Development agrees with this assessment. Several construction related impacts are mitigated through existing city codes and ordinances applicable to the project; therefore, compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. SEPA conditioning is not warranted.

---

<sup>2</sup> Dated March 3, 2005

<sup>3</sup> Dated March 3, 2005

## LONG TERM IMPACTS

Long term or use-related impacts are also anticipated as a result of this proposal, including: air quality; active and passive use of the park; and increased noise during events. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

### Historic Preservation

The subject project is adjacent to the *Colman School*, recognized as a historic landmark. The Department of Planning and Development (DPD) referred the proposal to the Department of Neighborhoods (DON) for review per SMC 25.05.675.H.2.c. Based on the review of the referral, as well as information from the City's Historic Resources Survey database, DON has determined that no additional mitigation is required (LPB 90/14, February 24, 2014); therefore, no further Historic Preservation conditioning is warranted pursuant to *SEPA Policy* SMC 25.05.675.G.

### Land Use

The improvements proposed to the park offer opportunity for active and passive recreation through use of pathways, benches, gardens, and a central shelter. The structure and improvements proposed are customarily associated with parks, and are typical of adjacent open space uses in the vicinity. No mitigation is warranted pursuant to *SEPA Policy* SMC 23.05.675.J.

### Noise

It is the City's policy to minimize or prevent adverse noise impacts resulting from new development or uses. The proposed improvements provide opportunity for community events which may generate an increase in noise. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term noise impacts. SEPA conditioning is not warranted to mitigate noise impacts pursuant to *SEPA Policy* SMC 25.05.675.L.

## **DECISION – SEPA**

This review was made after review by the responsible official for the lead agency (Seattle Parks and Recreation) of the completed determination of non-significance (DNS)<sup>4</sup>. The DPD concurs with Seattle Parks and Recreation DNS which concludes that no long term adverse environmental impacts are expected; therefore, no conditioning is necessary. This constitutes the exercised authority of DPD to review Seattle Parks and Recreation's DNS for substantive conditioning authority pursuant to SEPA Policies.

---

<sup>4</sup> Dated March 3, 2005

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) \_\_\_\_\_ Date: March 24, 2014  
Carly Guillory, Land Use Planner  
Department of Planning and Development

CG:drm

H:\MUPs\SEPA\3016471\3016471\_Decision\_formatted.docx