

City of Seattle

ANALYSIS AND DECISION OF THE SUPERINTENDENT
OF SEATTLE PARKS AND RECREATION

Proposal Name: **California Avenue Demolition**

Location of proposal: **4043 California Avenue Southwest, Seattle, WA 98116**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation (Parks) is proposing to demolish five (5) one-story, wood framed structures existing on the subject property. No existing vegetation will be removed. Once demolition has been completed and the disturbed areas have been hydroseeded, the area will be available for use in conjunction with the existing Dakota Place Park located immediately to the south of the site.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Existing Conditions

The subject 4,670 square foot L-shaped parcel contains five (5) one-story, wood framed structures. There are three (3) houses (approx. 780 sf each), one (1) 210 sf garage and a 280 sf shed. The houses are supported on concrete post foundations and the garage and the shed are on grade. Areas of the lot not covered by structures are grass. The site is located on the west side of California Avenue Southwest and located immediately to the north of Dakota Place Park. Within Dakota Place Park is a former Seattle City Light Substation building that is a City of Seattle Landmark. The site is surrounded by a variety of residential and commercial uses and was recently acquired. There are no identified Environmentally Critical Areas located on or adjacent to the site.

Proposal Description

The current proposal is to demolish the existing buildings, remove the existing concrete post supports and any slabs on grade and hydro-seed the areas where the buildings now stand. There is an existing 28" Cedar tree in the Northeast corner of the site that will be protected in place and retained. The crawl space voids will be filled in with approximately 96 cubic yards of Type-17 granular fill and then compacted to 80% M. P., with the top one foot being planting top soil. The grade of fill will be as shown on drawings and match the existing grades around the structures. The entire backfilled area will then be hydroseeded for future park use. Once demolition and hydroseeding are completed and the grass is established, the area will be available for use in conjunction with the existing Dakota Place Park located immediately to the south of the site. Additional park amenities may be added in the future as funds become available.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's Environmental Checklist, dated June 30, 2015. The basis for this analysis and decision is formed from information in the Checklist, a site visit and the lead agency's experience with review of similar projects.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "[w]here City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short Term Impacts

The following temporary, construction-related impacts are expected, including increased noise and vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and localized in scope.

The impacts associated with the construction are expected to be minor and of short duration. The majority of the construction activities will likely be confined to weekdays during regular working hours. The demolition, fill and hydro-seeding will be done only during daylight hours to limit noise impacts on the adjacent residents.

Hours of construction are limited by the Seattle Noise Ordinance, SMC ch. 25.08, to 7:00 a.m. and 10:00 p.m. on weekdays. No construction is anticipated beyond the normal 7 am to 5 pm work day. The City's Noise Ordinance 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.

Compliance with applicable codes, ordinances and regulations will be adequate to achieve sufficient mitigation for any short term impacts.

Long Term Impacts

As previously noted, the former Seattle City Light Substation building located in Dakota Place Park is a City of Seattle Landmark. The additional park space that will result once the buildings are demolished will not adversely impact this nearby historic resource. Additionally, while the subject buildings are more than forty-five (45) years old, they were not identified as eligible properties for Landmark consideration.

Once the construction activities are complete, West Seattle residents and visitors will have additional recreational opportunities in the neighborhood with the additional park space. Making available additional informal recreation opportunities on the flat grassy area will provide an additional park amenity in a dense urban neighborhood. The park will continue to serve predominantly local residents without the need for on-site parking. There is on-street parking adjacent to the park and the area is well served by many forms of public transportation. Parks

will continue to manage/operate the overall park once construction is complete. Should the operation and/or use of the park create adverse noise impacts on the surrounding neighborhood, Parks can limit the hours of operation or take other steps as necessary to minimize adverse noise impacts if any develop over the life of the park. No long term adverse environmental impacts are anticipated and thus no conditioning is necessary or warranted.

DECISION

This decision was made after the responsible official, on behalf of the lead agency, reviewed a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and final decision on application of SEPA's substantive authority and mitigation provisions. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- (X) Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- () Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. AN EIS is required under RCW 43.21C.030(2)(C).

Signature:



David Graves, AICP
Senior Planner, Planning & Development Division
Seattle Department of Parks and Recreation

Date: February 8, 2016

Seattle Department of Construction and Inspections Review

This decision has been reviewed by the Seattle Department of Construction and Inspections (SDCI). This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

(signature on file)
Jerry Suder, AICP, LEED AP
Land Use Planning Supervisor
Seattle Department of Construction and Inspections

Date: February 8, 2016

SDCI No.: 3021493