

**FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE**

Council Land Use Action to modify development standards for a city facility to allow the installation of seven athletic field light poles at the Soundview playfield (Project No. 3029885, Type V).

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C.F. 314403
Application #3029885
**FINDINGS, CONCLUSIONS
AND DECISION**

Background

The Seattle Department of Parks and Recreation (Parks) proposes to renovate Soundview Playfield located at 1590 NW 90th Street in the Crown Hill neighborhood in north Seattle. Renovations include regrading the field, replacing grass turf with synthetic turf, and installing 7 athletic field light poles. The height of the proposed poles is 70 feet for three poles, 80 feet for three poles, and 90 feet for one pole.

Soundview Playfield is located west of 15th Avenue NW, north of NW 90th Street, and south of Whitman Middle School. The 10.5-acre Parks property, zoned Single-family 7200 (SF 7200), is surrounded by single family residences to the south, east, and west. Whitman Middle School abuts the playfield to the north. Commercial uses are found along 15th Avenue NW at the southeast corner of the playfield. The proposed height of the poles exceeds the 30-foot maximum permitted structure height in the SF 7200 zone. The City Council may waive or modify that height limit pursuant to SMC 23.76.064 B.

The Seattle Department of Construction and Inspections (SDCI) reviewed the proposal and issued its Analysis and Recommendation on February 14, 2019. SDCI recommends approval of the project, subject to a condition that Parks obtain approval of a Construction Management Plan from the Seattle Department of Transportation (SDOT). SDCI’s report included a review of potential environmental impacts of the proposal, based on Parks’ SEPA Determination of Non-significance (DNS) dated August 13, 2018.

On March 20, 2019, the City Council’s Civic Development, Public Assets, and Native Communities Committee was briefed on the project, held a public hearing to accept comments on the project and SDCI’s recommendation, and made its recommendation to the full City Council.

Findings of Fact

The City Council hereby adopts the following Findings of Fact:

1. Soundview Playfield is a City facility located at 1590 NW 90th Street within the SF 7200 zone.
2. Parks submitted a Master Use Permit application (Project No. 3029885) for improvements to Soundview Playfield, which include: 8,000 cubic yards of grading, the removal of existing

field turf and installation of a new synthetic turf playfield, the replacement of some existing trees with new trees, retention and protection of the 10 Exceptional Trees on site, an ADA pathway and site amenity improvements. The project also includes the installation of seven light poles with heights at 70 feet (three poles), 80 feet (three poles) and 90 feet (one pole).

3. The Seattle Land Use Code sets a base height limit for structures in Single-family Zones of thirty feet (SMC 23.44.012).
4. Pursuant to SMC 23.76.064 B, the City Council may waive or modify development standards for City facilities.
5. Parks seeks a City Council modification of the height development standard of the Single-family Zone to permit the proposed light poles.
6. SMC 23.44.008.H is applicable to the site and provides: “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.”
7. Parks has designed the proposed light poles to minimize light and glare to adjacent properties and streets, as demonstrated in the following studies:
 - 1) Lighting Design Report prepared by BCE, dated July 13, 2018
 - 2) Site Sections, prepared by BCRA, July 13, 2018
8. SDCI received public comments on multiple topics related to the project. The only comments received related to lighting were in support of the lighting proposal. Comments were also concerned with construction impacts to parking and traffic, related to pedestrian safety for students at the abutting school. In response to these comments, SDCI recommends that a construction management plan be approved by SDOT as a condition of approval.
9. SMC 23.76.050 requires that the SDCI Director draft an evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies.
10. Parks issued a Determination of Non-significance for this proposal on August 13, 2018 and imposed no SEPA conditions.
11. SDCI reviewed the proposed project and issued its Analysis and Recommendation on February 14, 2019. SDCI recommended that the City Council grant the proposed modification of development standards to allow light poles 70 to 90 feet in height on condition that Parks obtain approval of a Construction Management Plan from SDOT.

Conclusions

The City Council hereby adopts the following Conclusions:

1. The proposed facility is a City facility as defined by SMC 23.84A.006.
2. The City Council has authority to waive or modify a development standard for a City facility under SMC 23.76.064 B.
3. Parks has demonstrated that the proposed light pole height is necessary to light the playfield sufficiently, and that the height of the poles will reduce light spillage and glare. Parks has demonstrated that light spillage and glare to adjacent residential properties will be further mitigated by shielded light fixtures and existing mature trees.
4. A Construction Management Plan approved by the Seattle Department of Transportation would address construction impacts related to construction traffic, parking, and noise.

Decision

Subject to the condition described below, the City Council grants the following modifications of development standards for the proposed improvements at Soundview Playfield.

Code Section	Development Standard	Approved Modification
SMC 23.44.012 Structure Height	30 foot maximum structure height	90 foot maximum height for seven light poles and LED fixtures for the lighting of playfields as described in proposal

The City Council imposes the following SEPA condition to mitigate potential construction impacts on adjacent residential properties, pursuant to SMC 25.02.665:

Prior to SDCI's issuance of Demolition, Excavation/Shoring or Construction Permits, Parks shall provide a Construction Management Plan to SDCI that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website at <http://www.seattle.gov/transportation/cmpl.htm>.

Dated this 25th day of March, 2019.



City Council President