

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

Council waiver or modification of certain)	C.F. 314499
development standards to allow)	Application 3034063-LU
redevelopment of the South Park)	
Community Center and to allow four light)	FINDINGS, CONCLUSIONS
poles for athletic fields (Project No.)	AND DECISION
3034063-LU, Type V).)	

Background

As part of the South Park Community Center renovation, Seattle Parks and Recreation (SPR) proposes to renovate the existing playfield, replacing grass turf with synthetic turf, and installing four overheight athletic field light poles. The height of the proposed poles is 70 feet.

As proposed, the project requires City Council approval under Seattle Municipal Code (SMC) Section 23.76.064, which section also authorizes Council to modify development standards for City facilities. SPR requests one modification from development standards.

The Seattle Department of Construction and Inspections (SDCI) reviewed the proposal and issued its Analysis and Recommendation on May 22, 2023. SDCI recommends approval of the project.

On June 21, 2023, the Council’s Public Assets and Homelessness Committee was briefed on the project, held a public hearing, and made its recommendation to the Council.

Findings of Fact

The City Council hereby adopts the following Findings of Fact:

1. The South Park Community Center is located in the South Park Urban Village at 8401 8th Ave South.
2. The site is zoned Residential, Neighborhood, Small Lot (RSL)
3. SPR submitted a Master Use Permit application (Project No. 3034063-LU) for improvements to the South Park Community Center athletic fields. Among other things, the project includes grading, landscaping improvements, and the installation of four light poles with heights of 70 feet.
4. The Seattle Land Use Code sets a base height limit for structures RSL zones of 30 feet (SMC 23.44.012).
5. Pursuant to SMC 23.76.064 B, the City Council may waive or modify development standards for City facilities.

6. SPR seeks a City Council modification of the height development standard of the RSL zone to permit the proposed light poles.

Development Standard	Code Requirement	Proposed Waiver or Modification
SMC 23.44.012 Height limits	The maximum height permitted for any structure not located in a required yard is 30’.	Allow four athletic field light poles to exceed the maximum 30’ height limit. The new light poles are proposed to be 70’ in height.

7. SPR has designed the proposed light poles to minimize light and glare to adjacent properties and streets. Additionally, the lights incorporate internal and external shielding to minimize spillover effects.
8. SDCI received public comments on multiple topics related to the project and extended the comment period. Comments expressed concern about spillover light and glare from the project, increased traffic, hours of operation, safety of the materials used in the artificial turf. Comments also suggested additional features for the overall project including more sports courts, fencing and a running track.
9. SMC 23.76.050 requires that the SDCI Director evaluate the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies.
10. SPR issued a Determination of Non-significance for this proposal on September 12, 2019, with an addendum on April 7, 2021.
11. SDCI reviewed the proposed project and issued its Analysis and Recommendation on May 22, 2023. SDCI recommends that the Council grant the proposed modification of development standards to allow light poles up to 70 feet.

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 the field configurations.

Decision

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

Development Standard	Proposed Waiver or Modification
SMC 23.44.012 Height limits	Allow four athletic field light poles to exceed the maximum 30' height limit. The new light poles are proposed to be 70' in height.

Dated this ____ day of _____, 2023.

City Council President