

F i n a l

Environmental Impact Statement



HIGH POINT
REVITALIZATION PLAN

Seattle Housing Authority
September 2002

FINAL

ENVIRONMENTAL IMPACT STATEMENT

for

HIGH POINT

REVITALIZATION PLAN

Seattle Housing Authority

The Final EIS for the Seattle Housing Authority's *High Point Revitalization Plan* has been prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and Seattle Housing Authority's Resolution No. 4612 that implement the policies and procedures of SEPA. This Final EIS has also been prepared in compliance with provisions of the U.S. Department of Housing and Urban Development's environmental policies and procedures that have been adopted for compliance with the National Environmental Policy Act (NEPA).¹

Preparation of this EIS is the responsibility of the Seattle Housing Authority; it has directed the areas of research and analysis that were undertaken in preparation of this EIS and it has determined that this document has been prepared in a responsible manner using appropriate methodology. This Final EIS is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; it will, however, accompany the *High Point Revitalization Plan* and will be considered in making the final decisions relative to that proposal.

Date of Draft EIS Issuance..... May 21, 2002

Date of Draft EIS Public Hearing..... June 5, 2002

Date Draft EIS Comment Period Ended..... June 20, 2002

Date of Final EIS Issuance..... September 24, 2002

¹ 24 CFR, Part 50

--PREFACE / COVER MEMO--

The purpose of this Final Environmental Impact Statement (FEIS) is to identify and evaluate probable significant environmental impacts that could result from the *Proposed Action* and alternatives, to identify measures to mitigate adverse environmental impacts, and to respond to comments received on the Draft EIS. The FEIS is a disclosure document; it is one of several key documents that will be considered in the decision-making process for this project. The Seattle Housing Authority will consider information contained in this Final EIS -- along with other technical and financial factors -- in decisions regarding the *High Point Revitalization Plan* proposal.

This Final EIS is organized into seven major sections:

- **Fact Sheet** (immediately following this *Preface*) provides an overview of the proposed project, its location, the approvals needed, contact information, and Table of Contents;
- **Section I – Summary** contains a summary of the *Proposed Action* and each alternative, together with a summary of significant environmental impacts, mitigation measures, and unavoidable adverse impacts;
- **Section II – Project Description and Alternatives** presents a detailed description of the *Proposed Action* and each alternative;
- **Section III – Additional Information** compares the *Proposed Action's* natural drainage concept and the *Proposed Action* under the City's current engineering design standards;
- **Section IV – DEIS Amendments and Clarifications** includes amendments and clarifications to the Draft EIS, as well as additional analysis on the proposal;
- **Section V – Comments and Responses to Comments** contains copies of comment letters received on the DEIS together with responses to comments that are raised; and
- **Section VI – Comments from the DEIS Public Hearing** includes a summary of the general comments received at the June 5, 2002 DEIS Public Hearing.

FACT SHEET

Name of Proposal **High Point Revitalization Plan**

Proponent Seattle Housing Authority

Location The proposed project encompasses a 120-acre site in West Seattle.² The site extends roughly four-fifths of a mile in a north – south direction and one-third mile in an east-west direction. The site is generally bounded by S.W. Juneau Street on the north, 35th Avenue S.W. on the west, S.W. Myrtle Street on the south and the hillside above Longfellow Creek on the east. The address of the property is 6550 – 32nd Avenue S.W.

Proposed Action The *Proposed Action* would involve revitalization of the existing High Point Garden Community to create a mixed-income, pedestrian-oriented community containing housing, parks and open space, community services and facilities, and new infrastructure.

The *Proposed Action* would provide 1,600 housing units, including apartments and condominiums, ground-related residential units³ and carriage houses.⁴ The anticipated mix of housing could consist of the following:

No. of Units	Housing Type
350	Rental housing for households with incomes below 30% median income
116	Rental housing for seniors earning below 30% median income
250	Rental housing for households earning below 60% median income
80	For-sale market rate housing for households with incomes below 80% median income
149	Rental market rate housing for seniors
<u>655</u>	For-sale or rental market rate housing
1,600	Total

An estimated 1,457,000 square feet of development would be associated with the *Proposed Action*.

² For purposes of this EIS, site graphics and analysis incorporate the property at the northeast corner of 35th Ave. S.W. and S.W. Graham St. (Doug's VW). Purchase of that property by the Seattle Housing Authority is pending.

³ Ground-related housing includes townhouses, duplexes, detached homes and apartments on the first or second level of a building that have a direct entry from the ground level. In cases where the units are on a second level, there is a direct entry to a private entry lobby on the ground level with an interior stairway to the main living floor.

⁴ Carriage houses are two- or three-level buildings with parking enclosed within garages on the ground level with a living unit located on top.

Mixed-use development is also planned in conjunction with the proposed *High Point Revitalization Plan*. This includes a new 8,000-square foot Seattle Public Library High Point Branch library; a 16,400-square foot health center, a grocery store ranging from 28,000 to 33,000 square feet with approximately 60 to 70 residential units above, and 3,000 square feet of retail. Each of these projects is sponsored by an organization other than Seattle Housing Authority; each project sponsor would obtain its own Master Use Permit from the City of Seattle, Department of Design, Construction and Land Use and each would comply with SEPA requirements⁵ for their respective projects.

The project would provide approximately 21 acres of open space, including a greenbelt, community parks and a new neighborhood center (approx. 26,350 square feet), neighborhood parks, pocket parks, market and community gardens, and common open space.

The project also includes replacement of all water lines, sanitary sewers, the storm drainage system and underground electrical power system.

The *Proposed Action* would require zone reclassification of portions of the site (from the existing L1 zone to L2, L4 and NC2-40), re-platting of the entire project site, and vacation of existing rights-of-way (streets and alleys). An estimated 16.3 acres of streets⁶ would be vacated. The *Proposed Action* would involve dedication of approximately 20 acres of right-of-way to the City.

It is anticipated that the *Proposed Action* would be developed in two phases commencing in 2002 and that all phases would be completed by 2008. Development would involve temporary relocation of all tenants. Existing buildings on-site, existing streets that would be vacated, and all existing parking areas and walkways would be demolished. The Proposed Action has been designed to preserve as many existing trees as feasible.

Lead Agency

Seattle Housing Authority

SEPA Responsible
Official

Harry Thomas, Executive Director
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Seattle, WA 98109-5003

⁵ It is anticipated that some of these projects may rely in part on information and analysis contained in this Draft EIS for SEPA compliance.

⁶ streets internal to the site

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Seattle Housing Authority
 SEPA Action Approval of the proposed *High Point Revitalization Plan* by the Seattle Housing Authority

Pending Applications **Master Use Permit**⁷ (Master Plan with Contract Rezone) – No. 2105600
Master Use Permit (Subdivision) – No. 2202170
Street and Alley Vacations – No. 305070

Required Approvals Preliminary investigation indicates that the following approvals and actions would be required for the *Proposed Action* and the *Development With No Street Vacation Alternative*. Additional permits and/or approvals may be identified as project design is finalized.

U.S. Department of Housing and Urban Development

- Subsequent environmental review (NEPA compliance) for federal funding, as part of the HOPE VI Funding Authorization⁸

State of Washington

Department of Ecology

- Model Toxics Control Act compliance
- Dam Safety Permit (WAC 173-175) (*to be determined*)
- National Pollution Discharge Elimination System (NPDES)

Department of Labor and Industries

- Elevator Permits

⁷ Master Use Permit (MUP) is the City of Seattle’s umbrella permit covering land use, shoreline and the environmental (SEPA) review and approval process. It integrates the environmental review (SEPA) process with procedures for review of land use and shoreline decisions and provides for consolidated appeals of all such decisions.

⁸ Funding authorization would be provided by the U.S. Department of Housing and Urban Development. Federal authorizations, such as this, must comply with provisions of the National Environmental Policy Act (refer to discussion in *Section II C.* of this Draft EIS.

Puget Sound Clean Air Agency

- Asbestos Surveys
- Demolition Permits

King County Metro -- Wastewater Treatment

- Sewer Capacity/Discharge Authorization

City of Seattle

City Council

- Approval of the zone reclassifications requested
- Approval of the street vacations requested (*Proposed Action* only)
- Possible easement or revocable park use permit for proposed drainage swale (per Ord. 118477)

Department of Design Construction and Land Use

- Permits/approvals associated with the proposed project, including:

- Master Use Permits with subdivision authorization	- Building Permits
- Design Review Approval	- Electrical Permits
- Demolition Permits	- Mechanical Permits
- Grading Permits	- Occupancy Permits
- Comprehensive Drainage Control Plan approval	
- Large-Parcel Drainage Control Plan with Construction Best Management Practices, Erosion and Sediment Control Plan Approvals	

Seattle Department of Transportation

- Street Improvements (e.g. sidewalk, roadway, curbs, public utilities, street trees, etc.)
- Street Use Permits (temporary—construction-related)

Seattle-Department of Parks and Recreation

- Possible easement or revocable park use permit for proposed drainage swale

Seattle-King County Department of Health

- Plumbing Permits

Authors and Principal Contributors to this EIS

The *High Point Revitalization Plan* EIS has been prepared under the direction of the Seattle Housing Authority. Research and analysis were provided by the following consulting firms:

- **Huckell/Weinman Associates, Inc.** – Lead EIS Consultant; Project Management; Environmental Analysis – Land Use, Population, Historic Resources, Aesthetics, Socioeconomic, Energy, Environmental Justice, Parks and Recreation, Public Services and Utilities;
- **Pacific Development Concepts** – Housing and Relocation;
- **GeoEngineers** – Earth, Water, Plants and Animals, Environmental Site Hazards, Cultural Resources;
- **The Transpo Group** – Transportation, Circulation and Parking;
- **MFG** – Air Quality, Noise; and
- **Weinstein Copeland** and **Mithun** – Aesthetics (views).

The following additional firms provided project design, engineering, and further support to the Seattle Housing Authority:

- **Mithun** – Design Architects;
- **SvR Design Company** – Civil Engineering (grading, streets, utilities);
- **Nakano Assoc.** – Landscape Architect;
- **Gary Struthers Assoc.** – Traffic Engineering;
- **Streeter & Assoc.** – Community Center Design;
- **Partners in History** – Historic Resources;
- **Shannon & Wilson** – Geotechnical;
- **Phillips McCullough Wilson Hill & Fikso** – Legal; and
- **PRR** – Community Involvement.

Location of Background Data

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September 24, 2002

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Date of Draft EIS Public Hearing

June 5, 2002

Date DEIS Comments **June 20, 2002**
were Due

Availability of
this FEIS

This Final EIS has been distributed to agencies and organizations noted on the *Distribution List (Appendix A)*. This Final EIS can be reviewed at the Seattle Housing Authority's office (120 Sixth Ave. N. – Mon. thru Fri. 8 AM to 5 PM); at the High Point Revitalization Plan Information Center (3001 S.W. Graham St. – Tues. 5 PM to 8 PM., Fri. noon to 2 PM, and Sat. noon to 3 PM); and at the following public libraries:

- **Seattle Public Library Central Library** (800 Pike St.);
- **Seattle Public Library High Point Branch** (6338 – 32nd Ave. S.W.);
- **Seattle Public Library Southwest Branch** (9010 – 35th Ave. S.W.);
- **Seattle Public Library West Seattle Branch** (2306 – 42nd Ave. S.W.).

Copies of this Final EIS may also be purchased for \$25.00 each at Seattle Housing Authority's office (120 Sixth Ave. N.). Please contact Jeff Lee at the Seattle Housing Authority (206-615-3365) to make arrangements to review or obtain a copy.

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