

City of Seattle

ANALYSIS AND DECISION OF
SEATTLE PARKS AND RECREATION

Proposal Name: **Georgetown Flume Park Development**

Address of Proposal: **7242 East Marginal Way South, Seattle WA 98108**

SUMMARY OF PROPOSED ACTION

The Georgetown Flume Off-Leash Area and multi-use trail development project is a multi-agency City project. Seattle City Light has transferred the property to the Seattle Department of Transportation and Seattle Parks and Recreation as part of a public benefit for a street vacation. The combined development will create a dog off-leash area, a multi-use trail, and large bio-retention cell to manage stormwater for the site, and plant approximately 80 new trees. The multi-use trail will be a link of the Georgetown to South Park Trail. Improvements include pedestrian scaled lighting and six parking spaces, including one accessible parking space in the South Myrtle Street right-of-way on the north side of the site. The project will also construct a new 12" water main from Ellis Avenue South along Myrtle Street to bring water to the site and includes approximately 1,000 cu.yds of grading.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

The Flume site, currently owned by Seattle City Light (SCL), was the historic site of the conveyance that transported water from the Duwamish River to the Georgetown Steam Plant until it ended operation in 1975. SCL is offering the eastern piece of this property to Seattle Parks and Recreation (SPR) and the western piece to Seattle Department of Transportation (SDOT) as part of a public benefit package in exchange for a street vacation SCL has proposed for a segment of Diagonal Avenue South. SCL will fund the environmental remediation of the site, including removal of contaminated soils. After the property is transferred, SPR and SDOT will each develop their property through coordinated projects with SPR as the Lead agency.

The eastern portion of the site will be owned and maintained by SPR and developed into a new off-leash area. This project will also build a surface water bioswale to be shared with SDOT.

The western portion will be owned and maintained by SDOT and developed into a shared use path for those walking, biking, or rolling between Georgetown and

South Park. The site is within a Liquefaction Prone Environmentally Critical Area (ECAs) as indicated on the City's GIS database.

PROPOSAL DESCRIPTION

The proposal is a joint project between Seattle Parks and Recreation and the Seattle Department of Transportation to develop the linear property between East Marginal Way South and South Myrtle Street into a 36,349 sq. ft. dog off-leash area (OLA) with an adjacent multi-use trail with twelve (12) pedestrian scaled lights linking Georgetown to South Park Trail. The combined development also includes a large bio-retention cell to manage stormwater for the site and at least 80 new trees. There will be six parking spaces, including one accessible parking space in the Myrtle Street right-of-way on the north side of the site.

The OLA will include two separate areas for dogs, the small and shy dog area will be approximately 3,000 sq ft and the main OLA will be approximately 17,000 sq ft. The remaining area on SPR property will be split between the bioretention cell and a planting buffer on the south side to increase tree canopy and buffer the OLA from East Marginal Way. The small and shy area will feature a set of "airlock" or double gates and the main OLA will include three sets of gates spread out at the north, central and southern portions. Each access point will be fully accessible to people with disabilities and a concrete pad with seating will be located at each access point. The project will also construct a new 12" water main (approximately 320') from Ellis Avenue South along Myrtle Street to bring water to the site for dogs and for irrigation. During construction the project will remove the top 9" of existing soil from the surface and import clean fill and aggregate for the park.

Finished grades OLA area will be gently mounded up to 2 feet at the high point. Imported material will include Type-17 fill material, bioretention soil, planting soil and crushed rock. Additional earthwork will be required beyond the parcel extents for the right-of-way improvements coordinated by SDOT. Approximate earthwork numbers are: 263 cu.yds. of cut, 723 cu.yds. of fill; maximum cut is one (1) foot, maximum fill is two (2) feet. Disposal of unsuitable materials will be at a permitted fill site. Engineered aggregates will be sourced from licensed, permitted commercial sand & gravel pits or quarries.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated December 8, 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 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 East Marginal Way, 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 Georgetown neighborhood and additional connectivity with the multi-use trail. 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 Georgetown 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 to accommodate people that do drive to the park to take advantage of the new off lease area. 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
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Seattle Parks and Recreation

Date: December 16, 2021