Legislative Department
Seattle City Council
Memorandum

Date: March 18, 2011

To: Councilmember Sally Clark, Chair
Councilmember Tim Burgess, Vice Chair
Councilmember Sally Bagshaw, Member
Committee on the Built Environment (COBE)

From: Michael Jenkins, Council Central Staff

Subject: Clerk File 311080, Council Concept Approval to allow 20,050 cu. yds. of grading to replace an existing grass field with a synthetic surface, conversion of an existing gravel running track to a rubberized surface, installation of nine light poles (not to exceed 80' in height), and the provision of 57 additional back-in angle parking spaces adjacent to 16th Avenue South - Jefferson Playfield (Project No. 3011547/Type V).

Summary

The City of Seattle's Department of Parks and Recreation (DPR) is requesting Council approval to proceed with a series of improvements to Jefferson Park Playfield, which is part of Jefferson Park, located in the Beacon Hill neighborhood. The improvements include:

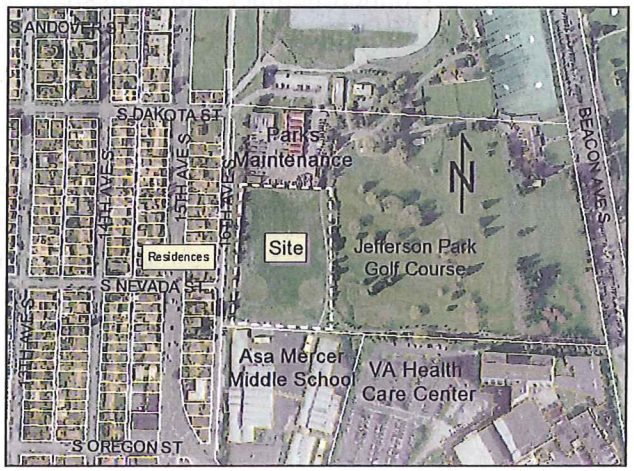
- Removal of two baseball/softball fields, including backstop fencing, to be replaced with a single multi-purpose field, and including a 30 foot tall backstop fence;
- Replacement of existing grass surface with synthetic turf;
- Installation of nine light poles along the perimeter of Jefferson Playfield, at a maximum height of 80 feet, designed to accommodate a total of 62 shielded flood light attachments, to be operated from dusk to no later than 11:00 p.m.; and
- Installation of approximately 1,925 square feet of new walkway areas and 10,750 square feet of new paved parking areas.

As reflected in the title of the Clerk's File, the project originally assumed the creation of 57 new on-street parking spaces. These spaces were to be provided concurrent with proposed street improvements along the east side of 16th Avenue S. After concerns were raised by the Seattle Department of Transportation, these spaces will not be provided. Page 3 of my report includes more detail on this project change.

Jefferson Playfield is located in a Single Family (SF) 5000 zone. Public parks are City facilities permitted outright in SF zones. However, DPR is required to seek Council Concept approval under Seattle Municipal Code (SMC) Section 23.76.064., as they are requesting Council to waive the 30 foot SF zone height limit to accommodate nine new lightpoles and related floodlights of up to 80 feet in height.

A. Background

Jefferson Park Playfield is located at the southwest boundary of Jefferson Park, abutting Jefferson Park Golf Course. The playfields are located along 16th Avenue South, between Asa Mercer Middle School to the south and DPR's parks maintenance facility to the north. The site is zoned SF 5000, as are the residential areas located across 16th Avenue S. to the west of the playfield. A small three-block area to the southeast of the site is zoned Neighborhood Commercial 1 with a 40 foot height limit.



Attachment 1 is a larger version of the aerial map embedded in this report, and includes photographs that document current conditions at the project site.

This project is funded by the 2008 Parks levy.

B. Department of Planning and Development (DPD) Analysis and Recommendation:

When Council Concept approval is sought for a project, DPD is required to submit a report (SMC 23.76.050) that includes an analysis and recommendation on the request and, if needed, an evaluation of the environmental (SEPA) impacts of the proposal.

DPD's February 11, 2011 report is included as Attachment 2. The report includes 1) an analysis of the proposal's compliance with zoning code requirements, including detailed information on the height modification to allow 80 foot tall light poles; 2) an analysis and granting of an exemption from height limits within an Airport Height Overlay District (SMC 23.64); and, 3) an evaluation of potential mitigating measures under the City's substantive SEPA authority (SMC 25.05.655). DPD uses this authority to evaluate whether or not SEPA conditions should be imposed on a project when another agency (in this case DPR) issues a SEPA determination on a project. DPR published its SEPA determination of non-significance on the proposal (Attachment 3), dated October 4, 2010. Attachment 4 includes the site plan and other relevant drawings.

SMC 23.76.050 requires that DPD analyze five criteria. Each criteria are listed below, in italics, along with DPD's analysis and my comments and recommendations.

1. The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;

DPD provided application materials to other City departments and external governmental agencies. No comments from City agencies were received. The Federal Aeronautic Administration (FAA) issued a "Determination of No Hazard to Air Navigation" on the request to allow for 80 foot tall lightpoles. This approval was required as the site is within the City's Airport Height Overlay District (SMC 23.64), related to King County Airfield, which overlay establishes a 65 foot height limit for any structure in this part of Beacon Hill. DPD granted an exemption to allow the proposed 80 foot tall light poles, as allowed under SMC 23.64.018. A copy of the FAA's determination is available.

As reflected in the summary description of the project on Page 1, 57 on-street parking spaces had been originally proposed for the project. After consultation with the Seattle Department of Transportation (SDOT), DPR's proposed right of way improvements were not approved by SDOT. Accordingly, the proposed on-street parking will not be developed and the proposed street improvements (curb, gutter, sidewalk) are not required to be provided. DPR's SEPA analysis did not conclude that significant parking impacts would occur as a result of this project. This was also included in DPD's review of the project; no parking related conditions were imposed under DPD's SEPA authority.

In a March 15, 2011 email from Andy Sheffer, the DPR project manager, he indicated that the existing 195 parking spaces currently used for playfield parking would continue to be available, as follows:

- 40 parking spaces at DPR's horticulture facility to the north, open to the public during non-working hours;
- 69 parking spaces at Asa Mercer Middle School during non-school hours; and
- Parking along 16th Avenue S - 46 parking spaces on the west side of Asa Mercer Middle School and 30-40 spaces adjacent to Jefferson playfield.

All offsite parking not under DPR control is available under a joint use agreement with the Seattle School District.

The land use code does not include a minimum parking requirement for City parks.

<u>Central Staff Recommendation: The proposed project complies with this requirement.</u>

2. Responses to written comments submitted by interested citizens

As required by SMC 23.76, DPD provided notice of the project on October 21, 2010 to individuals within 300 feet of the project area, and posted the site with information on how to comment on the project. No written comments were received. Prior to submitting an application to DPD for this project, DPR engaged in an extensive public outreach program in 2009 and 2010,

including four public meetings, with approximately 10,000 mailed notices of each event. A summary of their outreach efforts are included as Attachment 5.

Central Staff Recommendation: DPR has responded adequately to public comment.

3. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;

DPD's analysis of the request, including compliance with code requirements and the request to modify the height limit, are detailed on pages 7-9 of their report. The following is a discussion related to the request to allow the light poles to exceed the 30 foot height requirement in this SF zone:

A. Modification #1: Allow light poles to exceed the 30 foot height limit

As noted, there is a 30 foot height limit for structures at Jefferson Playfield. DPR requests a waiver of the 30 foot height limit to allow light poles and related floodlights to extend up to 80 feet in height. Of the nine proposed lightpoles and floodlights, seven would extend up to 80 feet while the remaining two lightpoles and floodlights would extend up to 70 feet.

To support this request, DPR provided studies prepared by a lighting consultant to evaluate the possibility of light spillover resulting from the additional height of the poles and floodlights, measured as "foot candles"[1], and how any impacts would be mitigated. This evaluation was used to meet DPR's SEPA requirements concerning evaluation and mitigation of lighting impacts from the proposal, and is also used to determine if the project meets land use code requirements concerning exterior lighting requirement for uses in SF zones (SMC 23.44.008H):

"Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed".

DPR has established guidelines (Attachment 6) that athletic field spillover lighting should not exceed 1.1 foot candles at a property line. At the 30 foot height limit, DPR's consultants determined that lightpoles would produce up to a 10.65 foot candle along 16th Avenue South, or over 10 times the DPR guideline. At 80 feet, DPR consultants determined that a 2.48 foot candle would occur along portions of 16th Ave S, resulting in a 77% reduction in lighting impacts at the property line[2]. Details comparing the 30 and 80 foot height limit are shown on an 11 x 17 foot site plan attached to the report.

DPR's consultant report indicates that any spillover lighting will be further mitigated by mature vegetation along 16th Ave S.

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[1] A quick search using the internet came up with this definition from www.ledlight.com: "One foot-candle of light is the amount of light that birthday cake candle generates one foot away".
[2] At 80 feet, the range of foot candles along the property line range from between .98 to 2.82.

While not specifically discussed in DPD's report, the right of way width and house orientation along this street will likely provide additional mitigation of lighting impacts. The portion of 16th Avenue S. abutting the playfield is primarily used as an access route to parking for 15 single family dwellings that are oriented along 15th Avenue S. At 25 feet in width, this portion of 16th Avenue S. functions more like an alley than a typical 40 foot wide non-arterial neighborhood street. There also appears to be an 8-10 foot drop in grade between 16th Avenue S. to 15th Avenue S. The sum of these conditions should lessen the impact of lighting on these nearby residents.

Central Staff comments: It appears that DPR has adequately addressed the issue of mitigating impacts associated with additional lightpole height and, despite exceeding their candle power guidelines along portions of the 16th Avenue S. property line, there are mitigating factors that will likely reduce potential impacts on the residences across from the playfield.

Central Staff recommendation: I recommend approval of the request to waive the 30 foot height limit to allow nine lightpoles and flood lights up to 80 feet in height.

4. All environmental documentation, including any checklist, EIS or DNS;

DPR's proposal is subject to SEPA. DPR published a determination of non-significance on October 21, 2010 (Attachment 3). DPR's SEPA checklist included an evaluation of both short and long-term impacts from the proposal. Short-term construction impacts and long-term lighting impacts were the most closely analyzed impacts in their checklist.

DPR concluded that 2,040 truck trips for the hauling of soil and landscaping materials will occur as a result of the project's construction, occurring over an approximate 6 month project schedule. DPR also concluded that while the City's Noise Ordinance (SMC 25.08) allowed for construction noise to be generated from between 7:00 a.m. to 10:00 p.m. during weekdays, it is likely that the actual construction window will occur between 7:00 a.m. and 4:00 p.m.

DPR's evaluation of SEPA impacts due to potential light spillover are the same documents found in Attachment 3.

In using their substantive SEPA authority, DPD's analysis of the construction noise impacts included a recommendation that the project be conditioned to limit hours of construction to non-holiday weekends from 7 a.m. to 6 p.m.(Attachment 2, Page 9). However, this condition is not reflected in their recommended SEPA conditions on Page 13 of their report.

DPD recommended no other conditions.

Central Staff Recommendation: In support of DPD's analysis of the SEPA impacts disclosed in DPR's SEPA checklist, I recommend that a SEPA condition limiting work hours be imposed. This condition would be imposed using the substantive SEPA authority of the City Council, under SMC 25.05.665. I am recommending the following language, as underlined:

The hours of construction activity shall be limited to non-holiday weekdays, between the hours of 7:00 a.m. and 6:00 p.m. Work may occur on Saturdays between the hours of 9:00 a.m. to 6:00 p.m., subject to the following:

1. Temporary barriers shall be stationed around all noise generating equipment, so that the resulting noise generated by the equipment is at or below thresholds established in the City's noise ordinance.
2. Trucks may not idle for periods longer than two minutes within 200 feet of a residential property.
3. Notify DPD and all adjacent residential properties, in writing, at least 72 hours in advance of starting any weekend work.
4. Use radios set at a low volume for long range communication between crews.
5. No pure tone backup-warning devices are allowed. The contractor may use a broadband alarm, back observer or strobes (at night) in lieu of pure tone backup warning devices.
6. Any material or debris that spill on the pavement shall be removed by hand or by sweeping. The Contractor shall employ no scraping type equipment or activity to clean pavement surfaces during the weekend work.

This condition may be modified by DPD to allow work of an emergency nature or work that is designed to significantly reduce the project time frame. To modify this condition, DPD must determine that the request will not result in significant impacts that are not consistent with the SEPA analysis and determination prepared by the Seattle Department of Parks and Recreation. Any requests must be made to the DPD planner in writing and at least 3 business days prior to the time period in which the modification is sought.

5. The Director's recommendation to approve, approve with conditions, or deny a proposal

DPD recommended approval of the project.

Central staff recommendation: I recommend approval of the project, along with the condition limiting construction work hours.

Next Steps:

COBE members may make a recommendation on the proposal following the March 23, 2011 public hearing. If the Committee concurs with the DPD analysis and Central Staff recommendation, I will prepare Findings, Conclusions, and Decision that:

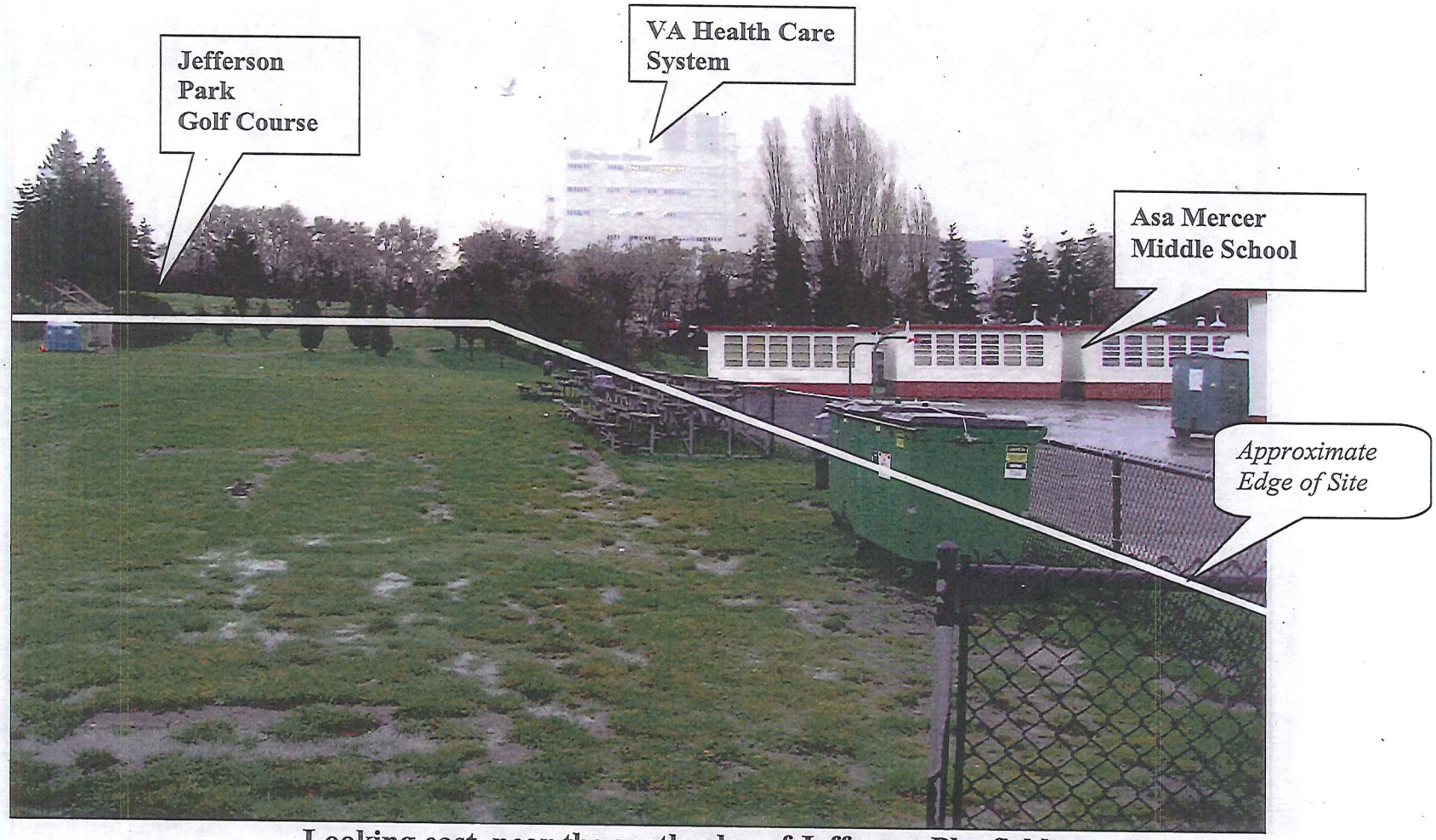
a. Approve in concept the proposed city facility;
b. Grant the proposed modifications of development standards; and
c. Approve the project and impose a SEPA condition limiting hours of construction.

The Committee also has the option to either 1) grant the proposed modifications and the SEPA condition recommended by DPD, with new or amended conditions, or 2) deny the proposed modifications and the conditions.

Finally, the committee should amend the title of this Clerk File to reflect that no parking is being provided in the 16th Avenue S right of way, as follows:

Clerk File 311080, Council Concept Approval to allow 20,050 cu. yds. of grading to replace an existing grass field with a synthetic surface, conversion of an existing gravel running track to a rubberized surface, installation of nine light poles (not to exceed 80' in height)((~~, and the provision of 57 additional back-in angle parking spaces adjacent to 16th Avenue South~~)) - Jefferson Playfield (Project No. 3011547/Type V).

S ANDOVER ST
S DAKOTA ST
Parks
Maintenance
14TH AVE S
15TH AVE S
16TH AVE S
BEACON AVE S
Site
Residences
Jefferson Park
Golf Course
S NEVADA ST
Asa Mercer
Middle School
VA Health
Care Center
S OREGON ST

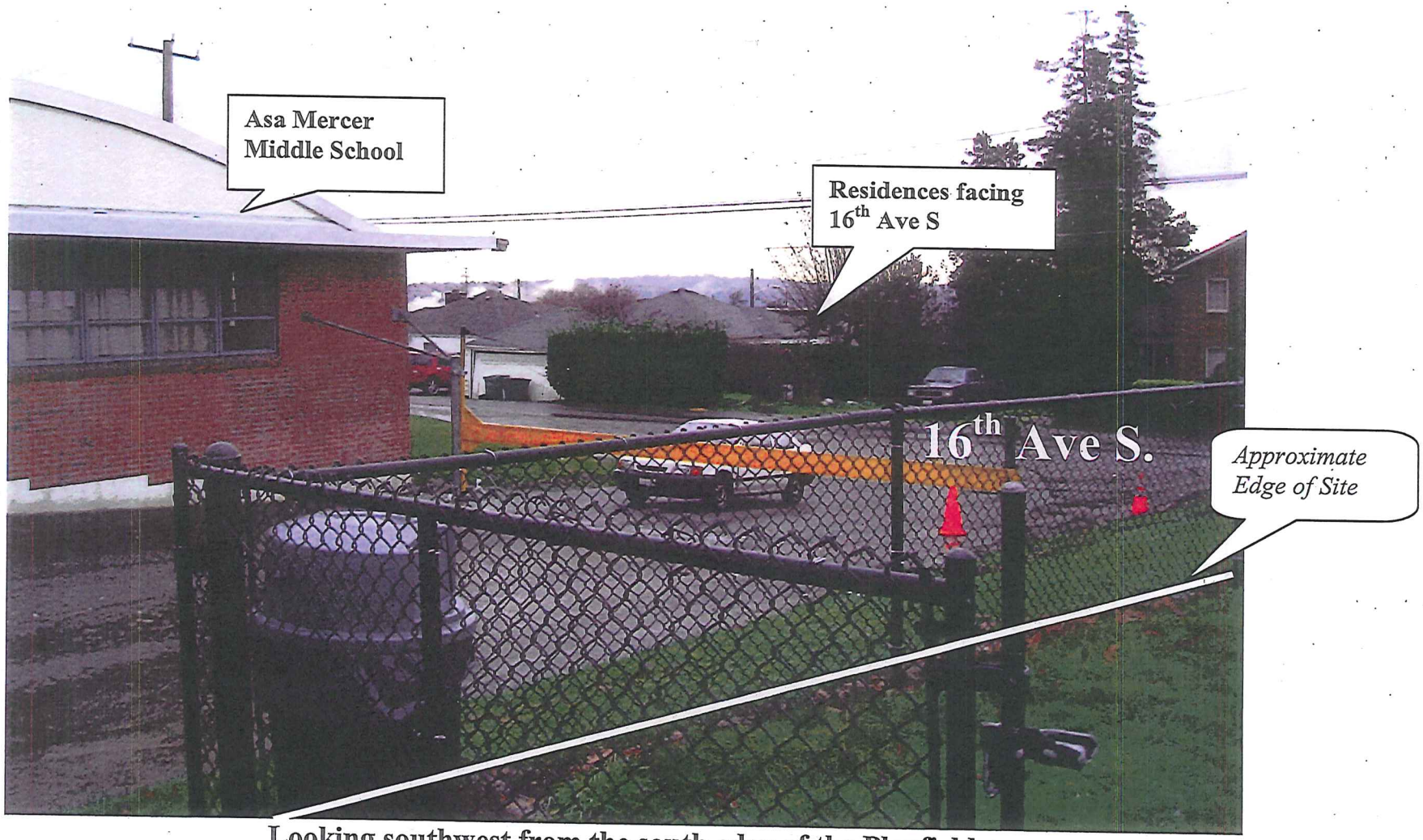


Looking east, near the south edge of Jefferson Playfield

Looking across Jefferson Playfield to the east property line

Looking north across the Playfield

Parks Maintenance buildings are just beyond the tree line



Looking southwest from the south edge of the Playfield

City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number:	3011547
Council File Number:	CF #3011080
Applicant Name:	Andy Sheffer for Seattle Department of Parks and Recreation
Address of Proposal:	4300 16th Avenue South

SUMMARY OF PROPOSED ACTION

Council Land Use Action to allow 20,050 cu. yds. of grading (13,500 cu. yds. of cut and 6,550 cu. yds. of fill) to replace the existing grass field with a synthetic surface, conversion of an existing gravel running track to a rubberized surface, installation of nine light poles (not to exceed 85' in height), and 57 additional back-in angle parking spaces to be provided adjacent to 16th Ave S. Project includes fencing, retaining walls, and pedestrian pathways. Determination of Non-Significance prepared by Seattle Parks and Recreation. (Jefferson Playfield) Council File #311080

The following approvals are required:

Council Land Use Action – Council Concept Approval to waive or modify development standards for a City facility (installation of light poles and fixtures) SMC 23.44.036A; to allow additional height for structures in a single-family zone (maximum allowed, 30 feet; proposed, 80 feet, SMC 23.44.012A)

Special Exception - to permit structures to exceed the height limit of the Airport Height Overlay District (SMC 23.64).

SEPA – to impose conditions – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: [ ] Exempt [X] DNS* [ ] MDNS [ ] EIS

[ ] DNS with conditions

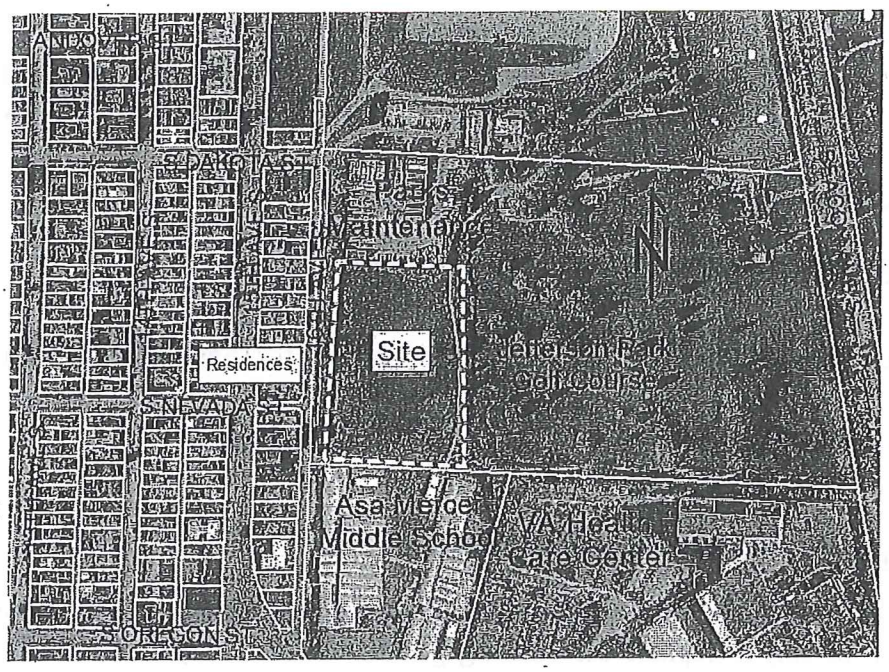
[ ] DNS involving non exempt grading or demolition or involving another agency with jurisdiction.

*Determination of Non-Significance made by the Seattle Department of Parks and Recreation on October 4, 2010.

BACKGROUND INFORMATION

Site and Vicinity Description

The project site is the Jefferson Playfield located in the Beacon Hill neighborhood of Seattle. This site is bounded by 16th Avenue South on the west, and is near the cross street of South Nevada Street. The site is part of a larger parcel that includes Jefferson Park, Jefferson Park Golf Course, and Seattle Parks and Recreation buildings.



For illustrative purposes only

This area of the proposed grading work and parking improvements is approximately 193,554 square feet. The total parcel size is approximately 31 acres. Jefferson Playfield occupies approximately 175,000 square feet of the parcel. Development on the entire subject site consists of a Seattle Parks and Recreation maintenance facility, Jefferson Playfield (the 'site'), and the Jefferson Park Golf Course.

Zoning for this area is Single Family Residential (SF 5000). This zoning continues to the east, west, and south. Nearby zones include Lowrise Multi-family Residential to the northwest (L-1 and L-3), and Multi-family Residential zones (MR, L-3, and L-2) within a Major Institution Overlay to the southeast. A small Neighborhood Commercial zone (NC1-40) is located to the southwest.

Asa Mercer Middle School is located to the south, and the Veteran's Hospital is located to the southeast. Other nearby development consists of primarily single family residential, with some multi-family and some commercial structures.

The adjacent street (16th Ave S) is a non-arterial, and is paved but lacks curb, gutter, or sidewalk. The site and public right of way at 16th Ave S include several mature trees and shrubs. DPD GIS maps indicate two adjacent historic landmarks to this parcel. Department of Neighborhoods administers historic preservation issues in the City of Seattle. DON noted that one of the structures is not an historic landmark (Beacon Reservoir Gatehouse) and the map is in error.

DON responded that the other structure (Fire Station) is approximately 2,000 feet away from the proposal and this proposal wouldn't require additional review for proximity to that structure.

The site is relatively flat, with a small slope between the site and the paved roadway at 16th Ave S. There is another small slope between the site and the Jefferson Park Golf Course to the east. The applicant has noted that these are defined as Steep Slope Environmentally Critical Areas. An exemption from development standards for steep slope ECAs was granted on October 4, 2010.

In the October 4, 2010 DNS, Parks and Recreation describes the site use: "The playfield is natural grass and is not currently lighted. The field includes a football/soccer field and two baseball/softball diamonds on the field. The middle of the field is also heavily used for cricket. Both Parks and Seattle School District schedule the field for various sports."

Proposal

Seattle Parks and Recreation proposes to remove the existing natural grass field and replace with synthetic turf. The proposal includes:

- Removal of two baseball/softball fields, including backstop fencing and replace with a single larger baseball field and new 30' tall backstop fencing
- Install 9 light poles at the perimeter of Jefferson Playfield, at 80 feet maximum height with a total of 62 shielded flood lights attached, to operate from dusk to no later than 11pm
- Install approximately 1,925 square feet of new walkway area and 10,750 square feet of new paved parking area
- 19,950 cubic yards of grading cut and fill (3,500 cubic yards of sod removal, 9,900 cubic yards of soil removal, and 6,550 cubic yards of new engineered fill)
- Right of Way improvements at 16th Ave S, including approximately 40 on-street back-in angled parking spaces

In the October 4, 2010 DNS, Parks and Recreation describes the proposed uses, including relocation of the cricket pitch use: "There will be a football/soccer field and one baseball/softball field. The existing cricket pitch is being relocated to the lid park over the reservoir." In the Short Term Impacts under "Recreation," Parks notes that "The Samoan cricket players who currently use the field extensively will be able to play on the newly constructed cricket pitch on the lid over the Jefferson Reservoir starting in 2011. Construction on the subject project is not scheduled to start until 2011 so disruption in play is likely to be small."

Public Comments

Public notice of the proposal was issued on October 21, 2010. No public comments were received.

Seattle Parks and Recreation also conducted four public meetings in 2009 and 2010 and sent over 10,000 mailed notices of each event. Parks noted, "All the meetings were well attended and

productive. During the meetings attendees were invited to join the "Design Committee" which met separately to iron out details associated with the needs of the user groups and community."

A public comment period on the Determination of Non-Significance (DNS) also ran from October 4th, 2010 to October 21st, 2010 and the DNS was advertised in the Daily Journal of Commerce on November 12, 2010. Seattle Parks and Recreation did not indicate that there were any public comments in response to the DNS.

Public comments at the four meetings included the following:

12.1.09 Jefferson Playfield Improvements (Andy Sheffer, Seattle Parks)
(a) Synthetic fields with lighting
(b) Users may include: Soccer, Ultimate Frisbee, Football, Baseball, and potentially Lacrosse
(c) Samoan Cricket to be moved to the center of the Res. Lid
(d) Constraints – Space (square footage) and Budget.
(e) Interested parties – Please sign up at back of room to join community design committee.

Comments from the Public:

- CRICKET: How are you going to control the Cricket balls so that they do not interfere with pedestrian circulation? The cricket user groups will have to place barricades on the paths warning pedestrians when there is a game in session. The new area will be twice the size as the old. There are so many spectators that most likely the spectators would stop balls before they reached the pedestrian paths.
- TRACK: This might be a useful element around the perimeter of the fields. It is difficult to configure a regulation track around a single field while accommodating other fields in the same space. Maybe you could provide a straightaway for sprints? That is a good idea and we will look into it.
- ULTIMATE: Would like two fields. 60 children play at a time, two fields are needed. Would like fields lined for Ultimate. Concerned about number of lines; integrity of carpets; tick mark for Ultimate or maybe Lacrosse.
- SURFACE: It is not live? Any studies as to how this effects the environment? Native birds need natural turf. Loss for birds. 12 acres of lawn on lid. There is a national trend to tear out synthetic surfacing (i.e. New York). Parks is undergoing a study of the stormwater that is conveyed off their existing synthetic fields to better determine the environmental effects.
- SYNTHETIC SURFACE: asset to neighborhood, Kids in south end need soccer fields. This is a complex balance. Each soccer field accommodates two ultimate fields. Want to get maximum use – we want lights.
- SPORTSFIELD DEMAND: How is the total number of fields and needs figured out? Is every community examined from a G.I.S. standpoint? Based on geographical need – is there a plan or study. Fields locations are determined by local scheduling needs and geography.
- FIELD LIGHTING: The fields will be lit at night to maximize scheduling time.
- FIELD USE: Want to address – regional fields – we can't we keep games local
- Ed: until age of nine – play in community

4.14.10 **Jefferson Park Playfield** is another park component that the 2008 Levy funds. The renovation includes creating a synthetic turf field with lighting. The field will be permanently lined for 1 Football field, 1 regulation Soccer field, 2 ultimate Frisbee fields, and one baseball field with 90' baselines. It will also have tic marks for 3 mod soccer fields that can be marked with temporary paint or cones. SDOT is currently reviewing a proposal for on-street parking adjacent to the playfield on 16th Ave. S. occurring in 2011.

Q. Timeline?
A. Documents will be submitted for permitting in the spring of 2010 with construction to start in the summer of 2011 (depending on permitting).

Q. Will the pitcher mound be permanent? This is problematic for ultimate and soccer.
A. Anytime you combine multiple uses on one field there are going to be compromises. The largest investment in a single use is Baseball. From all the input we have received associated with baseball there is not an adequate replacement for permanent pitcher's mounds. Additionally, the man hours required to continuously remove and replace a temporary pitcher's mound is exorbitant. However, we will continue to research this issue.

Q. Can we move the Ultimate fields to the north?
A. The problem with moving all the fields north to leave room for a narrow field at the South end is associated with risk management. We don't want to incur accidents that may happen when you have a game going on in the North end and right adjacent to it a game like flag football going on. It is critical to have proper safety buffers between fields. Balls go from one field to another as well as people.

Comment: Great meadow could be used for practice and Mod games.
Comment: Cal Anderson does not have pitcher mound.

The portable pitching mound is too small for adults and the metal cleats are ripping it up. Even if we had a larger one, it is very time consuming to remove and replace.

Q. Is there money for construction?
A. Yes, but not for parking at this point (even though we are studying it).

Comment: Need to get this into neighborhood plan so SDOT could possibly help fund parking.

Q. There is a drainage issue? How will field filter rain and run off?
A. The aggregate materials under the field should process water. However, the testing results from other like fields indicate that the run-off from the fields is no different than rainwater. We are also researching additional potential for quantity removal by giving the soil more time to infiltrate.

Q. How will circulation into park be integrated into design? Safe entry is important.
A. There will be two main points of entry:

1.) The promenade from the greater Jefferson Park will be installed as part of the current construction project. It will be lit and a crosswalk will be installed at the service road.

2.) The current entry at the South end of the field will be enhanced to better demarcate the playfield and provide greater accessibility.

Comment: Neighbors need to get involved in neighborhood planning.

Q. Line Colors? Can soccer have the white lines?
A. It is traditional for football to have white lines; but, if we think soccer is going to be the primary sport then we can demarcate the soccer field with white.

Q. Has there been community resistance to lights?
A. We have not heard any community resistance to lights at this point. That being said, it is always a touchy issue and we anticipate lots of comment. Sports field lighting technology has come a long way over the past 10 years and generally neighbors are very pleased with the end product. The Mickey Merriam Sports field Complex at Magnuson Park is a perfect example.

Q. Will there be a process for lighting? Is it or can it be added to neighborhood plan?
A. Lighting will be included in the State Environmental Policy Act (SEPA) process and Master Use Permit (MUP) process both of which have a public comment period which is, in part, why we anticipate the permitting process to take awhile.

7.14.10 Jefferson Playfield Expansion: Andy Sheffer explained the layout has stayed the same since the last meeting. Most recent changes include shifting the major fields to the North to allow for an additional unmarked Ultimate field at the South end. A portable baseball mound is being used to allow for the additional practice space.

Bid in the Spring of 2011. Construction – late 2011.

Comments from the public:
Thanks for field changes!

I. ANALYSIS —COUNCIL CONCEPT APPROVAL

Public parks are City facilities permitted outright in SF 5000 zones. The Seattle Land Use Code sets a base height limit for structures in Single Family Zones at 30' (SMC 23.44.012). The Seattle Parks Department seeks a Council Concept Approval under SMC 23.76.064 that includes modification of the height development standards of the Single Family Zone as they relate to the proposed light poles.

The proposed light fixtures are designed to function properly at a mounting height of 70' to 80' in order to reduce the impacts of light spillage and glare, and to provide adequate illumination for sports play at this location. If the proposed lighting system pole height was limited to 30' it would result in additional light spillage and glare to adjacent properties, and the recreational field would not be sufficiently lighted after dusk. SMC 23.76.064 includes provisions for the City Council to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City facilities.

SMC 23.76.050 requires the DPD Director to draft a written report on Type V decisions, which includes the following analysis and information:

1. ***The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;***

   DPD did not receive any comments or recommendations from other City departments or governmental agencies as a result of the public comment period.

   Seattle Parks and Recreation issued a DNS on October 4th, 2010 which analyzed the probable impacts of the proposal and determined that none of the impacts were significant or warranted additional conditions.

2. ***Responses to written comments submitted by interested citizens;***

   DPD did not receive any public comments in response to the notice of application. Seattle Parks and Recreation did not indicate that they received any public comments in response to the DNS.

3. ***An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;***

   Seattle Municipal Code section SMC 23.44 includes standards and criteria for proposed development in Single Family zones. Public parks are a permitted use in this zone.

   SMC 23.44.008.H includes development standards for uses permitted outright. ***"Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed."***

   Seattle Parks Department has designed the proposed light poles to minimize light and glare to adjacent residences, as demonstrated in the following studies:

   - Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
   - Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

   SMC 23.44.010 lists Lot Requirements. The proposal complies with these development standards.

   SMC 23.44.012 lists Height Limits. Seattle Parks and Recreation has requested a maximum light pole height of 80 feet. Thirty feet is the maximum permitted height in this zone.

Table A		
Development Standard	**Required**	**Proposed**
SMC 23.44.012: Height Limits	30 feet maximum	80 feet maximum

SMC 23.44.014 lists Yard requirements. The proposal complies with these development standards.

SMC 23.64.010 lists requirements for the Airport Height Overlay District, which is an overlay at this site. The details are provided below in the Special Exception Analysis (SMC 23.64.010). The proposal has been approved by the Federal Aviation Administration, and no additional conditions have been imposed by DPD for the Special Exception approval.

SMC 25.05.675 includes SEPA policies for the proposed development. The details of DPD's SEPA analysis is provided below. DPD has recommended a restriction to the hours of construction noise due to the impacts to adjacent residents. The details of Seattle Parks and Recreation's analysis is documented in the October 4th, 2010 DNS.

The Seattle Comprehensive Plan policy LU47 requires, "Establish controls on the direction and maximum height of lighting, and the glare from reflective materials used on the exterior of structures. The intent of this policy is to provide for the illumination of structures, parking areas, recreation areas and outdoor storage areas, while limiting light and glare on surrounding uses, enhancing the urban character of the city, and encouraging energy conservation."

The Land Use Code has been developed in accordance with Comprehensive Plan policies. The development standard to reduce light and glare in SMC 23.44.008.H is a requirement that relates to Policy LU47.

Seattle Parks Department has designed the proposed light poles to minimize light and glare to adjacent residences, as demonstrated in the following studies:

- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

Other policies: The August 5th, 2010 Jefferson Playfield Illumination Management Plan by Sparling notes that Seattle Parks and Recreation policies limit light trespass to 1.1 foot-candles at residential property lines. The document notes that the proposed fixtures would result in some light trespass in excess of 1.1 foot-candles at the west property line, but the existing trees at that property line would likely "block the majority of the light trespass shown."

4. ***All environmental documentation, including any checklist, EIS or DNS;***

Seattle Parks and Recreation issued a DNS on October 4th, 2010, as described above. Environmental documentation associated with the DNS includes:

- SEPA Checklist, dated August 13, 2010

- Jefferson Playfield Improvements, Preliminary Storm Drainage Report, by LPD Engineering, dated September 20, 2010
- Geotechnical Report, Jefferson Playfield Lighting, by Seattle Public Utilities Materials Laboratory, dated February, 2010
- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010
- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010
- Jefferson Playfield Illumination Management Plan, by Sparling, dated August 5, 2010

5. ***The Director's recommendation to approve, approve with conditions, or deny a proposal.***

Based on the development standards, criteria, and applicable policies, it appears that the proposed development would meet all requirements with the exception of light pole height, Seattle Parks and Recreation policies for light spillage at a residential property line, and impacts of construction noise on adjacent residences.

Seattle Parks and Recreation has demonstrated that the proposed light pole height is necessary to light the playfield sufficiently, and the height of the poles will reduce light spillage and glare. Seattle Parks and Recreation has demonstrated that light spillage and glare to adjacent residential properties will be further mitigated by shielded light fixtures and existing mature trees at the property lines. DPD recommends approval, and does not recommend any conditions related to the height of the light poles.

As described in the SEPA analysis below, the proposed grading and construction would be located adjacent to residential development in a Single Family residential zone. The proposed grading and construction would result in machinery and traffic noise to these residents. Therefore, DPD recommends a condition to limit the hours of construction to non-holiday weekdays from 7am to 6pm.

RECOMMENDED DECISION - COUNCIL CONCEPT APPROVAL

DPD recommends **APPROVAL** of the proposal with the requested modification to development standard of height as described in Table A.

II. SPECIAL EXCEPTION FOR AIRPORT HEIGHT OVERLAY DISTRICT (SMC 23.64.010)

The Director may permit a structure to exceed the limits of the Airport Height Overlay District as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Such an exception shall only be permitted if the Director finds that all of the following conditions exist:

A. ***The Federal Aviation Administration advises the Director that the exception to the height limits does not create a hazard to aviation.***

The Federal Aviation Administration provided a *Determination of No Hazard to Air Navigation* for all the proposed light poles. The FAA referenced Aeronautical Study numbers 2010-ANM-2188 through 2010-ANM-2196-OE, all of which are approved through April 20, 2012. The proposal meets this criterion.

B. ***The additional height is necessary for the successful physical function of the structure.***

Seattle Parks and Recreation has demonstrated that the additional height is necessary for the successful function of the playfield and to reduce light spillage and glare. The proposal meets this criterion.

C. ***The exception will not result in re-routing of aircraft.***

The FAA *Determination of No Hazard to Air Navigation* for each light pole notes that the proposal would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft. The proposal meets this criterion.

D. ***The structure is designed to minimize adverse impacts of lighting on surrounding uses while complying with the lighting requirements of the Federal Aviation Administration.***

Seattle Parks and Recreation has designed the proposal to minimize adverse impacts of light spillage and glare, as described in the Council Concept Approval Analysis above. The FAA has not placed special lighting requirements on this project. The proposal meets this criterion.

DECISION - SPECIAL EXCEPTION

Based on the information provided to both DPD and the FAA and the determination of No Hazard to Air Navigation, the Special Exception is **GRANTED**.

III. ANALYSIS – STATE ENVIRONMENTAL POLICY ACT (SEPA)

On October 4, 2010, Seattle Parks and Recreation made a Determination of Non-Significance for the Jefferson Playfield Improvements and Lighting proposal. Project specific environmental impacts of the improvements have been disclosed and analyzed in the documents provided by Seattle Parks and Recreation, acting as Lead Agency.

The Seattle SEPA Ordinance provides substantive authority to require mitigation of adverse environmental impacts resulting from a proposed project (SMC 25.05.655 and 25.05.660). Mitigation, when required, must be related to specific environmental impacts identified in an environmental document and may only be imposed to the extent that a given impact is attributable to a proposal, and to the extent that the mitigation is reasonable and capable of being accomplished. Additionally, mitigation may be imposed only when based on policies, plans and regulations referenced in SMC 25.05.665 to SMC 25.05.675 inclusive (SEPA Overview Policy, SEPA Cumulative Impacts Policy, SEPA Specific Environmental Policies). In some instances, local, state or federal regulatory requirements will provide sufficient mitigation of an impact and additional mitigation imposed through SEPA may not be necessary.

Short-term Impacts

The following temporary construction-related impacts are expected and were described in the DNS: 1) decreased air quality due to increased dust and other suspended particulates from building activities; 2) increased noise and vibration from construction operations and equipment; 3) increased traffic and parking demand from construction personnel; 4) blockage of streets by construction vehicles/activities; 5) conflict with normal pedestrian movement adjacent to the site; 6) consumption of renewable and non-renewable resources; and 7) displaced recreation users. Although not significant, the impacts are adverse and mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically, these are: 1) The Stormwater, Grading and Drainage Control Code that requires soil erosion control techniques; 2) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); 3) Building Code (construction measures in general); and 4) The Noise Ordinance to regulate the time and amount of construction noise permitted in the City. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts. The proposal is located within residential receptors that would be adversely impacted by construction noise. Therefore, additional discussion of noise impacts is warranted.

Construction

The limitations of the Noise Ordinance (construction noise) are considered inadequate to mitigate the potential noise impacts associated with construction activities. The SEPA Policies at SMC 25.05.675 B allow the Director to limit the hours of construction to mitigate adverse noise impacts.

The DNS notes that Seattle Parks and Recreation would limit construction to weekdays only, between the hours of 7:00 am and 10:00 pm that are permitted by the Noise Ordinance (SMC 25.08). The DNS also notes, "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."

Construction traffic is also listed as a short term potential impact. The DNS notes that approximately 2,040 truck trips would be required for the proposal. These trips would be spread out over the duration of construction and would not occur in a short time period. The DNS describes the adjacent street capacity, including the nearby 15th Ave South arterial with existing high volumes and capacity for these truck trips.

The DNS states, "Construction traffic and haul route(s) will be designated, and notices and signage will alert pedestrians and drivers to times of day and peak activities as a part of Parks' standard specifications. Parks will also coordinate with the Seattle School District to make the contractor aware of special events at the adjacent Mercer Middle School to minimize the potential for adverse construction related traffic impacts. Thus no further conditioning is necessary or warranted."

Recreation

The DNS describes potential short term impacts to recreation users: "While the field is being resurfaced, playfield users will be directed to other nearby fields such as Maplewood and Rainier Playfields. Use of the fields is currently limited to the daylight hours as there are currently no playfield lights. The Samoan cricket players who currently use the field extensively will be able to play on the newly constructed cricket pitch on the lid over the Jefferson Reservoir starting in 2011. Construction on the subject project is not scheduled to start until 2011 so disruption in play is likely to be small. There are also soccer and baseball field currently under construction on the reservoir lid. No significant adverse recreation impacts are anticipated and no mitigation is warranted or necessary."

Long-term Impacts

Long-term or use-related impacts are also anticipated, as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, loss of plant and animal habitat, increased bulk and scale from the light poles, increased ambient noise due to increase in play field activity, increased traffic in the area and increased demand for parking due to maintenance of the facility; and increased demand for public services and utilities. Seattle Parks and Recreation has discussed many of these impacts in the October 4th, 2010 Determination of Non-Significance. Many of these impacts are limited in scope and not considered significant. Some of these impacts are also addressed by other codes and policies such as the Stormwater, Drainage, and Erosion Control Code (SMC 22.802) (storm water runoff from new impervious surfaces); the Utilities section of the Seattle Municipal Code (SMC 21), and the Seattle Energy Code (long-term energy consumption). Some additional discussion is of other impacts is warranted.

Light and Glare

SMC 25.05.675.K lists SEPA policies for light and glare: "It is the City's policy to minimize or prevent hazards and other adverse impacts created by light and glare. If a proposed project may create adverse impacts due to light and glare, the decisionmaker shall assess the impacts and the need for mitigation."

Seattle Parks and Recreation has designed the proposal to minimize light and glare impacts as described in the following documents:

- Sparling, Jefferson Playfield Lighting, Structural Calculations, by kpff Consulting Engineers, dated September 17, 2010

- Jefferson Playfield Athletic Field Illumination Spill Lighting and Glare Analysis, provided by Seattle Parks and Recreation to DPD on September 22, 2010

The DNS states, "Upon completion of the project, no long term adverse environmental impacts are anticipated and thus no conditioning is necessary or warranted." Seattle Parks and Recreation has demonstrated that the proposed light pole height is necessary to light the playfield sufficiently, and the height of the poles will reduce light spillage and glare. The studies provided by Parks have demonstrated that light spillage and glare to adjacent residential properties will be further mitigated by shielded light fixtures and existing mature trees at the property lines. No additional conditioning is warranted pursuant to SEPA policies.

Traffic and Parking

SMC 25.05.675.M lists SEPA policies for parking, and 25.05.675.R lists SEPA policies for traffic. The DNS states, "Field operations will change. There will be one less baseball field and cricket will move to the lid. There are also additional baseball and soccer fields available on the lid. However, the field will change from a natural grass to an all-weather synthetic surface and there will be field lights. Play on the field will be expanded to include the wetter months of the year and into the evenings. To address this issue, Parks is including forty (40) parking stalls in the proposal to prevent potential parking impacts to the surrounding street network. As previously noted, the site is one block from 15th Avenue South, a City Arterial, and additional vehicle trips are not anticipated to be significant. There remains only one soccer field and one baseball field and use of the soccer field will still preclude use of the ball field and vise versa. Parks is not aware of any current parking issues associated with field users and few or no complaints have been received. No significant adverse parking and/or parking impacts are anticipated and thus no mitigation is warranted or necessary."

Summary

In conclusion, several impacts to the environment would result from the proposed development. However, the conditions are not significantly adverse, and no mitigation is warranted.

RECOMMENDED CONDITION(S) – COUNCIL CONCEPT APPROVAL and SEPA

None

CONDITION(S) – SPECIAL EXCEPTION FOR AIRPORT OVERLAY HEIGHT DISTRICT

None

Signature: Betty Gilmore for Date: February 10, 2011
Shelley Bolser, AICP, LEED AP, Senior Land Use Planner
Department of Planning and Development

SB:bg

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WAC 197-11-970 Determination of Nonsignificance (DNS)

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: **Jefferson Playfield Improvements & Lighting** – Seattle Parks & Recreation is proposing replace the existing grass sports field, located at the southwest corner of Jefferson Park, adjacent to the Mercer Middle School, with synthetic material for year-round, all-weather use and install nine (9) new light poles with lights with shielded fixtures. Seattle City Council approval will be required for the light pole installation. Approximately 13,400 cubic yards of material will be removed from the site and 6,550 cubic yards of material imported to the site.

Proponent: **Seattle Parks and Recreation**

Location of proposal: **Jefferson Park, 3801 Beacon Avenue South, Seattle, WA 98108**

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 below. Comments must be submitted by OCTOBER 21, 2010.

Responsible official: Christopher Williams

Position/title: Acting Superintendent, Department of Parks and Recreation

Phone: 206-684-8022

Address: 100 Dexter Avenue North, Seattle, WA 98109

Date: 10/7/10 Signature: [signature]

Please contact: David Graves, Senior Planner, Seattle Parks & 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 OCTOBER 28, 2010 by **Appeal Letter** and **$50.00 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 THE DEPARTMENT OF PARKS AND RECREATION

Proposal Name: **Jefferson Playfield Improvements & Lighting**

Address of Proposal: **Jefferson Park, 3801 Beacon Avenue South, Seattle, WA 98108**

SUMMARY OF PROPOSED ACTION

Seattle Parks & Recreation is proposing replace the existing grass sports field, located at the southwest corner of Jefferson Park, adjacent to the Mercer Middle School, with synthetic material for year-round, all-weather use and install nine (9) new light poles with lights with shielded fixtures. Seattle City Council approval will be required for the light pole installation, due to the pole height in a Single family Residential zone. Approximately 13,400 cubic yards of material will be removed from the site and 7,000 cubic yards of material imported to the site.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Existing Conditions

This site was originally State School Land that was purchased by the City of Seattle in 1898 for a reservoir and cemetery. The City stockade, park nursery, and greenhouse were at this site. The Park was named in 1908 to honor the third president of the United States, Thomas Jefferson. The Olmsted Brothers designed the 18-hole golf course which opened for play in 1915. The Community Center was originally constructed in 1929. An addition was made in 1949, and in 1972 the center was remodeled and expanded. The northwest portion of the site was transferred to the Water Department in 1945 for a reservoir. The unused portion of the Water Department site was developed into a playground by permit with the Parks Department. The reservoir is currently being lidded and a new park will be developed on top of the lid.

The subject site is located in the southwest corner of the park, to the south of the reservoir and a Parks' maintenance facility, west of the 9-hole golf course and north of Mercer Middle School. The playfield is natural grass and it is not currently lighted. There is a football/soccer field and two baseball/softball diamonds on the field. The middle of the field is also heavily used for cricket. Both Parks and the Seattle School District schedule the field for various sports.

The playfield is located on Beacon Hill. The site is bordered on the west by 16th Avenue South, which connects via South Nevada Street to 15th Avenue South, a city arterial. West of 16th Avenue are residential uses. The site is flat although it slopes up from 16th Avenue. There are

no identified Environmentally Critical Areas (ECA), as defined and mapped by the City of Seattle, on the site.

Proposal Description

The project proposal is to convert the existing natural grass field to a vertically draining infilled synthetic turf surface. The current field is approximately 175,000 sq.ft., and is scheduled by both Seattle Parks and Recreation (Parks) for recreational uses and Seattle Public Schools for physical education and various after-school athletic programs. There will be a football/soccer field and one baseball/softball field. The existing cricket pitch is being relocated to the lid park over the reservoir. Work proposed in addition to the surface conversion includes:

- Remove two small, substandard baseball/softball fields, including backstop fencing, and replace with a single baseball field that meets current standards
- Add field lighting to lengthen the daily schedule capacity. Scheduling will conform to Seattle Parks & Recreation Field Lighting Policy.
- Street and frontage improvements along 16th Avenue South will be made, including the addition of back-in angle parking on Parks' property, adjacent to 16th Avenue, for approximately forty (40) vehicles.

Approximately 3,500 cubic yards (6" deep across the playfield) of existing sod will be stripped and exported to an offsite location to be determined by the Contractor. Approximately 9,900 cubic yards of the underlying site soil will be excavated from the site and exported to an offsite location to be determined by the Contractor. Approximately 6,550 cubic yards of engineered aggregates will be imported to produce a permeable base for the development of the synthetic turf field, track and various pavements. Maximum changes to the existing grade include fills of up to 2.3' (in the extreme southwest corner of the work site) and cuts of up to 3.5' (along the eastern edge).

The new lighting system will increase the overall light and glare from the site. Lighting would be used afternoons and evenings from dusk to 11:00 PM as needed. The proposal incorporates the newest technology in athletic field lighting equipment and design. Light fixtures are aggressively visored, adjustable parabolic reflectors mounted at heights that allow for a very high beam angle measured from horizontal. These factors combine to limit off-site impacts to the highest extent possible. The lighting poles will be seventy (70) to eighty (80) feet high. City Council approval is needed to allow the new light poles to extend above the current 30 foot height limit of the Single Family Zone and above the heights of the existing poles.

The new athletic field lighting system will be connected to the existing Parks Department Skylogix lighting control system. The lighting controller will be up to date matching the existing type of lighting controllers used throughout the City. The controls are fully programmable and operated via cellular phone service. There will be separate switches installed to manually operate the lights at the site if necessary. The athletic field lights will be on a separate lighting zone with a separate switch. This will allow the field lights to be turned off after play is completed with egress lights turned off later to allow for players and spectators to leave the site.

There would be no change in the peak number of vehicle trips generated, however the improved reliability of the facility during wet weather and an increase in hours of operation will result in more frequent use. On weekday afternoons and evenings the facility may

generate, through recreational scheduling, up to 40 vehicle trips over a six hour period, generally 4pm to 10pm. Typically, 20 vehicles at a time would be on (or near) the site, although for a period of time between games (for example 7:30pm - 8:30pm) there can be up to 40 vehicles, generated by the field, on site. On weekends the facility may generate twice that number over the course of the day although the peak numbers remain the same. During school hours there are no trips generated.

The primary purpose for the improvements is to improve the condition and reliability of community and school athletic facilities, for Recreational, Physical Education, and Interscholastic Athletics. During school hours, Asa Mercer Middle School students utilize this facility for Physical Education. Some after-hours use is dedicated to Interscholastic Athletics. After school hours and on weekends, the facility is used for recreational use, including soccer leagues which serve a wide variety of age groups. The proposal increases the availability of the facility for recreational use by the addition of lighting and through the use of synthetic surfaces, which reduce field preparation time and maintenance and greatly increase reliability by reducing weather sensitivity.

ANALYSIS - SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, signed June 2010. The basis for this analysis and decision is formed from information in the checklist, exhibits and graphics attached to it, a site visit and the lead agency's 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 potential disturbance to subsurface soils during site work; increased traffic from construction equipment and personnel; increased noise; displaced recreational users; consumption of renewable and non-renewable resources and green house gas emissions.

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 green house gas emissions during construction, overall usage of the field will not change. Over the long term, green house gas emissions associated with the operation of the field will likely decrease slightly since the synthetic turf field requires less maintenance than a grass field.

The impacts associated with the construction are expected to be minor and of short duration. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, the proximity of Mercer Middle School and impacts to existing recreational uses, construction traffic and materials hauling, and construction noise warrant further discussion.

Recreation

While the field is being resurfaced, playfield users will be directed to other nearby fields such as Maplewood and Rainier Playfields. Use of the fields is currently limited to the daylight hours as there are currently no field lights. The Samoan cricket players who currently use the field extensively will be able to play on the newly constructed cricket pitch on the lid over the Jefferson Reservoir starting in 2011. Construction on the subject project is not scheduled to start until 2011 so disruption in play is likely to be small. There are also soccer and baseball field currently under construction on the reservoir lid. No significant adverse recreation impacts are anticipated and no mitigation is warranted or necessary.

Construction Traffic

There are adequate areas on-site and on street parking for the construction crews and equipment. The site is adjacent to an arterial which provides convenient truck access consistent with the requirements of the Street Use Ordinance. The checklist indicates that as much as 13,400 cubic yards of material may be removed over the course of the project and there will be deliveries of approximately 7,000 cubic yards of materials for the new field surface and surrounding soil amendment and landscaping. Removal of materials will take approximately 1,340 truck trips, assuming 10 cu.yds. per truck. An additional 700 truck trips can be anticipated for the delivery of materials. The site is adjacent to only one block from 15th Avenue South, a City arterial, which provides direct access to Interstate 5, the Spokane Street Viaduct and Highway 99. The surrounding arterials provide convenient truck access. The most recent (2008) Seattle Department of Transportation information notes 27,300 Average Annual Daily Traffic (AADT) trips on 15th Avenue South. Given the surrounding traffic volumes, the additional construction truck trips are not considered significant over the duration of the project; the approximately 2,040 total truck trips will not occur in one day. Construction traffic and haul route(s) will be designated, and notices and signage will alert pedestrians and drivers to times of day and peak activities as part of Parks' standard specifications. Parks will also coordinate with the Seattle School District to make the contractor aware of special events at the adjacent Mercer Middle School to minimize the potential for adverse construction related traffic impacts. Thus no further conditioning is necessary or warranted

Noise

The checklist indicates that 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

Traffic & Parking

Field operations will change. There will be one less baseball field and cricket will move to the lid. There are also additional baseball and soccer fields available on the lid. However, the field will change from a natural grass to an all-weather synthetic surface and there will be field lights. Play on the field will be expanded to include the wetter months of the year and into the evenings. To address this issue, Parks is including forty (40) parking stalls in the proposal to prevent potential parking impacts to the surrounding street network. As previously noted, the site is one block from 15th Avenue South, a City Arterial, and additional vehicle trips are not anticipated to be significant. There remains only one soccer field and one baseball field and use of the soccer field will still preclude use of the ball field and vise versa. Parks is not aware of any current parking issues associated with field users and few or no complaints have been received. No significant adverse parking and/or parking impacts are anticipated and thus no mitigation is warranted or necessary.

Light & Glare

New light fixtures will be installed on the new poles, using state of the art technologies to shield nearby residents from any spillover light and/or glare. The new lights are designed to better light the playing surfaces and eliminate to the maximum amount possible any spillover light and/or glare which could negatively affect surrounding residents.

As noted in the checklist, the proposed floodlights utilize the latest technology in reflector and shielding design for the parabolic optical system. The reflector and lamp design utilized produces more light in the lower portion of the beam as compared to older conventional floodlights. More light is delivered to the field reducing the amount of light transmitted off site and into the atmosphere. The floodlights will utilize an external visor mounted to the top of the floodlight. The visor will extend away from the top of the reflector a minimum of thirteen inches. The full length of the external visor will wrap a minimum of 180 degrees of the upper hemisphere of the floodlight. The visor also wraps around the sides of the floodlight and extends into the lower hemisphere of the reflector. The visor is intended to reduce glare by minimizing direct view of the bulb and reflector from off-site locations. To maximize glare reduction the Seattle Parks Department is providing additional mitigation with the use of the largest external visors currently available on the market. The current lighting system at the site does not have any shielding resulting in large amounts of glare which the Parks Department intends on reducing to the greatest extent practicable. The new athletic field lighting system will be connected to the existing Parks Department Skylogix lighting control system. This will allow the field lights to be turned off after play is completed with egress lights turned off later to allow for players and spectators to leave the site. The nine new light

poles will be seventy (70) to eighty (80) feet high. The existing trees along the west perimeter of the site will remain and also help to screen the nearby residences. The lights are designed to direct the fixtures to safely cover the playfields while reducing the potential for adverse spillover impacts on surrounding residences; 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
Senior Park Planner, Major Projects and Planning Section
Seattle Department of Parks and Recreation

Date: September 24, 2010

City of Seattle
Department of Planning and Development (DPD)

PLAN COVERSHEET

Updated 6/11/08

Available online at: www.seattle.gov/DPD/publications/Forms/Coversheet.pdf

1. APPLICANT INFORMATION

INSTRUCTIONS: Fill in all areas, in sections 1–7 of the Coversheet, that pertain to your project. Please note that sections 8–14 will be filled out by DPD staff.

PROJECT ADDRESS 4300 16TH AVE. S., SEATTLE 98108 PROJECT # 3011547 6256405

DESCRIPTION OF WORK ATHLETIC FIELD IMPROVEMENTS; CONVERSION OF EXISTING GRASS FIELD TO A SYNTHETIC TURF SURFACE, CONVERSION OF AN EXISTING GRAVEL RUNNING TRACK TO A RUBBERIZED SURFACE, INSTALLATION OF A NEW 8-POLE ATHLETIC FIELD LIGHTING SYSTEM, NEW CHAIN LINK FENCING INCLUDING A BASEBALL BACKSTOP NOT TO EXCEED 30' IN HEIGHT, RETAINING WALLS NOT TO EXCEED 4'-0 IN HEIGHT, AND REPLACEMENT OF VARIOUS ASPHALT PATHWAYS. STREET IMPROVEMENTS ON 16th AVE S. ARE ALSO INCLUDED.

OWNER SEATTLE PARKS DEPT. ADDRESS 800 MAYNARD AVE. S., SEATTLE 98104
OWNER PHONE 206-684-7041 EMAIL andy.sheffer@seattle.gov

CONTACT PERSON ERIC GOLD ADDRESS 110 FIRST AVE. S, SUITE 110, SEATTLE 98104
PHONE 206-459-5470 FAX 206-285-0480 EMAIL ericg@dahogan.com
PREVIOUS MUPS RELATED TO PROJECT NONE
RELATED STANDARD PLANS TEMPORARY EROSION & SEDIMENT CONTROL

2. LAND USE CODE INFORMATION

ZONE SF 5000 Assessor's Parcel No. 1624049060
OVERLAY ZONING OPEN SPACE
HISTORIC OR LANDMARK DISTRICT NONE
SHORELINE ZONE NONE
Exempt [X] Req. Shoreline Review [ ]
SEPA (CONDITIONING ONLY)
Exempt [ ] Requires Review [X]

DESIGN REVIEW? No [ ] Yes [ ]
If yes, please provide:
Planner:
Planner phone:

EXISTING USE	SQ. FT.	PROPOSED USE	SQ. FT.
PUBLIC PARK / OPEN SPACE	230,000 SF	PUBLIC PARK / OPEN SPACE	230,000 SF

Permit # establishing existing use N/A

DEPARTMENT OF NEIGHBORHOODS CERTIFICATE OF APPROVAL REQUIRED? No [ ] Yes [ ]

STREET/ALLEY IMPROVEMENTS OR WORK IN RIGHT-OF-WAY REQUIRED? No [ ] Yes [X]

PARKING SPACES:
Existing #: Onsite ±20 Offsite 80 Accessible 3
Proposed #: Onsite ±51 Offsite 80 Accessible 3
Off site Location: ASA MERCER MIDDLE SCHOOL

NUMBER OF DWELLING UNITS:
Existing 0 Proposed New 0
Demolished 0 Live-work Units 0
TOTAL UNITS: 0

3. HOUSING UNIT OCCUPANCY

DEFINITION: Housing unit means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, and may include a residential unit in a commercial building, an artist's studio dwelling unit, or a live/work unit.

CHECK ONLY ONE BOX BELOW, INDICATING HOUSING OCCUPANCY AT DATE OF PERMIT APPLICATION.

- [ ] Unit(s) is/are unoccupied
- [ ] Unit(s) is/are occupied by a residential tenant(s)
- [ ] Unit is occupied by the owner of the property
- [ ] Do not know
- [X] There is/are no housing unit(s) on the property
- [ ] Refer to Property Owner/Tenant Assistance
- [ ] Housing unit on property is not affected by this permit scope.

I certify, under penalty of perjury under the laws of the state of Washington, that the above information is true and correct.

Owner/Applicant Signature Printed Name Date & Place

4. GROUND DISTURBANCE

GROUND DISTURBANCE: No [ ] Yes [X] Cut: cubic yds. 13,500 Maximum Height 3.5' Fill: cubic yds. 6,550 Maximum Height 2.5'

DISPOSAL SITE: Outside City of Seattle [ ] Inside City of Seattle [ ] Address and/or Permit # (UNDETERMINED)

EROSION CONTROL IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE. Please refer to Temporary Erosion and Sediment Control (TESC) Plan. SHEETS F-0.2 THROUGH F-0.4 ATTACHED.

CUSTOMER ALERT!

Site Inspection Required Prior to First Ground Disturbance–Call (206) 684-8900
A DPD site inspection is required prior to any ground disturbance related to this permit, including tree cutting, clearing, grubbing or grading.

Preconstruction Conferences, When Required–Call (206) 684-8860
A DPD PRECONSTRUCTION CONFERENCE should be scheduled prior to beginning work. A conference is required for the following types of work:
1. When any special inspections are indicated on the plan
2. When land use or design review conditions are indicated on the plan
3. When a DPD plans examiner specifies on plans unusual or complex inspection or occupancy requirements

Rules for Ufer Grounds–Call (206) 684-5383
If you have any questions or concerns regarding the rules (2005 NEC) for installation ufer grounds, please contact DPD's Electrical Technical Backup, Monday– Friday, 7a.m.–4:30p.m.

Required SDOT Permits and Inspections
STREET TREE INSPECTIONS: Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval.
Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693; Single Family Zones, (206) 684-7997
STREET USE PERMITS:
Call prior to construction: (206) 684-5283

Water Service Inspection by SPU Required
All Water Service Piping On Property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

5. BUILDING CODE INFORMATION

Multiple Buildings in this Project?
No [X] (8 LIGHT POLES - STRUCTURAL CALCS PENDING)
Yes [ ] Fill out separate sheets and attach.
Shown on plan sheet E-1.1/ E-2.1

Code used for design (one):
- [ ] 2006 Seattle Building Code
- [ ] 2006 Seattle Residential Code
- [X] 2006 SBC (Struct)/SRC (Arch)

PROVIDE THIS INFORMATION FOR EACH BUILDING IN YOUR PROJECT:

DPD Building ID(s) N/A (see Building Data Sheet)
Existing # of Above-grade stories ____ Proposed # of Above-grade stories ____
Existing # of Below-grade stories ____ Proposed # of Below-grade stories ____
Mezzanines: No [ ] Yes [ ] Location
Building Code Type of Construction POLE

FLOOR LEVEL	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y if yes)	OTHER FIRE PROTECTION

Remodel: Construction Project Value: $
Sprinklers: NFPA 13 [ ] Fire alarm [ ]
NFPA 13R [ ] Other system [ ] Type?
Partial system [ ] Location
Change Of Occupancy No [ ] Yes [ ] From to
Posted Occupancy:

EMERGENCY SYSTEMS PROVIDED:
Elevator Pressurization [ ]
Stairway Pressurization [ ]
Smoke Removal System [ ]
Exit And Pathway Lighting [ ]
Emergency Generator [ ]

6. ENERGY/MECHANICAL CODE

SCOPE OF MECHANICAL WORK DESCRIPTION: N/A

RELATED BUILDING PERMIT PROJECT #

LOCATION OF DUCTWORK OR MECHANICAL EQUIPMENT:
Interior N [ ] Y [ ] Exterior Walls N [ ] Y [ ] Rooftop N [ ] Y [ ]

MECHANICAL-ONLY PERMIT-Project Value: $

APPLICABLE OCCUPANCY:
[ ] Group R [ ] Other than Group R

BUILDING ENVELOPE COMPLIANCE:	HEATED	SEMI-HEATED	UNHEATED SPACE
[ ] Existing envelope-no change	[ ]	[ ]	[ ]
[ ] Existing envelope-altered	[ ]	[ ]	[ ]
[ ] New envelope	[ ]	[ ]	[ ]

Compliance method: [ ] System analysis [ ] Target UA [ ] Prescriptive – Group R Provide Option #

HVAC MECHANICAL SYSTEM:
[ ] Not included in this application
[ ] Included in this application (see scope description for detail)

Separate permit required for: Plumbing, Gas piping, Boiler, and Refrigeration systems.
Heating Fuel Type: Group R [ ] Electric [ ] Other; Other than Group R [ ] Electric [ ] Other

OTHER MECHANICAL EQUIPMENT INCLUDED IN THIS APPLICATION:
[ ] Commercial kitchen hood exhaust system
[ ] Fume hood
[ ] Spray paint booth
[ ] Other-specify

DOCUMENT SUBMITTED:
[ ] Group R equipment sizing calc (unit by unit)
[ ] Cooling and heating load calculation (for other than Group R)
[ ] Target UA calculation
[ ] Structural load calculation (for mechanical equipment)
[ ] Noise compliance report (for mechanical equipment)
[ ] Commercial kitchen hood worksheet
[ ] Other

LIGHTING: Separate electrical permit application required

SINGLE FAMILY/DUPLEX
Min. equipment size
Max. equipment size
Gas or Oil Heating AFUE %

7. GREEN BUILDING
www.seattle.gov/dpd/CityGreen

LEED
Leadership in Energy & Environmental Design Green Building Rating System™ (LEED)
- [ ] LEED for New Construction (LEED-NC)
- [ ] LEED for Core & Shell (LEED-CS)
- [ ] LEED for Commercial Interiors (LEED-CI)
- [ ] LEED for Existing Building (LEED-EB)
- [ ] LEED for Homes (LEED-H)
- [ ] LEED for Neighborhood Development (LEED-ND)
- [ ] LEED Application Guide N/A

BUILT GREEN™
- [ ] Built Green Remodeler
- [ ] Built Green Home Builder
- [ ] Built Green Multi-Family
- [ ] Built Green Communities

Built Green Rating Anticipated:
- [ ] 1-2 Star
- [ ] 3 Star
- [ ] 4 Star
- [ ] 5 Star

LEED Rating Anticipated:
- [ ] Platinum
- [ ] Gold
- [ ] Silver
- [ ] Certified

OTHER PROGRAMS
- [ ] Sea Green; Seattle's Affordable Housing
- [ ] Labs for the 21st Century (Labs21)
- [ ] Green Guide for Healthcare (GGHC)
- [ ] ENERGY STAR® Home Label

DPD STAFF ONLY
To Fill Out Sections 8-14

8. LAND USE CONDITIONS (DPD staff use only; insert additional sheets if needed)

Assigned Planner Phone

TO BE COMPLETED BY DPD STAFF ONLY

NEW CURB CUT REQUIRED? No [ ] Yes [ ] Residential [ ] Commercial [ ]

9. SPECIAL INSPECTIONS
(DPD staff use only; attach extra sheets as needed)

ARCHITECT:
Name:
Phone:

ENGINEER:
Name:
Phone:

GEOTECHNICAL INSPECTIONS:
- [ ] Soil Bearing Verification
  Notes:
- [ ] Fill-Verify Structural Fill and Compaction
- [ ] Excavation-Observe and Monitor Excavation
- [ ] Drainage-Sub/Surface Drainage Installation
- [ ] Erosion Control-Temp/Permanent
- [ ] Other
- [ ] Other
- [ ] Other

Geotechnical Firm:
Name:
Phone:

STRUCTURAL INSPECTIONS:
- [ ] Concrete-Reinforced Concrete CIP
  Notes:
- [ ] Shotcrete
- [ ] Reinforced Masonry Level 1
- [ ] Structural Steel Fabrication
- [ ] Structural Steel Erection
- [ ] Wood Seismic Resistance System (for IBC only)
  Notes:
- [ ] Epoxy Grouting
  Notes:
- [ ] Mechanical Anchor Bolt Installation
  Notes:
- [ ] Epoxy Grouted Anchor Bolt Installation
  Notes:
- [ ] Other
- [ ] Other
- [ ] Other

Inspection Agency:
Name:
Phone:

OTHER:
- [ ]
- [ ]
- [ ]
- [ ]

Code Alternate:
See Sheet:

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction.

10. DRAINAGE & SEWER REVIEW (DPD staff use only)

DPD SEWER AND DRAINAGE REVIEW DESK: (206) 684-5362

DRAINAGE REVIEW REQUIRED? No [ ] Yes [ ]
- [ ] Flow control required
- [ ] No flow control required
- [ ] Impervious surface this project (new or replaced) ____ sq.ft.
- [ ]

NOTE: The drainage system shown in these plans may be changed at the time of side sewer permit issuance to meet standard plans and methods.

- [ ] Route for drainage review

SIDE SEWER REVIEW REQUIRED? No [ ] Yes [ ]
- [ ] No Conflict with side sewer
- [ ] Construction conflicts with applicant's side sewer. Contact Public Health Department at (206) 233-7914
- [ ] Construction conflicts with side sewer serving another property. Contact DPD Sewer and Drainage Review Desk at (206) 684-5362
- [ ] Conflict with public utility main (requires buildover). Contact SPU at (206) 684-7563
- [ ]

Reviewed by: Date:

NOTE: A separate side sewer permit is required from DPD. For more information, call the Sewer and Drainage Review Desk at (206) 684-5362

11. ENVIRONMENTALLY CRITICAL AREAS INFO

ENVIRONMENTALLY CRITICAL AREAS (ECA):
- [ ] Site is not located in ECA
- [ ] Mapped ECA designation: 1 2 3 4 5 6 7 8 9 10
- [ ] ECA identified by Preapplication Site Visit Report as:
- [ ] ECA Exemption [See review details in Hansen.]
  Reviewed by:
  - [ ] Denied
  - [ ] Granted. Type:
- [ ] Small Project Waiver
  New Developmental Coverage-this permit: ____ sq.ft.
  Previous Developmental Coverage after October 31, 1992:
  Permit # ____ sq.ft.
  Permit # ____ sq.ft.
  TOTAL: ____ sq.ft.

12. SHOP DRAWINGS, KEY AREA INSPECTION & BUILDING CONDITIONS (DPD staff use only)

Sprinkler drawings required for:
- [ ] NFPA 13
- [ ] NFPA 13 R
- [ ] Partial system
  Location
- [ ] Fire alarm

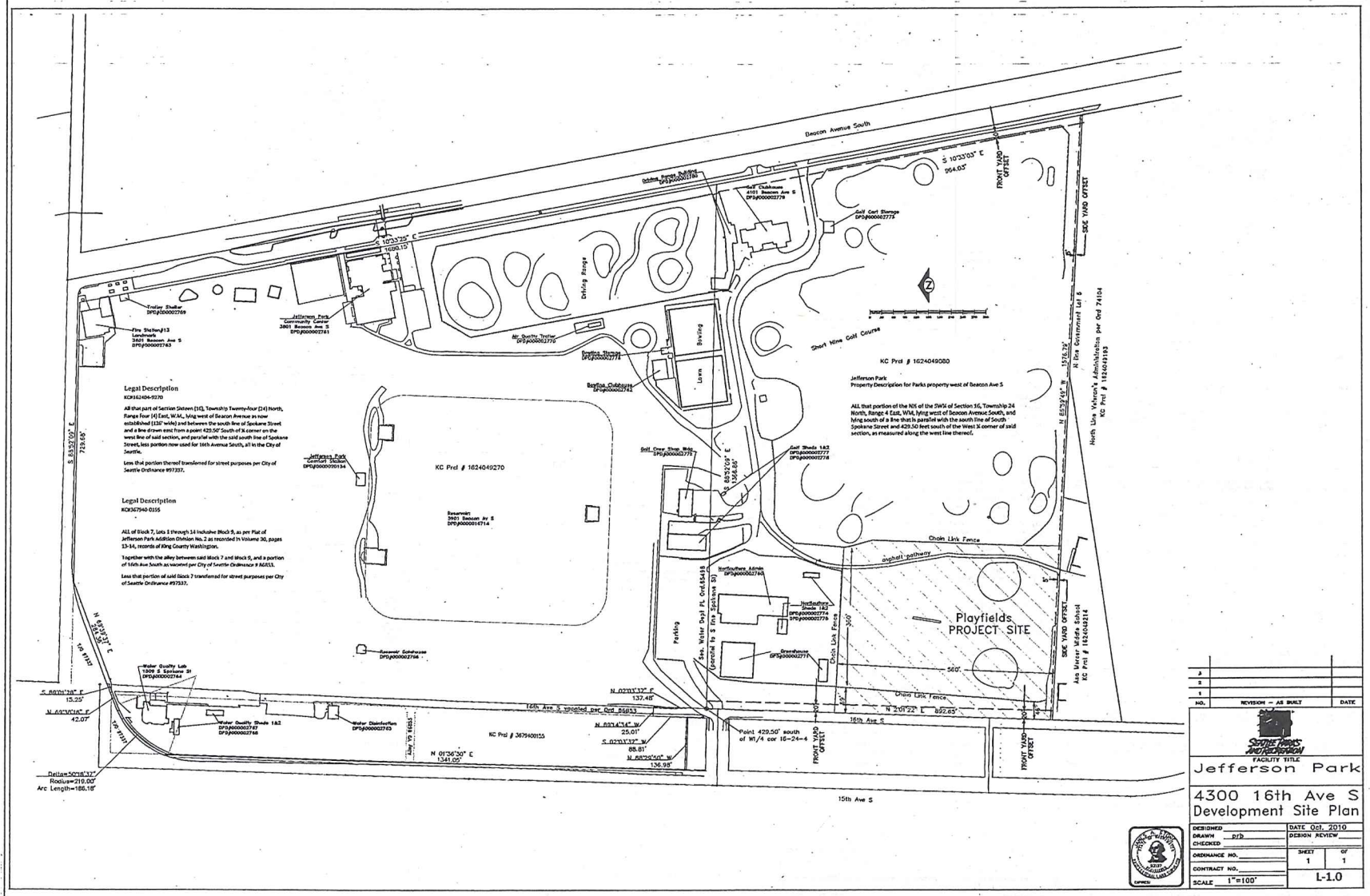
13. PERMIT ISSUANCE AUTHORIZATION (DPD staff use only)

Review Location	Approved		Notes
	Initials	Date	
ZONING (incl. street improvements)			
CURB CUT			
ORDINANCE			
STRUCTURAL			
ENERGY			
MECHANICAL			
DRAINAGE			
ECA			
GRADING			
WATER (SPU)			
FIRE			
HEALTH (King County)			
NOISE			
CONVEYANCE/ELEVATOR			
SHORING (SDOT)			
STREET IMPROVEMENT (SDOT)			
PARKS			
PROTECTED DISTRICTS (DON)			
SEPA EXEMP			
LAND USE REVIEW			

14. DEPARTMENT SIGN OFFS (DPD staff use only)

ISSUED BY: Initials Date

BUILDING PLANS EXAMINER	MECHANICAL PLANS EXAMINER	DATE RECEIVED AT INTAKE



NO.	REVISION – AS BUILT	DATE
3		
2		
1		

SEATTLE PARKS AND RECREATION

FACILITY TITLE

Jefferson Park

4300 16th Ave S
Development Site Plan

DESIGNED	DATE Oct. 2010
DRAWN prb	DESIGN REVIEW
CHECKED	SHEET 1 OF 1
ORDINANCE NO.	
CONTRACT NO.	L-1.0
SCALE 1"=100'	

NOT LESS THAN TWO OR MORE THAN TEN BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION OR DEMOLITION, SECURE THE SERVICES OF A COMMERCIAL UNDERGROUND UTILITIES LOCATOR SERVICE TO IDENTIFY BELOW-GROUND IMPROVEMENTS THAT MAY NOT BE INDICATED ON THE DRAWINGS. FOR IRRIGATION SYSTEMS, CALL SEATTLE PARKS PLUMBING SHOP (206 684 7070)

1-800-424-5555

PROJECT PRIME CONSULTANT

DA HOGAN
119 1st Avenue South, Suite 110
Seattle, Washington 98104
p.206.285.0400
f.206.285.0480

CIVIL & STORMWATER ENGINEERING

LPD engineering pllc
7916 Seward Park Ave S,
Seattle, WA 98118
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f. 206.723.1344
www.lpdengineering.com

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720 Olive Way, Suite 1400
Seattle, Washington 98101-1821
206.447.0156 800.447.1610
www.sparling.com

0' SCALE 1" = NORTH

DECEMBER 14, 2010
CORRECTIONS - #1
SEPTEMBER 17, 2010
PERMIT SUBMITTAL

NO.	REVISION – AS BUILT	DATE
3		
2		
1		

REVIEWED: PARK ENGINEER DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

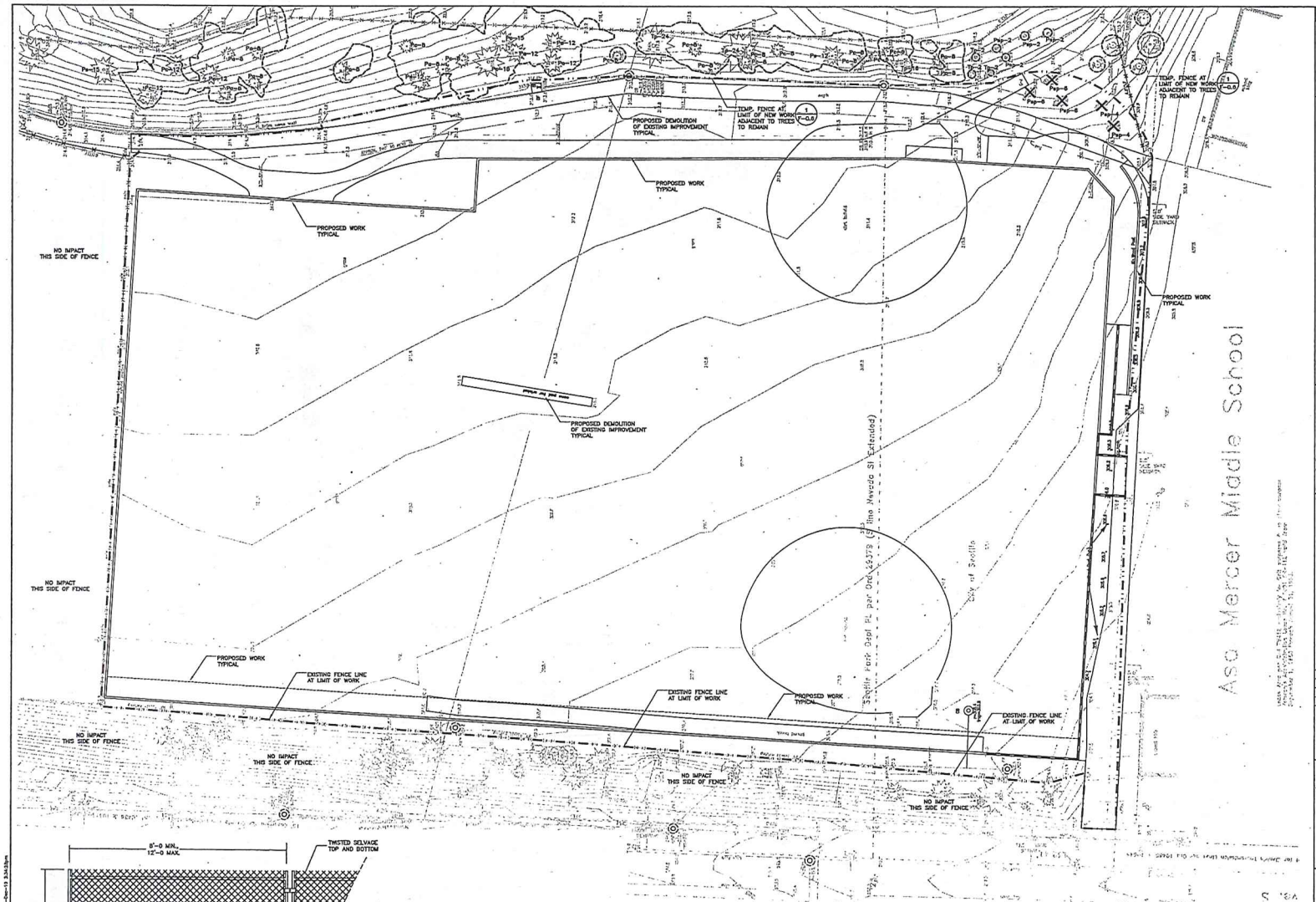
SEATTLE PARKS AND RECREATION

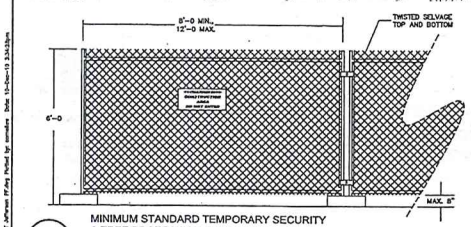
JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

LEGAL SITE PLAN

DESIGNED –	DATE December 9, 2010
DRAWN –	SHEET – OF –
CHECKED –	





1 / F-0.6 MINIMUM STANDARD TEMPORARY SECURITY & TREE PROTECTION FENCE

NOT TO SCALE

NOTES:
1. CHAIN LINK FABRIC TO BE MIN. 11 GAUGE, GALVANIZED. NO RUSTED OR EXCESSIVELY MALFORMED FABRIC.
2. FENCE BASES SHALL BE OF SUFFICIENT WEIGHT and/or SPREAD TO ADEQUATELY SUPPORT EACH PANEL.
3. PANEL-TO-PANEL CONNECTIONS SHALL BE MADE AT A MIN. TWO LOCATIONS PER CONNECTION UNLESS OTHERWISE APPROVED.
4. PROVIDE CONSTRUCTION WARNING SIGNAGE 50'O.C. ALONG FENCING INSTALLATION.

EXISTING TREE NOTES

1. NO TREES WITHIN THE LIMIT OF DISTURBANCE FALL WITHIN THE DEFINITION OF "EXCEPTIONAL TREE" PER DIRECTOR'S RULE 16-2008.
2. SMC 25.11.040.B. LIMITS ON TREE REMOVAL. IN ADDITION TO THE PROHIBITIONS IN SUBSECTION 25.11.040.A, NO MORE THAN THREE TREES 8 INCHES OR GREATER IN DIAMETER, MEASURED 4.5 FEET ABOVE THE GROUND, MAY BE REMOVED IN ANY ONE YEAR PERIOD ON LOTS IN LOWRISE, MIDRISE AND COMMERCIAL ZONES OR ON LOTS 5,000 SQUARE FEET OR GREATER IN A SINGLE-FAMILY OR RESIDENTIAL SMALL LOT ZONE, EXCEPT WHEN THE TREE REMOVAL IS REQUIRED FOR THE CONSTRUCTION OF A NEW STRUCTURE, RETAINING WALL, ROCKERY OR OTHER SIMILAR IMPROVEMENT THAT IS APPROVED AS PART OF AN ISSUED BUILDING OR GRADING PERMIT AS PROVIDED IN SECTIONS 25.11.050, 25.11.070, AND 25.11.080.
3. ALL TREES SCHEDULED TO REMAIN SHALL BE PROTECTED BY TEMPORARY SITE SECURITY FENCING OR EXISTING CHAIN LINK FENCING SCHEDULED TO REMAIN.

KEY TO EXISTING TREE SPECIES

Sym.	Botanical Name – Common Name
Pxp	Pyrus sp. – Species / Variety Unknown (Bradford, Callery, or similar)
Pc	Pinus contorta – Shore Pine
Ps	Pinus sylvestris – Scotch Pine
Tp	Thuja plicata – Western Red Cedar
Pa	Picea abies – Norway Spruce

TREE REMOVAL & REPLACEMENT

TREES TO BE REMOVED:
(2) PYRUS CALLERYANA, 4" DBH
(3) PYRUS CALLERYANA, 6" DBH

(NO REPLACEMENT TREES ARE PROPOSED)

TREE PROTECTION PLAN LEGEND

- ANTICIPATED LIMIT OF DISTURBANCE (TEMPORARY CHAIN LINK FENCE or PERMANENT EXISTING CHAIN LINK FENCE SCHEDULED TO REMAIN)
- X EXISTING TREE SCHEDULED FOR REMOVAL AND DISPOSAL BY THE CONTRACTOR
- ○ APPROXIMATE EXTENT OF CANOPY; EXISTING TREE IN PROXIMITY TO THE WORK, TO REMAIN PROTECTED
- Pxp–6 TREE SPECIES / DIAMETER IN INCHES

<<<<<<<<<<CAUTION>>>>>>>>>>

CALL BEFORE YOU DIG!

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1-800-424-5555

PROJECT PRIME CONSULTANT

DA HOGAN

CIVIL & STORMWATER ENGINEERING

LPD engineering pllc

ELECTRICAL AND ILLUMINATION ENGINEERING

SPARLING

DAVID A. ANDERSON STATE OF WASHINGTON 19331 REGISTERED PROFESSIONAL ENGINEER

EXPIRES 6/4/11

SCALE 1" = 30'

NORTH

DECEMBER 14, 2010
CORRECTIONS - #1
SEPTEMBER 17, 2010
PERMIT SUBMITTAL

NO.	REVISION – AS BUILT	DATE
3		
2		
1		

REVIEWED: PARK ENGINEER DATE

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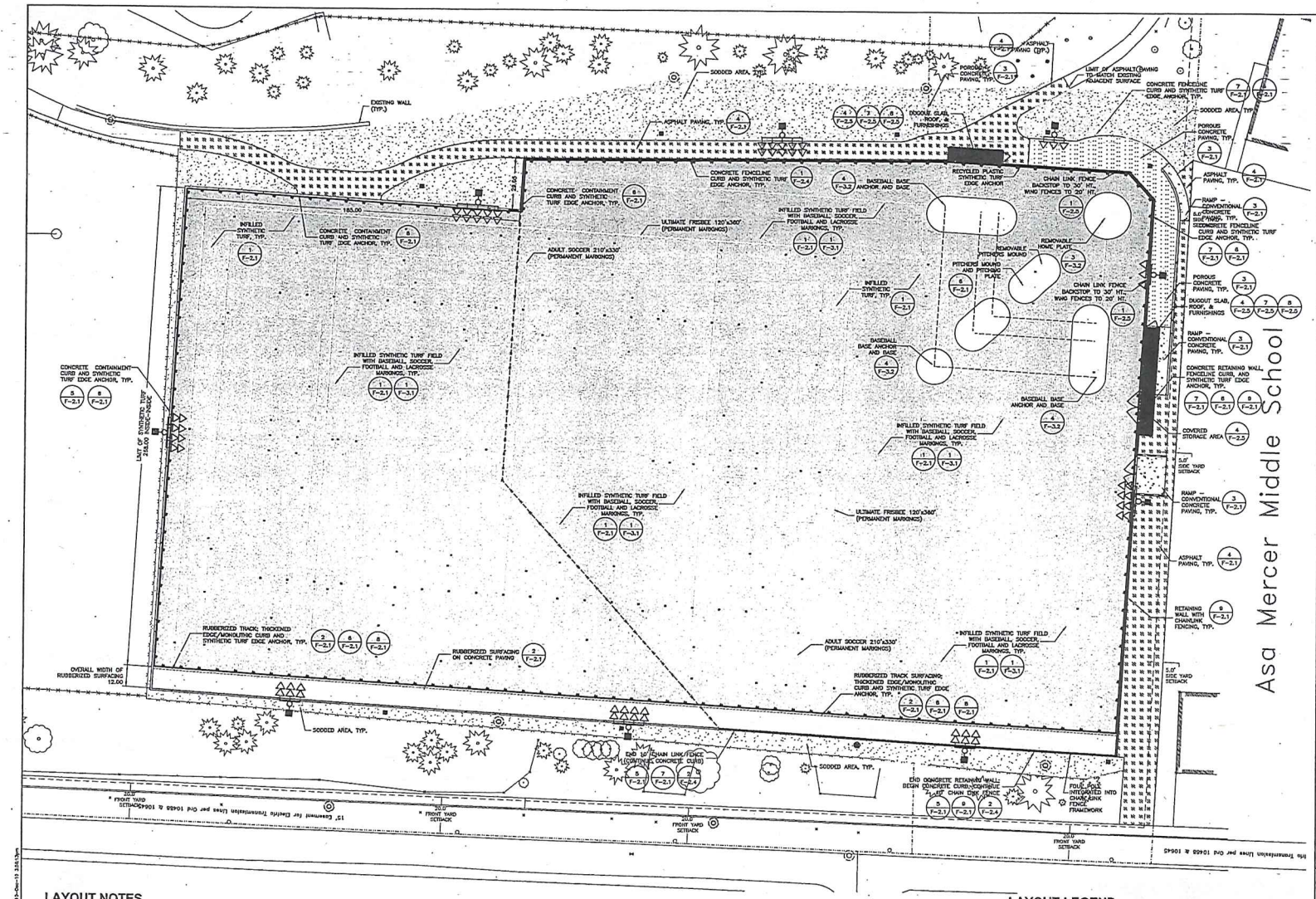
SEATTLE PARKS AND RECREATION

JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

TREE PROTECTION PLAN

DESIGNED	EJC	DATE	December 14, 2010
DRAWN	EJC	SHEET	– OF –
CHECKED	DJA		F-0.6
ORDINANCE NO.	PENDING		
CONTRACT NO.	PENDING		
SCALE	1"=30'		



LAYOUT NOTES

1. REFER TO THE LAYOUT CONTROL PLAN FOR DETAILED LAYOUT INFORMATION. THE ENGINEER WILL PROVIDE THE CONTRACTORS LICENSED LAND SURVEYOR WITH ELECTRONIC DATA POINTS FOR FIELD LAYOUT, AND CONSTRUCTION STAKING
2. IN-FILLED SYNTHETIC TURF SECTION IS CONTAINED WITHIN A CONTINUOUS CONCRETE CURB, MINIMUM 12"x12", AND RECYCLED PLASTIC EDGE ANCHOR. THIS CONTAINMENT CURB VARIES IN DETAILING INCLUDING SIMPLE 12"x12" CURB AND EDGE ANCHOR, FENCE LINE CURB, AND RETAINING WALL CAP.
3. FIELD ACTIVITIES INCLUDING BASEBALL, SOCCER, FOOTBALL, AND ULTIMATE FRISBEE ARE SHOWN HERE FOR REFERENCE. REFER TO THE SYNTHETIC TURF FIELD MARKING COMPOSITE AND FIELD MARKING LAYOUT DETAIL DRAWINGS FOR SPECIFICS RELATED TO THE LAYOUT OF EACH ACTIVITY.
4. PROVIDE EMBEDDED SOCCER GOAL ANCHORS FOR ALL PORTABLE SOCCER GOALS.

LAYOUT LEGEND

- GREEN COLORED SYNTHETIC TURF OVER PERMEABLE AGGREGATE
- TAN COLORED SYNTHETIC TURF OVER PERMEABLE AGGREGATE
- RUBBERIZED SURFACING OVER CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- POROUS CONCRETE PAVING
- SODDED AREA
- CHAINLINK FENCE AND CONCRETE CURB
- CHAINLINK FENCE
- CONCRETE CURBING
- CONCRETE WALL
- LIMIT OF SYNTHETIC TURF AND CONCRETE EDGE ANCHOR
- CATCH BASIN INLET (C.B.I.) TYPE 1
- EXISTING STORM DRAINAGE MANHOLE (SDMH)

<<<<<<<<<CAUTION>>>>>>>>>

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DAVID A. HOGAN, STATE OF WASHINGTON, 22303, REGISTERED PROFESSIONAL ENGINEER

EXPIRES 6/5/11

DECEMBER 14, 2010
CORRECTIONS - #1
SEPTEMBER 17, 2010
PERMIT SUBMITTAL

NO.	REVISION – AS BUILT	DATE
3		
2		
1		

REVIEWED: PARK ENGINEER DATE:

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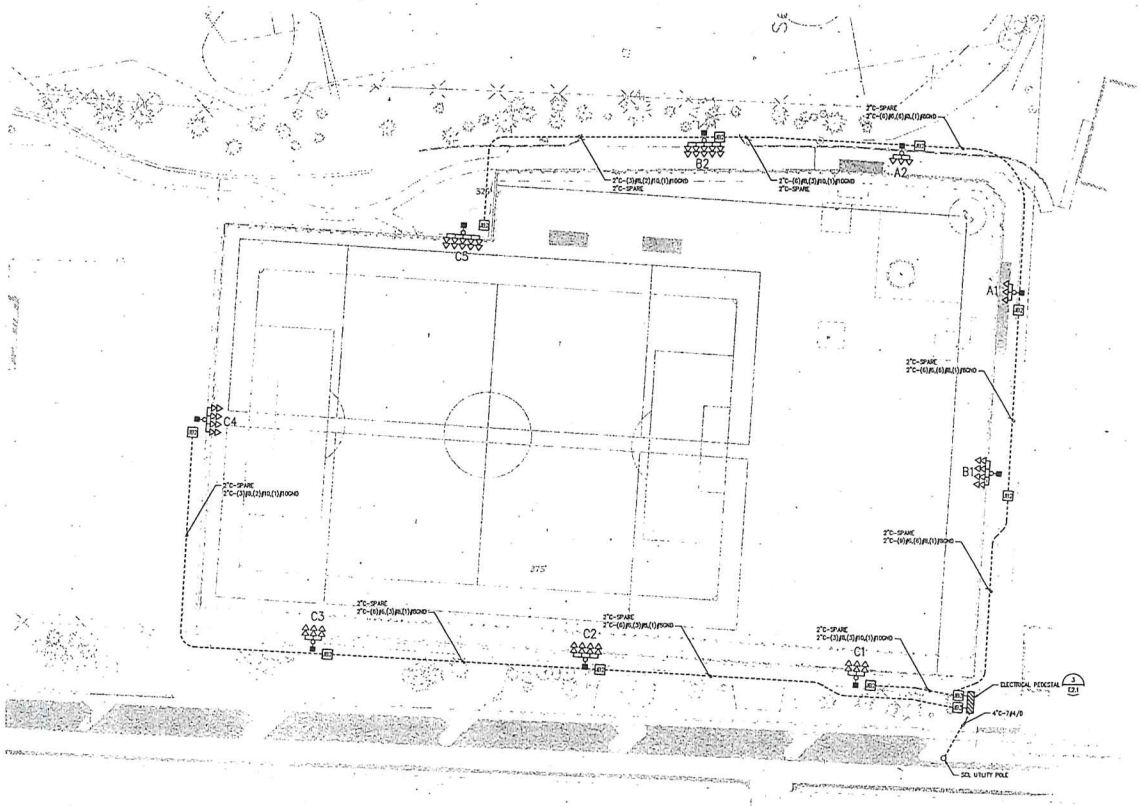
SEATTLE PARKS AND RECREATION

JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

LAYOUT PLAN

DESIGNED EJG	DATE September 22, 2010
DRAWN CPM	
CHECKED DLA	SHEET – OF –
ORDINANCE NO. PENDING	F-1.1
CONTRACT NO. PENDING	
SCALE 1"=30'	



SITE PLAN
SCALE AS INDICATED

0 15 30 60 90
1 inch plotted — Feet
If measurement is other than 1 inch then the plot is reduced.

GENERAL NOTES:

1. JUNCTION BOX LOCATIONS AND CONDUIT ROUTING ARE SCHEMATIC. ALIGN JUNCTION BOXES WITH SCORE LINES AND PAVEMENT EDGES. CONDUIT ROUTING SHALL AVOID ALL TREES. SUBMIT CONDUIT AND JUNCTION BOX LAYOUT PLAN TO ENGINEER PRIOR TO INSTALLATION.

LEGEND:

- STEEL FLOODLIGHTING STANDARD
- HEVIA FLOODLIGHT WITH GLARE CONTROL SHIELDING, 1500 WATT METAL HALIDE, 480 VOLT
- AREA LUMINARE, 400 WATT MH, 480 VOLT
- TYPE II JUNCTION BOX, CHRISTY #JL30 WITH FLIGHT COVER
- TYPE III JUNCTION BOX, CHRISTY #JL36 WITH FLIGHT COVER
- RACEWAY UNDERGROUND

POLE AND FLOOD LIGHT SCHEDULE

POLE	HEIGHT	FLOOD LIGHTS
A1	70'-0"	3
A2	70'-0"	3
B1	80'-0"	8
B2	80'-0"	10
C1	80'-0"	6
C2	80'-0"	8
C3	80'-0"	6
C4	80'-0"	8
C5	80'-0"	10
TOTAL		62

REQUIRED MINIMUM INITIAL LIGHTING LEVELS

INFIELD
AVERAGE FC: 33.0 MIN
MAXIMUM/MINIMUM: 2.5 MAX
COEFFICIENT OF VARIATION: 0.31 MAX

OUTFIELD/FOOTBALL
AVERAGE FC: 27.5 MIN
MAXIMUM/MINIMUM: 3.0 MAX
COEFFICIENT OF VARIATION: 0.25 MAX

CALL BEFORE YOU DIG!

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f.206.223.0468

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OCTOBER 5, 2010
65% CONSTRUCTION DOCUMENTS

NO.	REVISION - AS BUILT	DATE
3		
2		
1		

REVIEWED
PARK ENGINEER DATE
All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

10-5-10

SEATTLE PARKS AND RECREATION

JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

FIELD LIGHTING PLAN -NEW

DESIGNED
DRAWN
CHECKED
DATE
SHEET ___ OF ___
ORDINANCE NO.
CONTRACT NO.

E-1.1

Saved by on 10/5/2010 3:29:46 PM

Bolser, Shelley

From: Sheffer, Andy
Sent: Tuesday, January 18, 2011 4:46 PM
To: Sheffer, Andy; Jenkins, Michael; Bolser, Shelley
Cc: Yeaworth, David
Subject: RE: 3011547; Jefferson Playfield

We actually sent out over 10,000 mailings for each meeting. I just received an e-mail from our mail people.

Thank you, kindly

Andy Sheffer
Senior Capital Improvement Coordinator
Seattle Parks and Recreation
d | 206.684.7041 c | 206.423.1917
o | 206.233.3872 f | 206.233.3949
~~~
~~~

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From: Jenkins, Michael
Sent: Tuesday, January 18, 2011 3:08 PM
To: Bolser, Shelley; Sheffer, Andy
Cc: Yeaworth, David
Subject: RE: 3011547; Jefferson Playfield

Shelley:

Thanks for the email. CM Clark is very interested in the public outreach on this proposal.

I am still trying to confirm a date for the public hearing. The earliest available date right now is March 23, 2011 but am waiting confirmation from the Clark office.

Michael

From: Bolser, Shelley
Sent: Tuesday, January 18, 2011 2:34 PM
To: Sheffer, Andy
Cc: Jenkins, Michael
Subject: 3011547; Jefferson Playfield

Hi Andy, I am working on getting the exhibits together for this recommendation. Can you describe what efforts Parks did for public outreach to the neighbors in this area, and if you received any public comments? I have a copy of the DNS, but I don't have record of either public outreach or comments to Parks in the file, and it will be important to describe it for the record.

Also, can you get me an 11x17 size plan set for the record? It will make it much easier for COBE to reference the plan set during their review and the hearing.

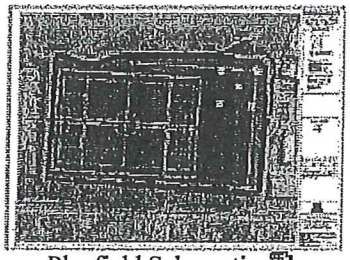
Thanks!
Shelley

Shelley Bolser, AICP, LEED AP
Senior Land Use Planner

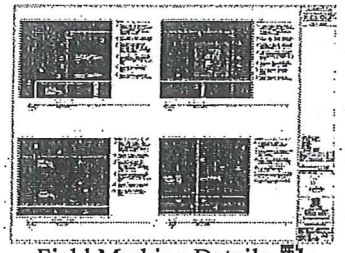
City of Seattle
Department of Planning and Development
700 5th Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
Tel: (206) 733-9067
Fax: (206) 233-7902
~~~~~~

Jefferson Park Playfield is another park component that the Levy funds. The renovation includes creating a synthetic turf field with lighting. Schematic design has been approved by the user groups and parks. SDOT is currently reviewing a proposal for on-street parking adjacent to the playfield on 16th Ave. S. Construction Documents will be submitted for permitting in 2010 with construction occurring in 2011.

(RETURN TO TOP)



Playfield Schematic



Field Marking Details

COMMUNITY PARTICIPATION

Community Meeting July 14, 2010

- Agenda
- Notes

Community Meeting April 14, 2010

- Agenda
- Notes

Community Meeting December 1, 2009

- Agenda
- Notes

Community Meeting Information April 21, 2009

Please open the attachments below to find a rendering of Phase 1 with callouts of possible improvements for Phase 2, the a project information summary, park element descriptions, option cost and meeting notes and a summary of priority worksheets.

- Priority Summary
- Image of Options - *This map was used for the purpose of the meeting to help prioritize options for the project.*
- Information Summary
- Park Element Descriptions
- Preliminary Cost and Options - *The options listed are to be used as food for thought only. This is an idea of what combinations are possible given the range of funding that may become available.*
- Meeting Notes

Parks accepted additional comments for 3 weeks after the meeting. The window for accepting comments is now closed.

Translations

Chinese (Simplified)
» Meeting Information

Chinese (Traditional)
» Meeting Information

Korean
» Meeting Information

Somali
» Meeting Information

Spanish
» Meeting Information

Tagalog
» Meeting Information

Thai
» Meeting Information

Vietnamese
» Meeting Information

City of Seattle
Parks and Recreation

Jefferson Park Development Updates and Skatepark Design Workshop

July 14, 2010	**AGENDA**	6:00-8:00 PM

By the end of this meeting you will have…..

1. been **UPDATED** on the current construction process.
2. been **UPDATED** on the final design of Beacon Mountain and Jefferson Playfield.
3. **PROVIDED FEEDBACK** on the preferred skatepark design and **UNDERSTAND** how the team will move forward with the next steps.

6:00-6:10 PM	**Gather and Be Seated / Introduction**
6:10-6:20 PM	**Jefferson Park Expansion Update,** Andy Mitton, The Berger Partnership
6:20-6:40 PM	**Art Work Update,** Ruri Yampolsky, Office of Arts and Cultural Affairs & Elizabeth Conner, Artist
……	5 Minute Break
6:45-6:50 PM	**Jefferson Park Skatepark Project Information,** Kim Baldwin, Seattle Parks
6:50-7:00 PM	**General Site Overview,** Andy Mitton, The Berger Partnership
7:00-7:10	**Lighting Overview,** Denise Fong, Candela
7:10-7:25 PM	**Skatepark Preferred Schematic Design Presentation,** Micah Shapiro, Grindline
7:25-7:55 PM	**Group Discussion,** Led by the Design Team
7:55-8:00 PM	**Next Steps,** Micah Shapiro

GUIDELINES FOR PARTICIPATING IN PUBLIC PROCESS

- **First, have fun and don't be afraid to ask questions.**
- **Please contribute your ideas and opinions as clearly as you can.**
- **Listen and encourage others to speak. Limit side conversations.**
- **Respect each other's ideas and acknowledge the value of differing opinions.**
- **Respect the time constraints of the group.**

For more information regarding the skatepark contact:
Kim Baldwin, Project Manager, Seattle Parks and Recreation
800 Maynard Avenue S. 3rd Floor, Seattle, WA, 98134-1336
kim.baldwin@seattle.gov (206)615-0810
http://seattle.gov/parks/projects/jefferson/skatepark.htm

For more information regarding the greater park contact:
Andy Sheffer, Project Manager, Seattle Parks and Recreation
800 Maynard Avenue S. 3rd Floor, Seattle, WA, 98134-1336
Andy.sheffer@seattle.gov (206)684-7041
http://seattle.gov/parks/projects/jefferson/park.htm

Comments . Comments . Comments . Comments . Comments

Please use this form to write down comments or draw images that you'd like to leave behind for the designers. Leave this sheet on the table by the door before you go.

City of Seattle
Seattle Parks and Recreation

Jefferson Park Development Updates and Skatepark Design Workshop

April 14, 2010	**AGENDA**	6:00-8:30 PM

Meeting Objectives:

1. Provide the community with an **UPDATE** on the current construction process.
2. **GATHER INPUT** on the final design of Beacon Mountain and Jefferson Playfield.
3. **SHARE** early skatepark concepts and **GATHER BIG IDEAS** to help the designers prepare refined concepts for Community Meeting Two.

6:00-6:10 PM	**Gather and Be Seated / Introduction**
6:10-6:30 PM	**Beacon Mountain Play Area Update,** Andy Sheffer, Seattle Parks
6:30-6:50 PM	**Jefferson Park Playfield Update,** Andy Sheffer, Seattle Parks
.....	5 Minute Break
6:55-7:05 PM	**Jefferson Park Skatepark Project Information,** Kim Baldwin, Seattle Parks
7:05-7:10 PM	**General Site Overview,** Greg Brower, The Berger Partnership
7:10-7:30 PM	**Skatepark Concept Presentation,** Micah Shapiro, Grindline
7:30-8:15 PM	**Big Idea Skatepark Workshop,** Design Team
8:15-8:30 PM	**Recap of Big Ideas,** Design Team

GUIDELINES FOR PARTICIPATING IN PUBLIC PROCESS

- **First, have fun and don't be afraid to ask questions.**
- **Please contribute your ideas and opinions as clearly as you can.**
- **Listen and encourage others to speak. Limit side conversations.**
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For more information regarding the skatepark contact:
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800 Maynard Avenue S. 3rd Floor, Seattle, WA, 98134-1336
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For more information regarding the greater park contact:
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Andy.sheffer@seattle.gov (206)684-7041
http://seattle.gov/parks/projects/jefferson/park.htm

Comments . Comments . Comments . Comments . Comments

Please use this form to write down comments or draw images that you'd like to leave behind for the designers. Leave this sheet in the box on the table by the door before you go.

Jefferson Park Expansion

Public Meeting Agenda,
Date: Tuesday December 1, 2009
Place: Jefferson Park Community Center

1.1 Introduction:

A master plan for Jefferson Park was developed in 2002 as a guide for future phases of development and last year the community participated in prioritizing elements for the park development. The Pro Parks Levy and the new Parks and Green Spaces Levy together provide $15.4 million to implement the community vision for this park. This is the first of three meetings that will provide updates on current construction and gather public input on the design for future phases of implementing the park masterplan.

1.2 Phase I:

Jefferson Park Expansion (Funded by the 2000 Pro-Parks Levy)

- Masterplan Overview (The Berger Partnership):
- Status of Current Construction:
- Additional elements
  - (a) Additional Basketball court and Parking at Community Center
  - (b) Park service road reconfiguration
  - (c) Promenade connection between Jefferson Park and Jefferson Playfield
  - (d) Cricket pitch on reservoir lid
  - (e) Reservoir pump house (Andy Sheffer, Seattle Parks)

1.3 Future Phases

(Funded by the 2000 Pro-Parks Levy Opportunity Fund and the 2008 Parks and Green Spaces Levy)

- Beacon Mountain (SvR Design)
- Jefferson Playfield Improvements (Andy Sheffer, Seattle Parks)
- Jefferson Skatepark (Andy Sheffer, Seattle Parks)

1.4 Conclusion:

At the second meeting refined designs will be presented and additional comment collected. The final designs will be presented at the third meeting. Parks encourages you to come and participate in the planning of this great new park and gathering space for your community. For additional information please visit: http://seattle.gov/parks/ProParks/projects/JeffersonPark.htm or contact Andy Sheffer at andy.sheffer@seattle.gov or 206-684-7041

Bolser, Shelley

From: Sheffer, Andy
Sent: Tuesday, January 18, 2011 4:38 PM
To: Bolser, Shelley
Subject: Jefferson

Importance: High

Shelley,

All the notes are listed below, including the ones from the 4.10.10 meeting.

12.1.09 Jefferson Playfield Improvements (Andy Sheffer, Seattle Parks)
(a) Synthetic fields with lighting
(b) Users may include: Soccer, Ultimate Frisbee, Football, Baseball, and potentially Lacrosse
(c) Samoan Cricket to be moved to the center of the Res. Lid
(d) Constraints – Space (square footage) and Budget.
(e) Interested parties – Please sign up at back of room to join community design committee.

Comments from the Public:
CRICKET: How are you going to control the Cricket balls so that they do not interfere with pedestrian circulation? The cricket user groups will have to place barricades on the paths warning pedestrians when there is a game in session. The new area will be twice the size as the old. There are so many spectators that most likely the spectators would stop balls before they reached the pedestrian paths.
TRACK: This might be a useful element around the perimeter of the fields. It is difficult to configure a regulation track around a single field while accommodating other fields in the same space. Maybe you could provide a straightaway for sprints? That is a good idea and we will look into it.
ULTIMATE : Would like two fields. 60 children play at a time, two fields are needed. Would like fields lined for Ultimate. Concerned about number of lines; integrity of carpets; tick mark for Ultimate or maybe Lacrosse.
SURFACE: It is not live ? Any studies as to how this effects the environment? Native birds need natural turf. Loss for birds. 12 acres of lawn on lid. There is a national trend to tear out synthetic surfacing (i.e. New York). Parks is undergoing a study of the stormwater that is conveyed off their existing synthetic fields to better determine the environmental effects.
SYNTHETIC SURFACE: asset to neighborhood, Kids in south end need soccer fields. This is a complex balance. Each soccer field accommodates two ultimate fields. Want to get maximum use – we want lights.
SPORTSFIELD DEMAND– How is the total number of fields and needs figured out? Is every community examined from a G.I.S. standpoint? Based on geographical need – is there a plan or study. Fields locations are determined by local scheduling needs and geography.
FIELD LIGHTING: The fields will be lit at night to maximize scheduling time.
FIELD USE: Want to address – regional fields – we can't we keep games local
Ed: until age of nine – play in community

4.14.10 Jefferson Park Playfield is another park component that the 2008 Levy funds. The renovation includes creating a synthetic turf field with lighting. The field will be permanently lined for 1 Football field, 1 regulation Soccer field, 2 ultimate Frisbee fields, and one baseball field with 90' baselines. It will also have tic marks for 3 mod soccer fields that can be marked with temporary paint or cones. SDOT is currently reviewing a proposal for on-street parking adjacent to the playfield on 16th Ave. S. occurring in 2011.

Q. Timeline?

A. Documents will be submitted for permitting in the spring of 2010 with construction to start in the summer of 2011 (depending on permitting).

Q. Will the pitcher mound be permanent? This is problematic for ultimate and soccer.

A. Anytime you combine multiple uses on one field there are going to be compromises. The largest investment in a single use is Baseball. From all the input we have received associated with baseball there is not an adequate replacement for permanent pitcher's mounds. Additionally, the man hours required to continuously remove and replace a temporary pitcher's mound is exorbitant. However, we will continue to research this issue.

Q. Can we move the Ultimate fields to the north?

A. The problem with moving all the fields north to leave room for a narrow field at the South end is associated with risk management. We don't want to incur accidents that may happen when you have a game going on in the North end and right adjacent to it a game like flag football going on. It is critical to have proper safety buffers between fields. Balls go from one field to another as well as people.

Comment: Great meadow could be used for practice and Mod games.

Comment: Cal Anderson does not have pitcher mound.

The portable pitching mound is too small for adults and the metal cleats are ripping it up. Even if we had a larger one, it is very time consuming to remove and replace.

Q. Is there money for construction?

A. Yes, but not for parking at this point (even though we are studying it).

Comment: Need to get this into neighborhood plan so SDOT could possibly help fund parking.

Q. There is a drainage issue? How will field filter rain and run off?

A. The aggregate materials under the field should process water. However, the testing results from other like fields indicate that the run-off from the fields is no different than rainwater. We are also researching additional potential for quantity removal by giving the soil more time to infiltrate.

Q. How will circulation into park be integrated into design? Safe entry is important.

A. There will be two main points of entry:

1.) The promenade from the greater Jefferson Park will be installed as part of the current construction project. It will be lit and a crosswalk will be installed at the service road.

2.) The current entry at the South end of the field will be enhanced to better demarcate the playfield and provide greater accessibility.

Comment: Neighbors need to get involved in neighborhood planning.

Q. Line Colors? Can soccer have the white lines?

A. It is traditional for football to have white lines; but, if we think soccer is going to be the primary sport then we can demarcate the soccer field with white.

Q. Has there been community resistance to lights?

A. We have not heard any community resistance to lights at this point. That being said, it is always a touchy issue and we anticipate lots of comment. Sports field lighting technology has come a long way over the past 10 years and generally neighbors are very pleased with the end product. The Mickey Merriam Sports field Complex at Magnuson Park is a perfect example.

Q. Will there be a process for lighting? Is it or can it be added to neighborhood plan?

A. Lighting will be included in the State Environmental Policy Act (SEPA) process and Master Use Permit (MUP) process both of which have a public comment period which is, in part, why we anticipate the permitting process to take awhile.

7.14.10 Jefferson Playfield Expansion: Andy Sheffer explained the layout has stayed the same since the last meeting. Most recent changes include shifting the major fields to the North to allow for an additional unmarked Ultimate field at the South end. A portable baseball mound is being used to allow for the additional practice space.
Bid in the Spring of 2011. Construction – late 2011.

Comments from the public:
Thanks for field changes!

Thank you, kindly

Andy Sheffer
Senior Capital Improvement Coordinator
Seattle Parks and Recreation
d | 206.684.7041 c | 206.423.1917
o | 206.233.3872 f | 206.233.3949

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RECEIVED
SEP 22 2010
DEPT. OF PLANNING AND DEVELOPMENT
301547

JEFFERSON PLAYFIELD
ATHLETIC FIELD ILLUMINATION
SPILL LIGHTING AND GLARE ANALYSIS

Proposal

The existing athletic field at Jefferson Playfield is to be lighted in conjunction with the rehabilitation of the athletic field. New poles and floodlights will be provided. The design level for the athletic field lighting will be maintained at a Class IV level of play. The football\soccer field will be lighted to an average maintained lighting level of 27 foot-candles. The baseball field will be lighted to an average maintained lighting level of 30 foot-candles for the infield. The outfield area with football\soccer field overlays will be lighted to an average maintained lighting level of 27 foot-candles. The lighting system is designed using a .8 design factor to achieve the initial lighting levels.

Equipment

The proposed lighting for the fields will consist of 62 - 1,500 watt shielded floodlights. The floodlights will be mounted on 9 galvanized steel poles surrounding the field. The poles will be installed as close to the field as possible so as to not compromise the safety of the players and to allow for pedestrian access.

The proposed floodlights utilize the latest technology in reflector and shielding design for the parabolic optical system. The reflector and lamp design utilized produces more light in the lower portion of the beam as compared to older conventional floodlights. More light is delivered to the field reducing the amount of light transmitted off site and into the atmosphere. The floodlights will utilize an external visor mounted to the top of the floodlight. The visor will extend away from the top of the reflector a minimum of thirteen inches. The full length of the external visor will wrap a minimum of 180 degrees of the upper hemisphere of the floodlight. The visor also wraps around the sides of the floodlight and extends into the lower hemisphere of the reflector. The visor is intended to reduce glare by minimizing direct view of the bulb and reflector from off site locations.

Existing Codes

The current Seattle Municipal Code limits the height of the lighting standards to a maximum of 30 feet. The code also has a requirement for light and glare. Land Use Code Section 23.44.022.J requires that "Exterior lighting be shielded or directed away from adjacent residentially zoned lots." Similar development standard SMC 23.44.017 limits heights of structures for public schools.

To comply with existing codes an exemption to the 30 foot height limit is requested for this lighting system.

This exemption will reduce the amount of impacts from light and glare into the neighborhood.

Analysis

To direct the floodlights down to the athletic field and away from the adjacent lots; mounting heights between 70 and 80 feet are proposed. These heights will provide for greater effectiveness of the external shielding on the floodlights used at the field. The proposed mounting heights are designed to industry standards that mitigate the problems of glare, off site visibility and light trespass.

Spill Light

The increased mounting heights increase the angle of aiming below the horizontal level for the floodlights. At a mounting height of 30 feet this project would require aiming angles of 10.3 degrees (worst case) and 25.5 degrees (best case) below the horizontal plane of the floodlight. The increased mounting heights will provide for aiming angles of 28.5 degrees (worst case) and 56.3 degrees (best case) below the horizontal plane of the floodlight.

The use of steeper aiming angles allow for less direct light to be delivered beyond the boundaries of the playing the surface. The external shielding blocks more direct light and more light is delivered to the field with the use of increased mounting heights. The proposed taller mounting heights are typical for this application and similar to many existing installations throughout the City. The use of shorter mounting heights is typical to the lighting of driving ranges which requires that light is delivered over hundreds of feet down the range to light the back of a golf ball to distances of over 300 feet.

The vertical spill light has been calculated along the west property line along 16th Avenue South. The values are calculated at the 30 foot mounting height and at the taller mounting heights as a demonstration of the reduction in spill light (See permit drawings E-3.1 & E-3.2). These calculations are based on an observer at a viewing height of 5 feet along that line. The readings are in foot-candles looking into the site as noted on the drawings. The calculated light readings do not account for the existing structures, trees and vegetation on site that will provide screening that reduces spill light at the property lines. The calculated spill light readings also do not account for any grade changes as the calculations have been made at the same elevation of the athletic field.

At mounting heights of 70 to 80 feet the amount of measurable light delivered along the west property line is a maximum of 2.48 foot-candles. At a mounting height of 30 feet the amount of measurable light delivered along the west property line is a maximum of 10.65 foot-candles. **The increased mounting height will reduce the maximum spill light by approximately 77% along the west property line.**

Current Seattle Parks Department guidelines recommend that athletic field spill light not exceed 1.1 foot-candles initial at residential property lines. The adjacent residential property lines for this site are located across the street right of way to the west of the project site. The adjacent property line to the south is shared with the Seattle School District and not residential lots. The adjacent property line to the north and east is shared with the Jefferson Park owned by Seattle Parks Department.

At a mounting height of 30' the athletic field lighting system produces excessive amounts of spill light and light trespass. The spill light does not come close to meeting minimum recommended levels at this low mounting height. The spill light exceeds a maximum of 1.1 foot-candles for only a small portion of the west property line along 16th Avenue South. It is expected that the spill light at the property line will be much less due to the existing trees along the soccer field that will block the majority of the spill light.

The increased mounting heights for the athletic field lighting poles will decrease the spill light by approximately 77% along the adjacent property line. The increased heights provide for compliance with the spill lighting recommendations outlined in the "Ballfield Lighting Study (WC-50) from the Seattle Parks Department. The use of the latest generation of shielded floodlights will dramatically reduce the amount of spill light compared to other available lighting systems.

Glare

The amount of glare that is present correlates directly to how much of the floodlight lamp and reflector can be observed. The intent of Land Use Code Section 23.44.022.J is to have floodlight luminaires directed as far down as possible to reduce the amount of glare and direct light that is visible from off site locations.

To reduce the amount of glare that is visible off site the floodlights will need to be mounted higher than 30 feet. At a height of 30' the visibility of the high wattage lamps and reflectors from the adjacent residential properties is excessive. With the increased mounting heights floodlights will have steeper aiming angles resulting in more effective use of the external shields. A smaller portion of the floodlight reflectors and lamps will be visible from off site with the increased height.

To maximize glare reduction the Seattle Parks Department is providing additional mitigation with the use of the largest external visors currently available on the market. The current lighting system at the site does not have any shielding resulting in large amounts of glare which the Parks Department intends on reducing to the greatest extent practicable.

The increased mounting heights for the athletic field lighting poles will decrease the amount of glare visible from off site locations. The use of the latest generation of shielded floodlights will dramatically reduce the amount of visible glare compared to other available lighting systems.

Controls

The new athletic field lighting system will be connected to the existing Parks Department Skylogix lighting control system. The lighting controller will be up to date matching the existing type of lighting controllers used throughout the City. The controls are fully programmable and operated via cellular phone service. There will be separate switches installed to manually operate the lights at the site if necessary. The athletic field lights will be on a separate lighting zone with a separate switch. This will allow the field lights to be turned off after play is completed with egress lights turned off later to allow for players and spectators to leave the site.

3011547

SPARLING

RECEIVED
SEP 22 2010
DEPT. OF PLANNING AND DEVELOPMENT

August 5, 2010

Mr. Eric Gold
DA Hogan & Associates
119 -1st Avenue South
Suite 110
Seattle, WA 98104

Subj: Jefferson Playfield
Electrical and Illumination
Illumination Management Plan

File: B16002 Ltr 01

Dear Eric:

The following are elements of the illumination management plan that will be implemented by Seattle Parks for the proposed athletic field lighting system at Jefferson Playfield.

720 Olive Way
Suite 1400
Seattle, Washington
98101-1853

206/667-0555
800/667-0610
Fax: 206/667-0554

www.sparling.com

1. The lighting system has been designed with the intent to meet current Seattle Parks Department policies of not exceeding a maximum of 1.1 foot-candles (0.8 maintained foot-candles) light trespass at residential property lines (refer to attached drawing E-3.1). Extensive floodlight shielding is also provided to minimize the amount of light trespass, glare and sky glow into the area.

2. The light trespass calculations shown on this drawing are at located along the site property line and not the residential property lines located across the street. The calculated light readings exceed 1.1 foot-candles along a small portion of the site property line immediately adjacent to the soccer field. The calculations do not account for the existing trees that border the west edge of the soccer field. It is expected that the existing trees will block the majority of the light trespass shown.

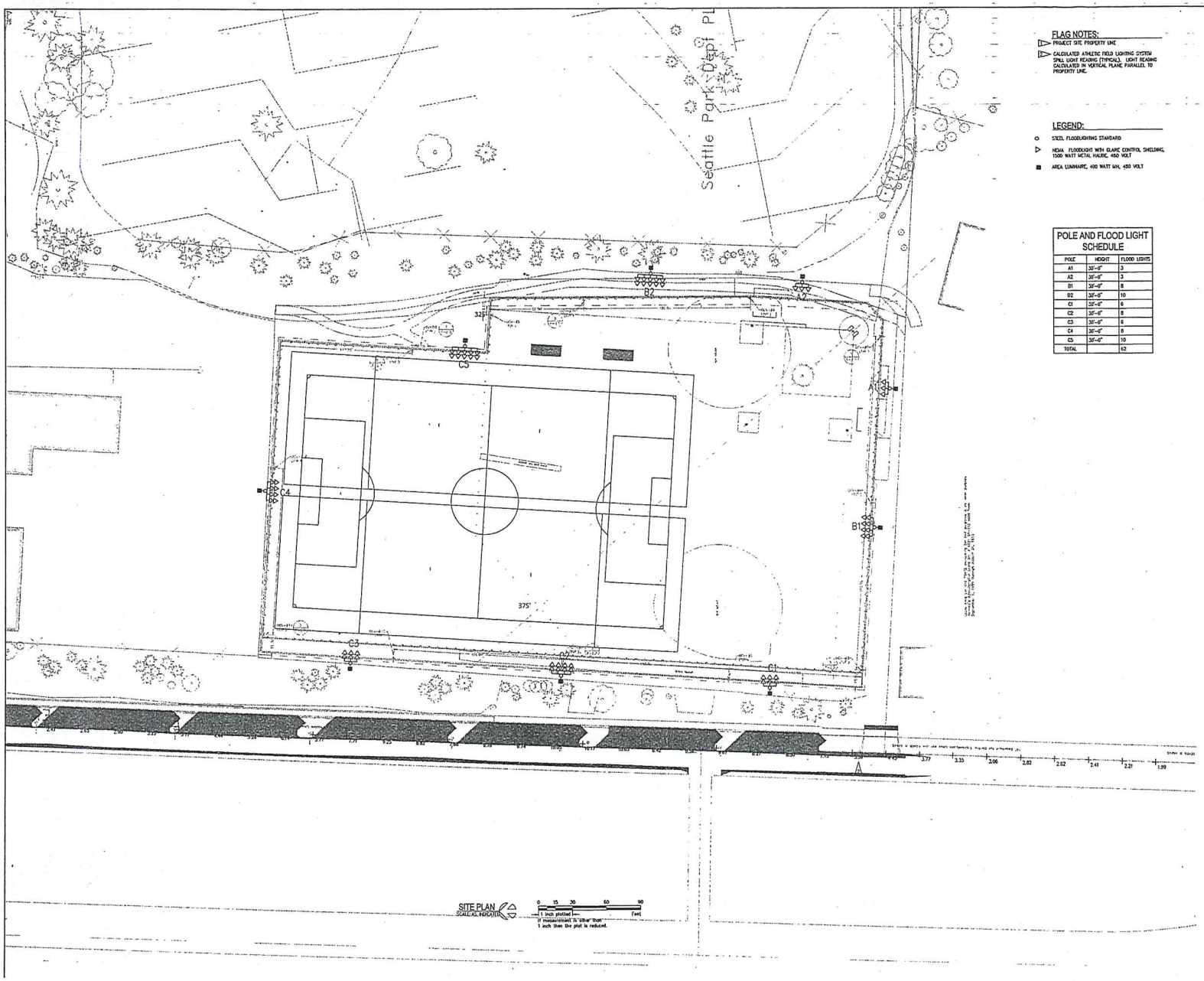
3. Upon completion of the project; inspections will be conducted to verify that the floodlights are properly aimed down on the playing surface. Light readings will be taken on the field and along the property lines at the public right of ways to verify that the maximum light trespass calculated is not exceeded. Re-aiming will be performed to correct any aiming deficiency.

4. An automated fully programmable lighting control system will be provided to allow for individual control of the lighting systems. The field lights will be turned off when the events on the field have concluded but the site lighting will allow for egress from the fields and site before being turned off. Individual on\off switches will also be provided at the site to turn the lights off if necessary. Play will be limited to 11pm each evening, with a 15 minute additional lighted period to allow for safe egress.

Please give me a call with any questions or comments regarding this project.

Sincerely,

Christopher Fote, P.E.
Associate



FLAG NOTES:

- PROJECT SITE PROPERTY LINE
- CALCULATED ATHLETIC FIELD LIGHTING SYSTEM SPILL LIGHT READING (TYPICAL). LIGHT READING CALCULATED IN VERTICAL PLANE PARALLEL TO PROPERTY LINE.

LEGEND:

- STEEL FLOODLIGHTING STANDARD
- NEMA FLOODLIGHT WITH CLEAR CONTROL SHIELDING, 1500 WATT METAL HALIDE, 480 VOLT
- AREA LUMINAIRE, 400 WATT MH, 480 VOLT

POLE AND FLOOD LIGHT SCHEDULE

POLE	HEIGHT	FLOOD LIGHTS
A1	30'-0"	3
A2	30'-0"	3
B1	30'-0"	8
B2	30'-0"	10
C1	30'-0"	6
C2	30'-0"	8
C3	30'-0"	6
C4	30'-0"	8
C5	30'-0"	10
TOTAL		62

CALL BEFORE YOU DIG!

NOT LESS THAN TWO OR MORE THAN TEN BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION OR DEMOLITION, SECURE THE SERVICES OF A COMMERCIAL UNDERGROUND UTILITIES LOCATOR SERVICE TO IDENTIFY BELOW-GROUND IMPROVEMENTS THAT MAY NOT BE INDICATED ON THE DRAWINGS. FOR IRRIGATION SYSTEMS, CALL SEATTLE PARKS PLUMBING SHOP (206 684 7078)

1-800-424-5555

PROJECT PRIME CONSULTANT

DA HOGAN

CIVIL & STORMWATER ENGINEERING

LPD engineering plic

ELECTRICAL AND ILLUMINATION ENGINEERING

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WORK TOGETHER | STAND APART™

SEPTEMBER 22, 2010
MUP/ PERMIT SUBMITTAL

NO	REVISION - AS BUILT	DATE
3		
2		
1		

REVIEWED BY _____ PARK ENGINEER _____ DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

SEATTLE PARKS AND RECREATION

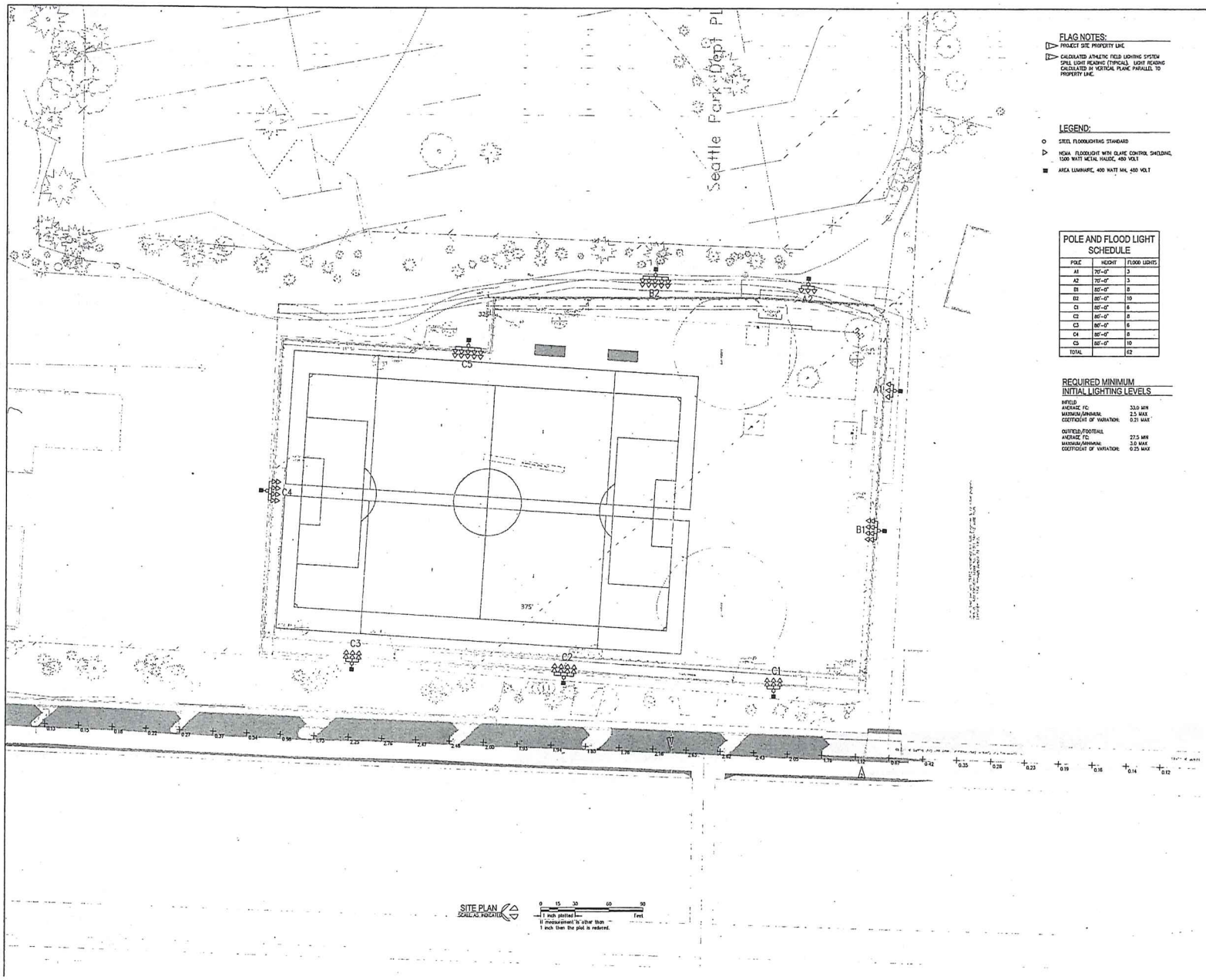
JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

FIELD LTG PLAN -SPILL (30')

DESIGNED _____ DATE _____
DRAWN _____
CHECKED _____ SHEET ___ OF ___
ORDINANCE NO. _____
CONTRACT NO. _____

E-3.2



FLAG NOTES:

1. PROJECT SITE PROPERTY LINE
2. CALCULATED ATHLETIC FIELD LIGHTING SYSTEM SPILL LIGHT READING (TYPICAL). LIGHT READING CALCULATED IN VERTICAL PLANE PARALLEL TO PROPERTY LINE.

LEGEND:

- STEEL FLOODLIGHTING STANDARD
- NEMA FLOODLIGHT WITH GLARE CONTROL SHIELDING, 1500 WATT METAL HALIDE, 480 VOLT
- AREA LUMINAIRE, 400 WATT MH, 480 VOLT

POLE AND FLOOD LIGHT SCHEDULE

POLE	HEIGHT	FLOOD LIGHTS
A1	70'-0"	3
A2	70'-0"	3
B1	80'-0"	8
B2	80'-0"	10
C1	80'-0"	6
C2	80'-0"	8
C3	80'-0"	6
C4	80'-0"	8
C5	80'-0"	10
TOTAL		62

REQUIRED MINIMUM INITIAL LIGHTING LEVELS

INFIELD
AVERAGE FC: 33.0 MIN
MAXIMUM/MINIMUM: 2.5 MAX
COEFFICIENT OF VARIATION: 0.21 MAX

OUTFIELD/FOOTBALL
AVERAGE FC: 27.5 MIN
MAXIMUM/MINIMUM: 3.0 MAX
COEFFICIENT OF VARIATION: 0.25 MAX

CALL BEFORE YOU DIG!

NOT LESS THAN TWO OR MORE THAN TEN BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION OR DEMOLITION, SECURE THE SERVICES OF A COMMERCIAL UNDERGROUND UTILITIES LOCATOR SERVICE TO IDENTIFY BELOW-GROUND IMPROVEMENTS THAT MAY NOT BE INDICATED ON THE DRAWINGS. FOR IRRIGATION SYSTEMS, CALL SEATTLE PARKS PLUMBING SHOP (206 684 7070)

1-800-424-5555

PROJECT PRIME CONSULTANT

DA HOGAN
119 1st Avenue South, Suite 110
Seattle, Washington 98104
p 206.285.0400
f 206.285.0400

CIVIL & STORMWATER ENGINEERING

LPD engineering pllc
7054 Seward Park Ave S,
Seattle, WA 98118
p. 206.723.1211
f. 206.973.3344
www.lpdengineering.com

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SEPTEMBER 22, 2010
MUP/ PERMIT SUBMITTAL

NO.	REVISION - AS BUILT	DATE
3		
2		
1		

REVIEWED
PARK ENGINEER
DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions

CHRISTOPHER PARK STATE OF WASHINGTON 31353 REGISTERED PROFESSIONAL ENGINEER 9-20-10

SEATTLE PARKS AND RECREATION

JEFFERSON PLAYFIELD

PLAYFIELD IMPROVEMENTS AND FIELD LIGHTING

FIELD LIGHTING PLAN -SPILL

DESIGNED
DRAWN
CHECKED
DATE
SHEET ___ OF ___
ORDINANCE NO.
CONTRACT NO.

E-3.1