

City of Seattle

ANALYSIS AND DECISION OF
SEATTLE PARKS AND RECREATION

Proposal Name: **Wedgwood Landbanked Site Park Development**

Address of Proposal: **8605 – 35th Avenue NE, Seattle WA 98115**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation is proposing to develop a landbanked site in the Wedgwood Neighborhood of Northeast Seattle into a 14,470 sq.ft. (.33 acre) public park. The proposal includes demolition of an existing asphalt parking area; installation of temporary erosion & sediment control, tree protection, earthwork, drainage modification, concrete pathways, permeable concrete, concrete curb wall, site furnishings, irrigation, lawn, and plantings. The project includes approximately 420 cu.yds. of excavation and 1,600 cu.yds. of grading.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Seattle Parks and Recreation (SPR) Seattle Parks and Recreation purchased this 0.33-acre site in 2014 to provide the community access to open space in the Wedgwood neighborhood of Northeast Seattle. The Seattle Park District funds the development of this parcel into a park. The site is surrounded by one-story commercial buildings and multi-story multi-family and mixed use buildings. The site is located on the northwest corner of the intersection of 35th Avenue NE and NE 86th Street. 35th Avenue NE is a City Arterial. There are no identified Environmentally Critical Areas (ECAs) on or adjacent to the site as indicated on the City's GIS database.

PROPOSAL DESCRIPTION

The Wedgwood neighborhood has a strong sense of community with a history rooted in farming, gardening, bird watching, art, and the natural landscape. Mature, heritage trees and natural rock outcroppings have long been signature elements of the neighborhood. SPR and the design consultant worked closely with the community on the design for this new park. The design is a multi-use space that includes a central lawn, walking paths, a curved seat wall, seating and gathering areas, and a concrete pedestal for a potential future art installation.

SPR is proposing to develop a new 0.33-acre park in a Neighborhood Commercial 2 zone with a pedestrian zone overlay (NC2P-55 (M)). Construction will be done using standard

construction practices and equipment. The work involves the demolition of the existing asphalt parking area, installation of temporary erosion & sediment control, tree protection and earthwork. Park development includes the construction of concrete pathways using permeable concrete, concrete curb walls and the installation of site furnishings, irrigation, lawn, and plantings. The project includes approximately 420 cu.yds. of excavation and 1,600 cu.yds. of grading to reach the final design contours. All the applicable BMP's for construction site management will be implemented during construction.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated November 1, 2021. The basis for this analysis and decision is formed from information in the checklist, 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 provide 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 35th Avenue NE, 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 residential 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 neighborhood. 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 Wedgwood neighborhood. The park will serve the local neighborhood; it is unlikely that people will drive to the park. No parking is being provided on site but there is on-street parking 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: _____


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Seattle Parks and Recreation

Date: November 10, 2021