

City of Seattle

ANALYSIS AND DECISION OF  
SEATTLE PARKS AND RECREATION

Proposal Name: **Little Saigon Park Development**

Address of Proposal: **Little Saigon Park, 1224 South King Street, Seattle WA  
98144**

**SUMMARY OF PROPOSED ACTION**

Seattle Parks and Recreation is proposing to development an existing gravel parking lot into a public park with space for passive recreation, play and community events. The park will be approximately 11,750 sq.ft. and provide a pedestrian connection/accessible path between South Jackson Street at the north and South King Street at the south. Work includes approximately 420 cu.yds of excavation and 550 cu.yds. of backfill as part of the contaminated soil removal and demolition of the existing gravel parking lot and other site improvements, shoring, earthwork, installation of storm drainage utilities, concrete pavement, reinforced concrete retaining walls, rubber safety surfacing, play feature installation, irrigation, planting, site furnishings, and lighting.

**SEPA DETERMINATION: Determination of Non-Significance (DNS)**

**BACKGROUND DATA**

Seattle Parks and Recreation (SPR) purchased this .27-acre site in 2013 to provide the community access to open space within the International District. The Seattle Park District is funding the development of the site into a park. Seattle Parks and Recreation has been working with the community on the design for the park. The site is currently a gravel parking lot providing overflow parking for the grocery store to the south. The site does not contain any identified Steep Slope Environmentally Critical Areas (ECAs) as indicated on the City's GIS database.

Historical documents indicate that the site's former land uses included a laundry and residential development. Nearby parcels had historic service stations with assumed underground storage tanks (USTs), as well as automobile repair and machining. Lead and PCEs were detected onsite. Partial clean up and soil removal was conducted in 2014. Lead and HVOCs remain in soils within the slope at the northern end of the site, which could not be excavated at that time; they will be removed as part of the subject project.

The parcel is located within the International District of Seattle and within the International Special Review District (ISRD) for historic preservation. The park design is

subject to review and approval by the ISRD Board to minimize the potential for adverse impacts to historic properties and structures within the District.

## **PROPOSAL DESCRIPTION**

The project will convert the existing gravel parking lot to a public park with concrete plazas with amphitheater seating connected by concrete ramps and stairs, a play area with rubber safety surfacing over a concrete base and areas of lawn and plantings. The entire site will be regraded to enable the development to meet the Americans with Disabilities Act (ADA) requirements for accessibility. Excavation is required on the northern end of the site to remove contaminated and loose fill soils. Structural fill will be used to provide a suitable base for the accessible ramps to prevent settling. The project will require approximately 420 cu.yds. of excavation/export, and the import of 550 cu.yds of fill and 230 cu.yds planting soils. Structural fill and planting soils will be sourced from local soil distributors. All the applicable BMP's for construction site management will be implemented to during construction.

## **ANALYSIS – SEPA**

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated March 23, 2022. The basis for this analysis and decision is formed from information in the checklist, project plans, 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 disturbance to subsurface soils during site work; increased noise and traffic from construction equipment and personnel.

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 from construction traffic and construction noise warrant further discussion.

### ***Construction Traffic***

The site is close to arterial streets which provide convenient truck access consistent with the requirements of the Street Use Ordinance. As noted above, a total of up to 1,200 cubic yards of materials would be excavated, removed and/or imported and graded across the site. There will be limited construction traffic beyond materials, equipment and construction workers entering and leaving the site. The site is within a block of Rainier Avenue South, a City arterial and freight route. Given the proximity of a City arterial, construction access and materials hauling can be accommodated consistent with City requirements and with little or no impacts to the surrounding neighborhood. As such, traffic impacts associated with the project construction are 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***

The new park will provide a new recreational amenity in the neighborhood with access for people of all ages and abilities. No significant long-term adverse recreation impacts associated with the operation of the new park are anticipated, and no mitigation is warranted or necessary.

### **Traffic & Parking**

The new park will serve the immediate neighborhood. It is too small to be more than a local recreational amenity. As such, it is unlikely people will drive specifically to use the park. No parking is being provided on site but there is on-street parking to accommodate people that drive to the park. No significant adverse traffic and/or parking impacts associated with the park development are anticipated and thus no mitigation is warranted or necessary.

### **Historic Preservation**

As noted previously, the park design is subject to review and approval by the ISRD Board to minimize the potential for adverse impacts to historic properties and structures within the District. A Certificate of Approval is required for the construction of the park. The project received ISRD approval on 4/11/2022.

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, Development & Maintenance Division  
Seattle Parks and Recreation

Date: May 10, 2022