



City of Kenmore Development Services State Environmental Policy Act (SEPA) Notice

Applicant: Debbie Bent, Community Development Director
Owner: Washington State Parks & Recreation ("State Parks")

File #: SEPA17-0121 (PRJ17-0120)
Planners: Paul Weller, Planning Consultant & Samantha Loyuk, City Planner
Telephone #: 425-398-8900
E-mail: permittech@kenmorewa.gov
Date Application Filed: 7/28/17
Date Determined Complete: 8/11/17
Date of SEPA Notice: 9/11/17
SEPA Comment Deadline: 9/25/17

Project Name: Saint Edward State Park Ballfield Renovation
Project Location: Saint Edward State Park; 14445 Juanita Dr NE Kenmore, WA 98028 (Parcel 232604-9001)
Permits requested in this application: Critical Area Variance ("Variance" and "application").

Project Description: The City of Kenmore ("City") is proposing to renovate an existing grass ballfield at Saint Edward State Park. The field is located in the northeast portion of the park and is approximately 3.5 acres in size (less than 1% of the overall park acreage). The existing ballfield has been used for more than 80 years. Renovations include new synthetic turf, bleachers, backstops, dugouts, a perimeter walking path, field lighting, a maintenance shed, landscaping, wetland and buffer enhancement measures, drainage improvements, and parking improvements. The proposed ballfield renovation is designed to accommodate two little league fields, or one full-sized soccer field or one full-sized cricket field.

A Memorandum of Understanding was executed between the City and State Parks to prepare a long-term lease whereby the City would improve the ballfields and manage and maintain them. In conjunction with the Critical Area Variance application, the City is pursuing a long-term (approximately 20 year) lease of the ballfields (collectively, the Variance and the lease are referred to as "the Project"). Implementation of the Variance is dependent on approval of the lease by State Parks.

A Class 2 wetland is located east and south of the ballfield. The applicant's environmental consultant ("ESA") delineated the wetland as part of an updated environmental study. Paul Anderson, a wetland specialist with Department of Ecology ("DOE"), provided technical assistance and met ESA on site (March 2017 & May 2017). In a letter dated May 11, 2017, DOE concluded that they concurred with ESA's delineation of the wetland. The standard buffer for a Class 2 wetland is 100 feet (KMC 18.55.320.F). Much of the existing ballfield is located within the 100-foot buffer. The existing ballfield, and proposed renovations, are within 10 feet of the wetland, effectively reducing the wetland buffer by 90%. As such, a 25-foot reduction (25%) is insufficient. Approximately 42,717 square feet (0.98 acre) of wetland buffer area is expected to be impacted. Compensatory mitigation totals 55,000 square feet (1.26 acres). Of that, 30,000 square feet of the wetland will be enhanced, and 25,000 square feet of the wetland buffer (east) will be enhanced. The Project also includes cultural landscape mitigation measures at the Nun's Garden, The Orchard and The Grotto. The City in partnership with State Parks, plans to restore areas along the Lake Washington shoreline to enhance public access; shoreline restoration is not a requirement of the Project and will be permitted separately.

No Public Hearing: A public hearing is not required for the Variance prior to the Department's decision.

Consistency with applicable City plans and regulations: The application will be reviewed for compliance with applicable City codes including the Comprehensive Plan, zoning code, critical areas, road standards, surface water design manual, fire flow, fire access requirements, and others.

Relevant environmental documents are available at City Hall: Yes Not applicable

Notice of Application and Comment Period: On 8/15/17 the City mailed, and on 8/18/17 the City published, a Notice of Application ("NOA") for the application. The NOA invites public comment on the Project and application until **September 8, 2017**.

Environmental Review: Under the State Environmental Policy Act (SEPA), and in compliance with 43.21C RCW and WAC 197-11, the City has reviewed the Project for probable significant adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS) for the Project (Variance and lease).

SEPA Comment Period and NOA Comment Period: If the City issues a MDNS, the MDNS will provide for a 14-day comment period on the MDNS. In the interest of public participation, the MDNS 14-day comment period is in addition to the NOA 21-day comment period. The NOA 21-day comment period ended on 9/8/17; the MDNS 14-day comment period ends **September 25, 2017**. Agencies, tribes and the public are encouraged to review and comment on the Project and application and on the MDNS. The City provides for an appeal of a MDNS, which will be described in the MDNS.

Other permits not included in this application, known at this time: Engineering & Building Permits

Written comments on the Project and application and written comments on the MDNS (when issued) shall be submitted to the Department at the address listed below or may be e-mailed to permittech@kenmorewa.gov. Any person may review the application and any environmental documents at Kenmore City Hall or online at <http://kenmorewa.gov/majorprojects>. Any person who would like additional information on the Project and application should contact Development Services.

Date of Mailing: 9/8/17
Date of Publication: 9/11/17
Comment Deadline: 9/25/17

Kenmore Development Services
18120 68th Avenue NE
P.O. Box 82607
Kenmore WA 98028-0607

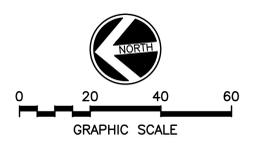
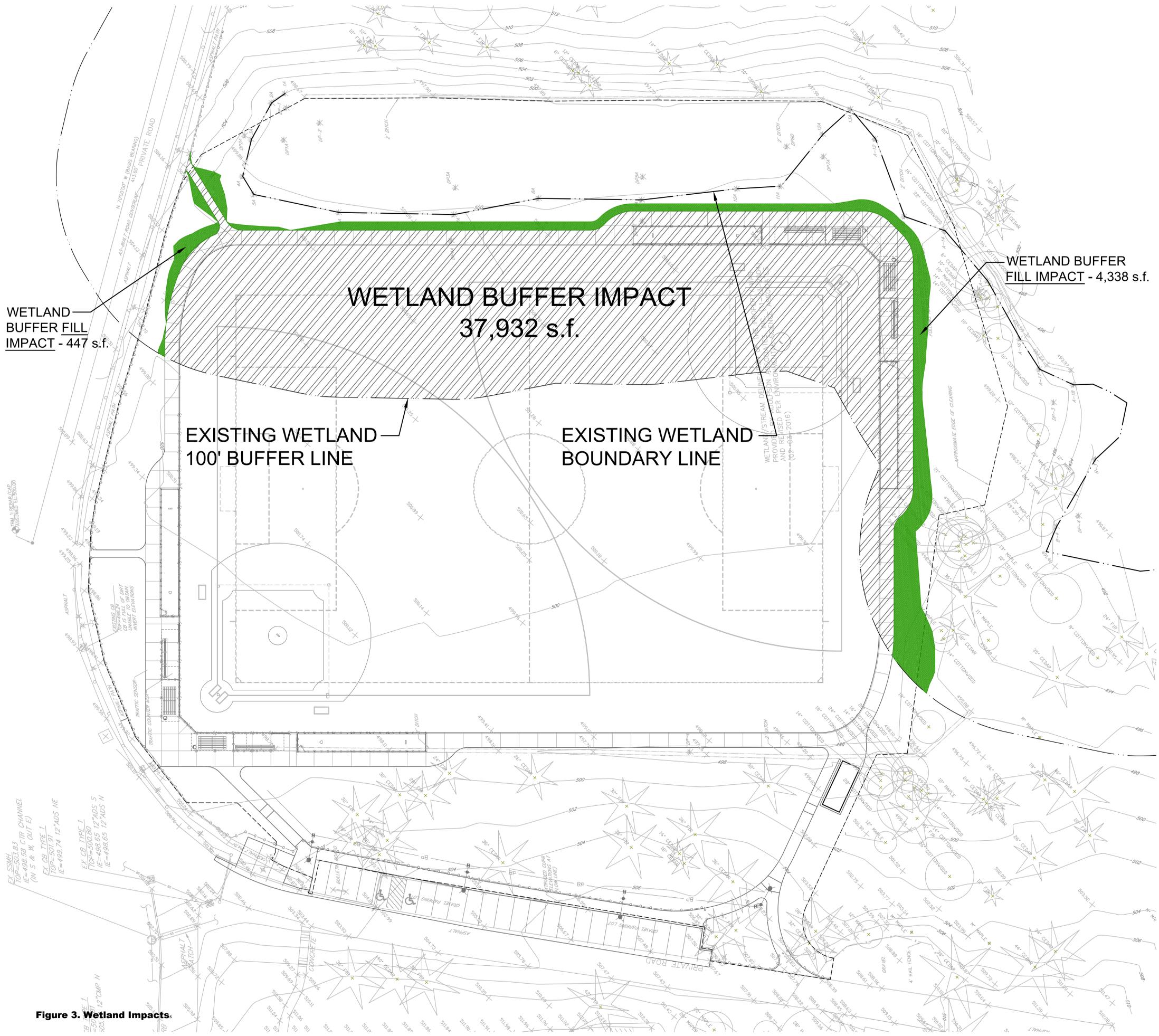
If you wish to receive notification of the City's decision on the application, complete and return this portion of the notice to the Department at the address listed above.

Name: _____ **Project:** SEPA17-0121 – Saint Edward Ballfield

Address: _____

Phone #: _____

E-mail: _____



REVISIONS	DATE	BY

St. Edward Park Sports Fields
 City of Kenmore, King County, Washington

WETLAND & BUFFER IMPACTS

JOB: 11304
 SCALE: NOTED