



school is currently available from Stone Avenue N and N 80<sup>th</sup> Street. Single Family 5000 (SF-5000) zoning and development abuts the site to the north south and east while NC2-40 zone abuts the site to the west. Aurora Avenue is located approximately a block from the site. Development in the vicinity is predominantly a mixture of single family, multifamily and institutional uses.

### Proposal Description

According to plans submitted by the applicant, the Daniel Bagley Elementary School has 120,000 square feet of playground. The applicant proposes to convert 28,800 square feet of the current asphalt school playground to a parking lot with 56 parking spaces including a 425 square feet trash and recycle enclosure for the school. The proposed parking lot will be situated on the northern portion of the playground west of the school building. Vehicular access to the parking would be available from N 80<sup>th</sup> Street. The project will involve the removal of the existing asphalt to create landscape edges, installation of a concrete pad for dumpsters, the installation of new pedestrian walkways and installation of five twenty foot high light poles. Three of the light poles will be located along the southern edge of the parking lot and two would be located in front of the school building within the front setback along Stone Avenue N. A new masonry enclosure will be constructed to screen the dumpsters. In addition, the project will be screened from the abutting street to the north and adjacent uses to the west by a combination of 6-foot tall fence and 5-foot wide landscaping strip consisting of trees and dense shrubs on the perimeter of the site including 5-foot wide garden strip within the parking lot.

### Public Comment

Notice of proposed project was published on February 2, 2006, and the comment period ended on February 15, 2006. Two comment letters were received. One respondent expressed concern about the soccer ball impacts to his property. The second respondent appealed the School District's Determination of Non-significance to the Hearing Examiner, WSBA N0. 2143.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was published in the annotated environmental checklist completed on November 29, 2005. Information in the checklist was supplemented by environmental reports prepared on behalf of the School District (referenced above). The information on the checklist, supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665D) clarifies the relationship between codes, policies, and environmental review. Special policies for each element of the environment contain 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. Thus, the mitigation that may be

required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

### Short term Impacts

The following temporary or construction-related impacts are expected: 1) decreased air quality due to dust and other suspended air particulates during site preparation; 2) increased noise and vibration from demolition operations and equipment; 3) increased traffic and parking demand from construction personnel; 4) temporary soil erosion; 5) conflict with normal pedestrian movement adjacent to the demolition area; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

### Construction Noise

Construction noise could result in periodic increases in speech interference and annoyance in the residences surrounding the project site. In addition to compliance with the Noise Ordinance (SMC 25.08), the applicant will be required to limit construction and grading activities to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition shall be required pursuant to the SEPA authority to mitigate noise impacts during construction (SMC 25.05.675 B).

### Parking

During construction, parking demand will increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities. However, an adequate supply of off-street parking exists on the site. Further additional parking mitigation under SEPA is not warranted.

### Erosion

Erosion is anticipated during site excavation and grading. Compliance with the Stormwater, Grading and Drainage Control Ordinance, which requires compliance with standard excavation and shoring practice and containment of stormwater runoff from exposed soils, will provide adequate mitigation of erosion impacts (SMC 23.05.675 B. and F).

### Long-term Impacts

Long term or use related impacts are also anticipated from the proposal and include: increased light and glare; increase in surface water runoff from an increase in impervious surfaces; increased ambient noise due to increased human activity and vehicular traffic; and increased demand on public services and utilities. These long-term impacts are not considered significant because they are minor in scope. Although not significant, these impacts are adverse and in some cases, mitigation is warranted.

Light and Glare

The proposed project will have exterior lighting, which could affect nearby residents. However, the Land Use Code requirement for shielding and reorienting exterior lighting to minimize impacts on surrounding properties is sufficient mitigation of this impact (SMC 23.45.045). No further mitigation under SEPA is warranted.

**DECISION-SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. 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)

[ ] 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)©.

**CONDITION - SEPA**

During Construction

The following conditions to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to be public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placard shall be laminated with clear plastic or other waterproofing material, and shall remain posted on-site for the duration of the construction.

1. In order to further mitigate the noise and other construction-related impacts, the owner(s) and/or responsible party(s) shall limit the hours of outside construction to non-holiday weekdays from 7:30 a.m. to 6:00 p.m.

Signature: (signature on file) Date: July 17, 2006  
Christopher A. Ndifon, Land Use Planner