

City of Seattle

ANALYSIS AND DECISION OF SEATTLE PARKS AND RECREATION

Proposal Name: **South Park Plaza Development**

Address of Proposal: **8456 Dallas Avenue South, Seattle, WA 98108**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation purchased the vacant 0.83-acre property from King County in 2014. Although City of Seattle, through SPR, owns and manages the site, the property is in King County, adjacent to the Seattle city limits. SPR is proposing to construct a large plaza space with surfaces, utilities, lighting and amenities supporting community events, markets, celebrations and large gatherings at the site to create a public park. Improvements include a children's play area; an overlook entryway; pathways connecting the South Park business district, Dallas Avenue South, thru the park to South Orr Street onto future Duwamish River and community open space and trails; benches, seat walls and picnic tables; indigenous landscape plantings and lawn areas; stormwater and drainage improvements; and, sidewalks, curbing, drainage & landscaping on the adjacent rights-of-way improvements. The project also includes approximately 500 cu.yds of cut and 2,500 cu.yds of fill as part of the site grading for the proposed improvements.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Seattle Parks and Recreation (SPR) completed the purchase of the 0.83-acre property from King County in 2014, as part the department's Land Bank Park Development program. SPR is now moving forward with improvements to the site. The park site is currently a vacant graveled parcel with fencing around the perimeter. South Park Plaza is located in the South Park neighborhood of South Seattle and sits within the Urban Village/Commercial District of South Park. The parcel is located at the southwest end of the South Park Bridge (14th Avenue South) and Dallas Avenue South and a block away from the Duwamish River to the north. Although City of Seattle owned, the property is in King County. The South Park Plaza project is one of many recent park development initiatives undertaken by SPR to provide much needed open space and recreational opportunities in this underserved community. There are no Environmentally Critical Areas (ECAs) on the site as indicated on the City's GIS database.

PROPOSAL DESCRIPTION

SPR is proposing to create a large plaza space with surfaces, utilities, lighting and amenities supporting South Park community events, markets, celebrations and large gatherings on the vacant site. Proposed improvements include a children's play area; an overlook entryway; pathways connecting the South Park business district, Dallas Avenue South and through the park to South Orr Street onto future river/community open space and trails; benches, seat walls and picnic tables; indigenous landscape plantings and lawn areas; stormwater and drainage improvements; and sidewalk, curbing, drainage & landscape improvements along the adjacent rights-of-way improvements.

Park construction includes general site grading for the proposed improvements. The site grading is mostly fill to facilitate stormwater drainage away from the site. Grading quantities are 500 cu.yds. of cut and 2,500 cu.yds of fill; the source of fill has not yet been determined. Applicable Best Management Practices (BMPs) will be implemented during construction.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated December 16, 2021. The basis for this analysis and decision is formed from information in the checklist, studies/reports related to the project proposal, the lead agency's familiarity with the site and experience with the 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 at the expanded park will not change, and the existing park will remain open during the construction activities.

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 provides convenient truck access consistent with the requirements of the Street Use Ordinance. There will be limited construction traffic beyond materials, equipment and construction workers entering and leaving the site. The site is adjacent to 14th Avenue South, a 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 adjacent 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

With the completion of this park, there will be a new recreation opportunity in the South Park neighborhood and additional connectivity with the adjacent Port of Seattle constructed open space. 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 proposed improvements will add a park to better serve the South Park neighborhood. The park will serve the local neighborhood; it is unlikely that people will drive to the park. No on-site parking is being provided but there is adjacent on-street parking on Dallas Street and South Orr Street to accommodate people that do drive to the park or drive to surrounding businesses and also take advantage of the new public open space. No significant adverse traffic and/or parking impacts associated with the improvements 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.

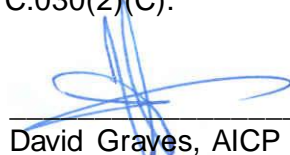
DECISION

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, Development & Maintenance Division
Seattle Parks and Recreation

Date: December 17, 2021