

DETERMINATION OF NON-SIGNIFICANCE

Description: North Rainier Landbanked Site Development – Seattle Parks and Recreation (SPR) is proposing to develop three parcels acquired in 2011, 2016 and 2019 into a 0.9-acre neighborhood public park with a variety of public amenities. Construction will include the excavation and disposal of four feet of soil across most of the site in the dry season to remove the invasive Japanese Knotweed. Total earthwork proposed is approximately 6,800 cu.yds. of cut to remove the knotweed and approximately 7,800 cu.yds of fill to return the site grades to match the surrounding sidewalks and develop the park. Initial demolition of the two vacant structures and removal of an underground oil storage tank will occur prior to the park development.

Proponent: Seattle Parks and Recreation

Location: 3656 34th Avenue South, Seattle, Washington 98144

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 (January 4, 2021).

Written comments must be submitted by January 19, 2021.

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

Date: 12/23/2020 Signature:  Jesus Aguirre (Dec 23, 2020 13:53 PST)

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 January 26, 2021 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: **North Rainier Landbanked Site Development**

Address of Proposal: **3656 34th Avenue South, Seattle, Washington 98144**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation (SPR) is proposing to develop three parcels acquired in 2011, 2016 and 2019 into a 0.9-acre neighborhood public park with a variety of public amenities. Construction will include the excavation and disposal of four feet of soil across most of the site in the dry season to remove the invasive Japanese Knotweed. Total earthwork proposed is approximately 6,800 cu.yds. of cut to remove the knotweed and approximately 7,800 cu.yds of fill to return the site grades to match the surrounding sidewalks and develop the park. Initial demolition of the two vacant structures and removal of an underground oil storage tank will occur prior to the park development.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

The landbanked site is located in the Southeast quadrant of the City, in the North Rainier neighborhood. In late 2011 SPR finalized the purchase of a 6,650 sq.ft. property, located at the northwest corner of 35th Avenue South and South Charlestown Street. This was followed by the purchase of an adjacent site at 3655 35th Avenue South in 2016 and the final parcel at 3656 34th Avenue South in 2019.

Seattle Parks and Recreation (SPR) is proposing to develop the parcels into a neighborhood park with public amenities including a large central natural grass gathering area, a play area, adult exercise equipment, a half-court basketball court, a walking loop and two picnic areas with seating and planting throughout the park. Pedestrian scaled lighting is also included in the proposal. Street frontage improvements are required and include new sidewalks, curb and gutter, drainage infrastructure and curb ramps on three sides of the park and street parking on two sides of the park. The pedestrian circulation system is designed and will be constructed to comply with the American with Disabilities Act. The surrounding neighborhood to the north and east is a mixture of single and multi-family residential structures. To the south and west are a variety of mixed use and commercial structures and uses including a grocery store, retail and restaurants.

The site is within an identified Environmentally Critical Area (ECA) as indicated on the City's GIS database –Liquefaction Prone Area which includes most of the Rainier Valley.

PROPOSAL DESCRIPTION

SPR will make improvements at the site including the excavation and disposal of four feet of soil across most of the site to remove the invasive Japanese Knotweed. Removal of the knotweed infested soil will be done in the dry season. Type 17 fill and topsoil will be imported and spread across the site to bring the grades back up to match the surrounding grades and support the new hardscape areas and plantings. New utility connections will be made to support the future park uses. Total earthwork proposed is approximately 6,800 cu.yds. of cut to remove the knotweed and approximately 7,800 cu.yds of fill to return the site to match the surrounding sidewalks and develop the park. Initial demolition of the two vacant structures and removal of an underground oil storage tank will occur prior to the park development. All the applicable BMP's for construction site management will be applied to the areas where the work will take place.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated October 1, 2020. 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 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. While there will be a short-term increase in greenhouse gas emissions during construction, overall usage of the park will not change.

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

There are adequate areas on-site for the construction crews and equipment. The site is adjacent to an arterial street which provide convenient truck access consistent with the requirements of the Street Use Ordinance. As noted above, a total of up to 15,000 cubic yards of materials would be excavated, removed, 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 a block from Rainier Avenue South, a major City arterial. 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 residential neighborhood to the north and east. 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 park will provide the North Rainier neighborhood with new recreational opportunities at the site once construction is completed. 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 park is designed to serve the immediate neighborhood; most people are expected to walk to and from the site. There is existing on-street parking to accommodate people that drive to the site. No significant adverse traffic and/or parking impacts associated with the operation of the new park 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: December 14, 2020