

DETERMINATION OF NON-SIGNIFICANCE

Description: **Green Lake Small Craft Center Redevelopment** – Seattle Parks and Recreation is proposing to demolish and replace of the existing small craft center building with a new 2-story, 10,870 sq.ft. structure containing dry boat storage on the lower level and program specific water-dependent activities that are open to the public on the upper level. The project includes excavation, site grading and utility work to support the new structure and to provide access to on-water activities and hand carried boat launching. The adjacent existing Shellhouse building/public restroom will be minimally renovated and utilities for both buildings will be repaired/replaced as part of the project. No work is proposed at the existing aquatheater grandstand building. New publicly accessible launch piers and a covered safety launch slip are also proposed and would result in a net increase of 5,034 sq.ft. of overwater coverage and 5.3 square feet of benthic habitat loss associated with pilings for these structures. Shoreline restoration will be implemented to compensate for the additional over water coverage..

Proponent: **Seattle Parks and Recreation**

Location: **Green Lake Park, 5900 West Green Lake Way North, Seattle, WA 98103**

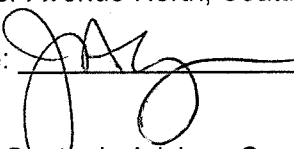
Lead agency: **Seattle Parks and Recreation**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of publication (NOVEMBER 12, 2019).
Written comments must be submitted by NOVEMBER 26, 2019.

Responsible official: Jesús Aguirre
Position/title: Superintendent, Seattle Parks and Recreation
Phone: 206-684-8022
Address: 100 Dexter Avenue North, Seattle, WA 98109

Date: 10/28/19 Signature: 

Please contact: David Graves, Strategic Advisor, Seattle Parks and Recreation if you have questions or comments about this determination. **Phone:** (206) 684-7048; **Fax:** (206) 233-3949; or, **e-mail:** david.graves@seattle.gov. You may appeal this determination to **Office of the Hearing Examiner at PO Box 94729, Seattle, WA 98124-4729** or 700 Fifth Avenue, Suite 4000, Seattle, WA 98104 no later than **5:00 pm** on December 5, 2019 by **Appeal Letter** and **\$85.00 fee**. You should be prepared to make specific factual objection. Contact the Seattle Examiner to read or ask about the procedures for SEPA appeals

City of Seattle

ANALYSIS AND DECISION OF THE SUPERINTENDENT
OF SEATTLE PARKS AND RECREATION

Proposal Name: **Green Lake Small Craft Center Redevelopment**

Address of Proposal: **Green Lake Park, 5900 West Green Lake Way North, Seattle,
WA 98103**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation is proposing to demolish and replace of the existing boathouse building with a new 2-story, 10,870 sq.ft. structure containing dry boat storage on the lower level and program specific water-dependent activities that are open to the public on the upper level. The project includes excavation, site grading and utility work to support the new structure and to provide access to on-water activities and hand carried boat launching. The adjacent existing Shellhouse building/public restroom will also be minimally renovated and utilities for both buildings will be repaired/replaced as part of the project. No work is proposed at the existing aquatheater grandstand building. New publicly accessible launch piers and a covered safety launch slip are also proposed and would result in a net increase of 5,034 sq.ft. of overwater coverage and 5.3 square feet of benthic habitat loss associated with pilings for these structures. Shoreline restoration will be implemented to compensate for the additional over water coverage.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Green Lake Park is a 320-acre park located in north Seattle. The lake and surrounding green space in the center of a dense urban neighborhood draws thousands of people daily from all over the city. The 2.8-mile asphalt path around the lake provides a recreational spot for runners, bikers, skaters and walkers and the adjacent 3.2 gravel mile trail is used by runners and walkers as well. Many others use the athletic fields or visit the park for boating, picnics and swimming.

The park serves as a natural preserve for hundreds of species of trees, plants and birds. Green Lake is used by resident and migratory waterfowl for resting and feeding as well as an area for active recreation. The Washington State Department of Fish and Wildlife stocks the lake with trout and there are other species of fish present in the lake.

The project site is located at the south end of Green Lake. Work will occur between the asphalt path and the shoreline. The three-building complex includes the existing one-story small craft center that houses program and workout space, office and meeting rooms and boat storage; the aquatheater structure which is used predominantly for storage and the one story shellhouse and public restroom building. The small craft center has long been the subject of renovation and/or improvement plans and sufficient funding has finally been secured to initiate the subject project.

In addition, the existing piers are that support the boating use at the site and general public access to Green Lake are relatively small and do not adequately serve the current programs in size or quality. This situation limits public access to the lake as well as program size for all the water-based organizations at the center. In its current condition, the facility does not provide the level of access, safety, and quality that is present at other similar facilities

The area of Green Lake Park surrounding the small craft center contains identified Environmentally Critical Areas (ECAs) – Liquefaction and Wildlife Habitat. The site is also within the Conservancy Management and Conservancy Preservation Shoreline Environments.

PROPOSAL DESCRIPTION

Seattle Parks and Recreation (SPR) is proposing to reconstruct the existing small craft center building as follows:

- The project involves demolition and replacement of the existing building with a new 2-story, 10,870 sq.ft. structure containing dry boat storage on the lower level and program specific water-dependent activities that are open to the public on the upper level. The project includes excavation, site grading and utility work to support the new structure and to provide access to on-water activities and hand boat launching;
- The adjacent existing Shellhouse building which includes a public restroom will also be updated with access for people of all abilities improved;
- Utilities for both buildings will be repaired/replaced as part of the project; and,
- No work is proposed for the existing aquatheater grandstand building.

The new building will be partially buried in the existing grade, and the majority of the lower level will be unconditioned, non-motorized boat (rowing shell) storage. The upper floor will contain office space, a training room, a coach's office, locker rooms, and a multipurpose/off-water training room. The building will sit on a pile foundation.

New piers and a new boat launch area is also proposed. These facilities will promote launching and temporary moorage for safety boats used at Green Lake and stored in the Green Lake Small Craft Center. The launch pier rebuild and new covered safety launch slip

will be built in 2 phases, based on when funding is obtained. When completed, the launch pier rebuild and covered safety launch slip would result in a net increase of 5,034 square feet of overwater coverage and 5.3 square feet of benthic habitat loss associated with pilings for these structures. A total of 5,040 sq.ft. of shoreline restoration/shoreline habitat improvement is proposed as mitigation for the additional over water coverage. Restoration and enhancement work will occur along the shoreline of Green Lake; actual areas of work will be identified during the permitting for the project. Target areas will be those with the highest percentage of invasive species.

Phase I includes the demolition of the existing Piers 2 and 3 and the construction of the new launch pier and radial deck. Piers 2 and 3 are approximately 955 square feet of overwater coverage. The new launch pier and radial deck is approximately 4,503 square feet of overwater coverage. Thus, the launch pier rebuild would result in an increase of 3,548 square feet of overwater coverage. The launch pier would be supported by eight (8) 10-inch piles or eight (8) helical anchors. These piles and anchors would result in the loss of 3.3 square feet of benthic habitat.

Phase II involves the construction of the covered safety launch slip adjacent to the Shellhouse. The covered safely launch slip would result in 1,486 square feet of overwater coverage. The new covered safely launch slips would be supported by six (6) 8-inch piles or helical anchors. These piles or anchors would result in the loss of 2 square feet of benthic habitat.

Construction would occur during typical daytime construction hours and would last for approximately nine (9) months. Construction access would be provided by the existing paved areas and pathway. Construction activities include excavation and grading, demolition of the existing small craft center. Construction equipment would likely include trucks, excavators, dozers, hydraulic hammer, air compressor, large mobile crane, drill rig and pile driving hammer. Work will be done from land; no barges are anticipated. All the applicable BMP's for construction site management will be applied to the areas where the work will take place. No areas of native vegetation will be disturbed; areas that are currently damaged or will be damaged during construction activities will be repaired and restored.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, signed June 12, 2019. The basis for this analysis and decision is formed from information in the checklist, graphics and exhibits attached to it and the lead agency's familiarity with the site and 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 or construction-related impacts are expected: hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; potential soil erosion and potential disturbance to subsurface soils during site work; increased traffic from construction equipment and personnel; increased noise and displaced recreational users.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code requires that soil erosion control techniques be initiated for the duration of construction. Erosion will be prevented by implementation of a required Temporary Erosion Control and Sedimentation Plan. Best Management Practices, such as mulching and seeding will be implemented at the site to minimize erosion during construction. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. The Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these codes and/or ordinances will lessen the environmental impacts of the proposed project.

The impacts associated with the construction are expected to be minor and of relatively short duration. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts to existing recreational uses, construction traffic, and construction noise warrant further discussion.

Recreation

During construction, the boathouse will be closed. In addition, the adjacent public restroom will be closed temporarily while the ejector pump is replaced and while improvements are made to the restrooms. Alternate restroom facilities will be provided while the existing restroom is closed. Construction will also impact the adjacent multi-use trail. Users will be rerouted around the construction site so that the loop experience around Green Lake can be preserved. No significant short-term adverse recreation impacts are anticipated, and no mitigation is warranted or necessary.

Construction Traffic

There are adequate areas on-site for the construction crews and equipment. The site is adjacent to an arterial which provides convenient truck access consistent with the requirements of the Street Use Ordinance. There will be limited construction traffic beyond equipment and construction workers entering and leaving the site such as material deliveries. Traffic associated with the construction is not anticipated to be significant and thus no conditioning is necessary or warranted.

Noise

Construction activities will be confined to weekdays. Hours of construction are limited by the Seattle Noise Ordinance, SMC ch. 25.08, to 7:00 a.m. and ten 10:00 p.m. on weekdays (SMC 25.08.425). The reality of the local construction industry is that contractors typically work from 7 a.m. to 4 p.m.; the likelihood that any construction activities will occur up to 10 p.m. is slight. The Noise Ordinance also 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.

Long Term Impacts

Recreation

Once completed, the public will have better access to the water around the new small craft center with the expanded docks, the rowing program will be able to accommodate more participants, the public restroom facilities will be improved and ADA access to the shoreline will also be improved.

Historic Preservation

The existing aquatheater building is a remnant of the original aquatheater. It is old enough to be eligible for listing as a City landmark. No work is proposed for the aquatheater so it will remain as it stands today. This project will be review by the City's Landmarks Preservation Board staff for any potential impacts to any adjacent historic resources such as the aquatheater. Any requirements that come out of that review will be incorporated into the project design. No significant adverse Historic preservation impacts are anticipated and thus no mitigation is warranted or necessary.

Traffic & Parking

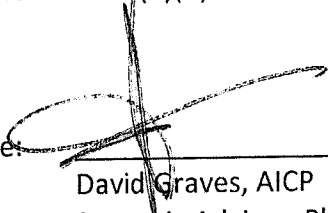
No change in the park operation is proposed. No significant adverse traffic and/or parking impacts are anticipated and thus no mitigation is warranted or necessary.

Upon completion of the project, 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
Strategic Advisor, Planning and Development Division
Seattle Parks and Recreation

Date: October 22, 2019

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Green Lake Community Boathouse

2. Name of applicant:

Seattle Parks and Recreation

3. Address and phone number of applicant and contact person:

Address: 100 Dexter Avenue North, Seattle, WA 98109

Phone: (206) 684-7048

Contact Person: David Graves, Strategic Advisor, Seattle Parks and Recreation

4. Date checklist prepared:

6/12/2019

5. Agency requesting checklist:

Seattle Parks and Recreation

6. Proposed timing or schedule (including phasing, if applicable):

The current milestone schedule anticipates issuance of permits and beginning of construction at the existing Green Lake Small Craft Center in May 2020 with substantial completion of construction and site reopening by March 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The GLSCC redevelopment plan has been developed with community input and the project information including site context, historical development and future plans are captured in the following documents:

- Green Lake Community Boathouse Feasibility Study – Dec 2017 (Schacht Aslani).
- Community meeting presentations on June 26, 2018 and October 3, 2018.
- Seattle Design Commission Presentations on October 4th, 2018 and April 18th, 2019.
- Friends of Olmsted Parks Presentation on October 30^h, 2018.

Above referenced reports can be accessed at:

<https://www.seattle.gov/parks/about-us/current-projects/green-lake-small-craft-center-redevelopment>

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Seattle Master Use Permit; Shoreline Substantial Development Permit, Drainage Review; Building Permit (landward); Building Permit (in-water), ECA exceptions, tree removal, electrical, and mechanical permits are all anticipated as part of the project.

U.S. Army Corps of Engineers section 10 and Section 404 permits and Washington Department of Fish and Wildlife Hydraulic Project Approval (HPA) are required for in-water components of the project.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The overarching goal of the Green Lake Community Boathouse project are:

- To provide a safe place for the rowing and paddling programs through improved accessibility, building and seismic code compliance and by providing basic services to ensure the safe and secure use of the facilities.
- To provide for increased demand for public rowing and paddling programs through more efficient and increased boat storage and improved instructional and meeting spaces
- To allow the programs to expand to reach underserved populations and continue the legacy for "access for all" through more accessible facilities
- To better embrace the community as a center of activity at Green Lake and to enhance connections with the park, neighborhood and community.

The project involves demolition and replacement of the existing boathouse building (5900) with a new 2-story, 10,870 gsf structure containing dry boat storage on the lower level and program specific water-dependent activities that are open to the public on the upper level. The project includes excavation, site grading and utility work to support the new structure and to provide access to on-water activities and hand boat launching. The adjacent existing Shellhouse building (5700) public bathroom will also be minimally renovated and utilities for both buildings will be repaired/replaced as part of the project. No work is proposed for the existing aquatheater grandstand building.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed. Project is not expected to generate new trips.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Improvements will provide for on-water launch storage space for coaching and safety boats that support rowers on Green Lake. By enhancing safety for boaters and users of the project may reduce need for public services.

New water service will also bring a hydrant to the area, which will improve fire response effectiveness in the vicinity.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other cable television

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing utilities will be used to support the new facilities including power from Seattle City Light, storm sewer and sanitary sewer services by Seattle Public Utilities and water service by Seattle Public Utilities.

The new GLCB will include several on-site enhancements including:

- Fire detection and alarm system that is in compliance with the International Fire Code and Seattle Fire Code requirements
- Emergency power through battery backup systems that will support egress lighting, illuminate exit signage and fire alarm control panel.
- New water service and fire hydrant along W Green Lake Way N.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from West Green Lake Way North. This street connects to larger City of Seattle streets including Aurora Avenue North (State Route 99) and East Green Lake Way North.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is approximately 0.5 miles away at Woodland Place North and North 65th Street which is serviced by the King County Metro E-Line.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There are two adjacent parking areas north of West Green Lake Way N. Lot C contains 32 parking stalls (1 ADA), and there are further 37 parking stalls (4 ADA) in an adjacent parking area. 21 stalls of the adjacent parking area are assigned to the GLSCC. No stalls will be eliminated or created as part of the project. Existing parking areas may be temporarily used for construction staging or access.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No street or frontage improvements are planned with this proposal.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project does not occur near water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is replacing and enhancing an existing function. This improvement will not change the number of trips per day to the site.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

Project construction timing is proposed to occur during the fall, winter and spring to limit effects to existing recreational users. Use of the site is highest during the warmer summer period.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The Shellhouse and Aqua Theater buildings are identified and described in the Historic Resources Inventory database created and managed by the City of Seattle Department of Neighborhoods. The sites have not received proposed or listed as City of Seattle Landmarks nor are they within a local or National Register historic district.

The Shellhouse was originally built in 1950 and enlarged in 1959 to add a concession and comfort station. The building was damaged by an earthquake in 1965 and repaired and remodeled in the late 1970s.

The Aqua Theater was originally a large open air stadium for outdoor performances. The site was used to support Aqua Follies and summertime SeaFair celebrations. However, use declined with the creation of the Seattle Center. Much of the grandstand was demolished in the late 1970s when the current Green Lake Small Craft Center was built.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known. The site was once part of Green Lake and was exposed when the lake was lowered in 1911. Lowering the lake created much of the parkland surrounding the Green Lake today. Fill materials were added in the 1930s from the spoils of the adjacent highway 99 construction through Woodland Park.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research tools used include:

- Washington State Department of Archaeology and Historic Preservation WISAARD (Washington Information System for Architectural and Archeological Records Data)
- City of Seattle Department of Parks and Recreation Archives
- City of Seattle – Seattle Municipal Archive
- City of Seattle Cultural and Historical Database (data.seattle.gov)

- b. What views in the immediate vicinity would be altered or obstructed?

The building and pier will be visible along the southern shoreline of Green Lake. Redevelopment will replace the existing buildings onsite, but will also consolidate their footprint, and will open additional view corridors between the three buildings to the lake that do not exist today due to existing building footprint and retaining walls.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Consolidated footprint, use of the existing grade to reduce overall massing, selection of durable low-maintenance materials that are compatible with the two existing adjacent buildings to remain.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will use LED and on-demand interior and exterior lighting. New lighting systems will use high efficiency low energy consumption fixtures using LED technology.

Exterior lighting will meet the facility's program requirements for safety and area pathway illumination as priorities. Exterior lighting controls will be on timeclock control systems.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Lighting from the site will not provide a safety hazard. Lighting could affect views of the south shore of Green Lake.

- c. What existing off-site sources of light or glare may affect your proposal?

Existing lighting from adjacent buildings, sports fields and parking areas contribute to sources of light and glare at the project site.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lights on docks will be shielded to limit light spillage. Lights will be directed at the dock, path and entry areas. On demand lighting will be used where possible.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is within a popular urban park. There is substantial recreational use of adjacent trails, park facilities and Green Lake.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The site will replace and upgrade existing park facilities.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project does not provide housing.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None/Not Applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is a redevelopment plan to update the existing facility to meet seismic and building safety codes while adding meeting/training space and other building updates to support existing uses of the site. The proposed development is a water-dependant facility that is accessory to the park use.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. The proposed project will not affect agricultural or forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The site slopes towards the shoreline and the building will be approximately 20-22 feet above grade at the upslope/path side of the building and approximately 28-30 feet above grade on the lake side of the building.

Exterior building materials are proposed to be a combination of concrete, glass, corrugated metal, and standing seam metal panels. The building façade facing Green Lake is proposed to be primarily window glass and corrugated metal. The path side will be a combination of standing seam siding, concrete and window glass.

There are no nearby working farms or forest lands

c. Describe any structures on the site.

There are three existing buildings on the site, The shellhouse (5700), the Boathouse (5900) and the Aquatheater grandstand. All three buildings sit adjacent to the shoreline, along a curved concrete and steel bulkhead structure and pier. Extending from the bulkhead are two floating piers and one fixed pier.

d. Will any structures be demolished? If so, what?

Yes. The existing Boathouse building (5900) and a portion of the existing piers will be demolished and the proposed building and pier will expand the footprint of the existing structures.

e. What is the current zoning classification of the site?

Residential Single Family 5000

f. What is the current comprehensive plan designation of the site?

City-Owned Open Space controlled by city ordinance 125173.

g. If applicable, what is the current shoreline master program designation of the site?

Conservancy Management (CM) by City of Seattle

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site includes the following Environmental Critical Areas designations mapped by the City of Seattle:

- Liquefaction prone area (ECA 5) – The entire site and adjacent areas.

- Wildlife habitat (ECA 9) – Green Lake and a buffer around a nest site in Woodland Park that incorporates the site are designated as wildlife habitat.

In addition, wetlands (ECA 4) are documented just east of the site and the site may be within wetland buffers, and a historical landfill (ECA 7) is a short distance to the southeast of the site.

i. Approximately how many people would reside or work in the completed project?

During the summer months, the project will be actively used by approximately 350-450 participants enrolled in classes M-F. On Saturday and Sundays that numbers is 100-200 participants, and during the fall, winter and spring those numbers are 250-300 participants.

The center is operated by Seattle Parks part-time and full time employees that combined total approximately 2.5 FTE employees on the site every day. Programs and coaches vary with the number of participants, but can also number 20-40 individuals per week.

During special events and Regattas the center will serve upwards of 900 Participants and an estimated 3000-4000 spectators will line the lake to observe and participate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The area is in an urban park setting with noise primarily limited to recreational park users and traffic noise from adjacent roadways.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise sources will be from construction activities, in particular heavy equipment and demolition equipment. Construction activities will be predominantly confined to weekdays. Hours of construction are limited by the Seattle Noise Ordinance, SMC ch. 25.08, to 7:00 am and 10:00 pm on weekdays (SMC 25.08.425). Actual durations of construction are likely to end earlier than 10:00 pm, likely by 6:00 pm on most days. The Noise Ordinance also regulates the loudness (dB) of construction activities, measured fifty (50) feet from the subject activity or device.

Long term noise activities will be regulated as a component of park operations. Park users subject to Seattle Municipal Code Section 25.08.520.

- 3) Proposed measures to reduce or control noise impacts, if any:

Noise sources and levels will be mitigated through application and compliance with Seattle Municipal Code for construction noise and park use.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is operated as a Public Park. This redevelopment proposal will increase the capacity of the site to support small craft storage, launching and on-water activities. In addition, the proposal will add meeting space.

Per municipal code 23.44.006 Principal Uses Permitted Outright the site will continue to operate as a public park.

The site is surrounded by the existing Woodland Park and Green Lake Parks. Adjacent land uses outside of the park are primarily residential.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No. There are no farm or forest land uses at this site.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The local utility, Seattle City Light, provides electricity to the site for lighting and general power uses.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

The building will meet or exceed existing building codes for insulation. New lighting systems for both interior and exterior lighting will use high efficiency low energy consumption fixtures using LED technology. Lighting will be high energy efficient and meet Seattle Energy Code requirements.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals stored and used on-site are expected to be limited to those used for cleaning and maintaining the building or small crafts. Chemical cleaners, lubricants, stains, paints and waxes may be used within the building.

- 4) Describe special emergency services that might be required.

The building and associated piers is being redeveloped to continue to support and expand support for on-water recreational rowing and boating on Green Lake. Such on-water activities have a risk of drowning or vessels in need of assistance. Existing parking and emergency response systems are developed to help minimize these risks and to support response to any incidents.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

- e. List all noxious weeds and invasive species known to be on or near the site.

Invasive plant species including Eurasian milfoil (*Myriophyllum spicatum*), white water lily (*Nymphaea odorata*), yellow flag iris (*Iris pseudacorus*), reed canarygrass (*Phalaris arundinacea*), Humalayan blackberry (*Rubus armeniacus*), English Ivy (*Hedera helix*) are all present or have been present in the project vicinity. The project is not expected to affect the distribution or spread of these species.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Green Lake is an urban lake stocked with rainbow trout, brown trout and channel catfish by Washington Department of Fish and Wildlife. Common carp, largemouth bass, rock bass, pumpkinseed sunfish and brown bullhead are also present in Green Lake.

- b. List any threatened and endangered species known to be on or near the site.

None are known.

- c. Is the site part of a migration route? If so, explain.

Seattle is part of the Pacific Flyway, a major migratory bird route for birds in North America.

Green Lake is functionally isolated from fish and wildlife migration corridors due to its urban context and drainage infrastructure.

It provides urban habitat for some wildlife species and is used by some migratory bird species including Canada geese.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

- e. List any invasive animal species known to be on or near the site.

Asian carp were introduced to Green Lake as part of historic milfoil control efforts. American bullfrog are likely present in or adjacent to Green Lake. Widespread non-native species including European starling, house sparrow, eastern gray squirrel, fox squirrel, and domestic cats and dogs likely also occur in the area.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Existing trees between the proposed GLCB and the Aquatheater that are on the Aquatheater side will be retained. Existing trees along the existing park trail will be protected during consutrction and retained.

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to occur near the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Figure 2 shows the proposed landscape planting plan. Along the South side of the building (right on the page), a bioretention mix and trees are included in the surface stormwater feature that serve the site and building. In other areas, a shrubs mix or turf mix is used delending on the size and location of the landscaping area. The portion of the site affected by required utility extensions will also include trenching and turf in-kind replacement.

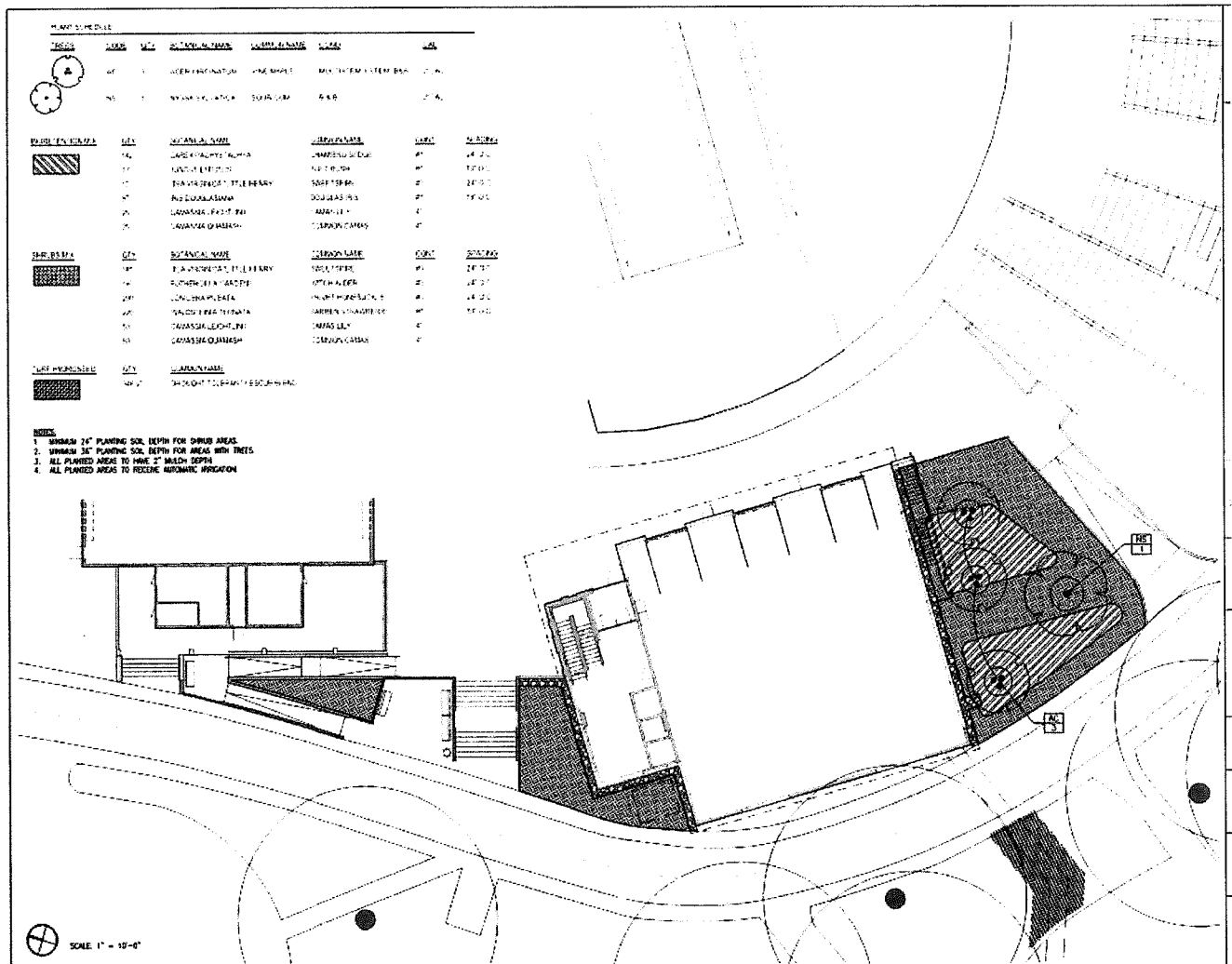


Figure 2: Landscape planting plan

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The site will generate stormwater during rain events. The project storm drain design will include facilities to meet On-Site Stormwater Management Requirements and the Peak Flow Control Standard. These require the project to reduce discharge of run-off through infiltration and flow attenuation facilities such that post-development peak flow of the 25-year storm event not exceed 0.4 cubic feet per second per acre. Additionally, peak flow for the 2-year storm event is not to exceed 0.15 cubic feet per acre. Stormwater will flow to Green Lake.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

None anticipated.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None/Not Applicable.

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

The site contains primarily ornamental and decorative plantings including grasses, shrubs, a small number of evergreen and deciduous trees. Green Lake contains some non-native water plants including Eurasian milfoil that may be present in the project area.

- b. What kind and amount of vegetation will be removed or altered?

Grass and decorative plantings (shrubs and ornamental plants) in the immediate vicinity of the existing Green Lake Community Boathouse will be removed during clearing and grading activities. Plantings will be restored at the end of the redevelopment project.

Yes. Construction of the Green Lake Community Boathouse will occur within 200 feet of the Green Lake shoreline. In addition, new boat launches and piers will be installed in Green Lake adjacent to the shoreline.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge materials are proposed in Green Lake. Pilings will be installed to support the new pier and launches. Approximately (8) 10" Steel piles will support a new fixed and floating pier for hand-launched boats directly adjacent to the Green Lake Community Boathouse. An additional (8) 10" steel pile will support a future wakeless-launch boat storage structure for coaches boats.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No/Not Applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. Piers and launches extend below Ordinary High Water of Green Lake.

Although Green Lake was a natural lake, it was lowered in 1911 to its current elevation and its outflow is metered to maintain the lake's depth.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None known.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater use or withdrawal. Water service is provided through City of Seattle utilities.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into ground due to this project. Temporary sanitation systems will be used during construction and the site is connected to the City of Seattle sewer system.

c. Water runoff (including stormwater):

mulching, dust control and other standard construction erosion control practices is expected to control potential on-site erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After completion of the project, the site will be approximately 75% impervious. These areas include building roof and paved pedestrian zones.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Access to the site will use existing paved areas to the extent possible. All catch basins in the vicinity of the work will have erosion protection throughout the construction period. All work will be performed in compliance with local and state code and permit requirements.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, emissions to the air will include dust from demolition and construction activities and exhaust from transportation and construction equipment. Demolition and earth moving activities and resulting airborne dust are restricted by State and Local Code.

The project is increasing the capacity of the site to support recreational rowing activities. This may result in increased trips to the site, however it is unclear if these trips would contribute to vehicle emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

All work will be performed in compliance with State and Local Code, and permitting requirements.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. The project occurs adjacent to Green Lake.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Park setting adjacent to the urban lake, Green Lake. Site has been developed to provide infrastructure to support recreation and performance activities including buildings, amphitheater, trails, shoreline bulkhead and existing floating docks.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is 12-16% from the eastern edge of the multi-use trail to the shoreline of Green Lake.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site lies in an area of liquefiable soils (loose fill over sand and gravel deposits).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

The site is in a managed status and there are no signs of erosion or unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Site excavation will occur during demolition to remove the foundation of an existing building, demo adjacent site paving, and remove existing storm drain and sanitary utilities. During construction, excavation will occur to construct new building foundations, the footings for a new ADA ramp and during trenching operations for site utilities, including excavation for the installation of a lift station. There will be approximately 150cy of excavation. Backfill will include Type 26, Type 9, Type 22, import landscape soils, structural fill, and onsite suitable material.

Site grading will be minimal, limited primarily to the edge of the site where the new ADA ramp will be installed and in a landscape and stormwater detention zone. The total area impacted by grading is approximately 4,500sf.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Surface erosion is a possible result of clearing and grading operations. Minor localized erosion may occur as a result of construction activities, however these impacts will be prevented from extending beyond the project limits through best management practices. Use of on-site erosion control measures such as silt fence, catch basin inlet protection,



Figure 1: Green Lake Small Craft Center Location

The new building is partially buried in the existing grade, and the majority of the lower level is unconditioned, non-motorized boat storage. The upper floors contain office space, a training room, a coach's office, locker rooms, and a multipurpose/off-water training room.

The proposed replacement building is construction type V-B, and fully sprinklered. The primary structural frame is glu-lam beams and columns, resting on concrete retaining walls surrounding the first floor level. The building sits on a pile foundation. The roof and floor construction consist primarily of structural insulated panel system (sips), and the exterior walls are 2x wood stud framing and sheathing meeting the standards of the building type. Lateral elements are shear walls with plywood sheathing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Green Lake Small Craft Center is located at:

5900 West Green Lake Way North

Seattle, Washington 98103

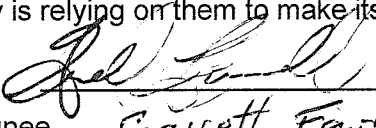
Township 25 N, Range 4 East;

Legal Description of site is: Por of Woodland Park Ly Ely of Aurora Ave N.

Figure 1 provides the site's context.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee

Garrett Farrell

Position and Agency/Organization

Seattle Parks P.M.

Date Submitted:

10/22/19

Revised manuscript received 12 November 2003; accepted 12 November 2003.

8.	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377
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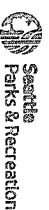
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Journal of Interpersonal Violence 26(10)

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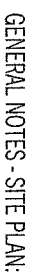
10 JUNE 2019



GREEN LAKE
COMMUNITY BOATHOUSE

ARCHITECTURAL SITE PLAN

DATE	4/17/2018
TIME	X 11 X
NAME	A0.3



Key Value	Keynote Text
051	ELIMINATING BUILDING TO BE DEMOLISHED
802	FLOODED PER & LOADING STORAGE PER (RPH)
950	PRIMARY ACCESSIBLE ENTRANCE
951	EXISTING MATERIAL TO REMAIN
958	PER PLAN - SEE AUGUSTE
959	EXISTING PARKING TO REMAIN
962	CONSTRUCTION/REPAIRING PER PLAN
967	CULTURAL TRAINING PER CIVIL, PLUMBING, ELEC
968	EXISTING PLUMBING PER TO REMAIN
973	EXISTING BUILDING AND DECK TO REMAIN
974	PAUP HOUSE, SEE DETAIL
975	SURFACE DEMOLITION/REDEMITION, SEE LANDSCAPE AND CIVIL
979	TRAIL INHABIT, SEE CIVIL
980	SITE STORAGE

1. ARCHITECTURAL SITE PLAN: PROVIDES FOR GENERAL INFORMATION AND SITE RELATIONSHIPS, WITH ALL SITE ELEMENTS ARE REPRESENTED ON THIS SHEET. REFERS TO LANDSCAPE, CIVIL, MECHANICAL, AND ELECTRICAL SITE DRAWINGS FOR FURTHER INFORMATION REGARDING THE SITE DESIGN.
2. PROJECT BOUNDARY LINES: AS SHOWN ON DRAWINGS SHOW THE GENERAL LIMITS OF WORK AND LISTING OF CONTRACTORS INCLUDED IN THE AREA. SOME CONTRACTORS MAY BE REQUIRED TO PROVIDE THEIR OWN SETS OF DRAWINGS AS SHOWN ON DRAWINGS AND AS NECESSARY TO COMPLETE THEIR WORK.
3. REFERS TO FLOOR PLANS FOR BUILDINGS RELATED TO REMOVED STRUCTURES AND SITE-BUILDING DIMENSIONS ARE PROVIDED ON OTHER SETS. ARCHITECTURAL DRAWINGS FOR BUILDINGS AND ELEMENTS ARE SHOWN. SEE ARCHITECTURAL PLANS AND DETAILS FOR EVIDENCE OF BUILDING CONSTRUCTION. FIELD PHOTO TO BE PROVIDED FOR ALL BUILDINGS AND ALL DIMENSIONS TO BE MATCHED PRIOR TO BEING EXCAVATED WITH WORK.
5. GRADES SHOWN ON THE ARCHITECTURAL SITE PLAN ARE FOR REFERENCE ONLY. REFERS TO SURVEYOR FOR EXISTING GRADING.

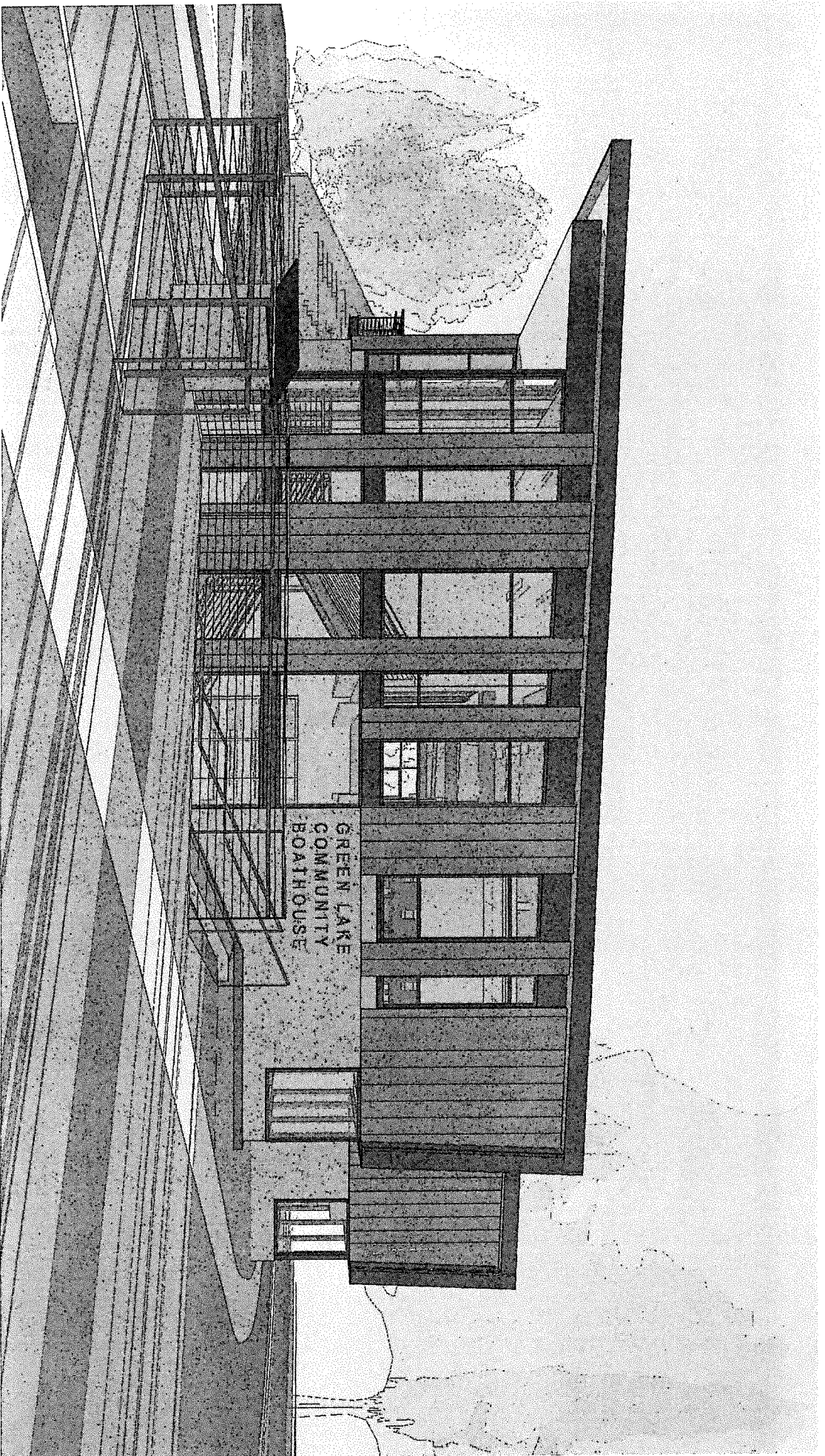
1 ARCHITECTURAL SITE PLAN

[illegible]

SITE PLAN LEGEND

	PROJECT WORK LIMIT		TREES AND LANDSCAPE
	TEMPORARY PATH		PRIMARY CONSTRUCTION ACCESS
	WETLAND BOUNDARY ON SITE BACK CONSTRUCTION ENCLOSURE		PROJECT NODE
	(B) BUILDING TO BE DEMOLISHED		DIRECTION OF TRAVEL
	EGRESS PATH		ASPHALT PAVING
	CONTRACTOR LANDMARK AREA / STAGING		CONCRETE PAVING
	TEMPORARY GRAVEL PATH		

TRUE NORTH
PROJECT NORTH





04/17/19

schacht | aslani architects

