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

DETERMINATION OF NON-SIGNIFICANCE

Description: **Kubota Garden Parking Lot Expansion:** Seattle Parks and Recreation is proposing to replace the existing gravel parking lot at Kubota Garden with a new expanded asphalt parking lot including accessible stalls. The number of parking stalls will be increased from 35 to 70 and the total project limit of work boundary is approximately 1.5 acres. Site improvements will include accessibility upgrades to pathways and parking stalls, wayfinding, new vehicle entry/egress, pedestrian walkways, entry plaza upgrades, EV car charging, green stormwater infrastructure, and overall landscape/planting enhancements. The project includes the removal of thirty-one (31) trees and approximately 600 cu.yds of cut, 2,100 cu.yds of fill resulting in net 1,500 cu.yds of fill. Trees removed will be replaced on site at ratio(s) consistent with City regulations.

Proponent: **Seattle Parks and Recreation**

Location: **Kubota Garden, 9817 - 55th Avenue South, Seattle, WA, WA 98118**

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 of publication (August 11, 2025).

Written comments must be submitted by **August 25, 2025**.

Responsible official: Jessica Murphy
Position/title: Director of Operations, Planning & Capital Development Division, Seattle Parks and Recreation
e-mail: jessica.murphy@seattle.gov
Address: 300 Elliott Avenue West, Suite 100, Seattle, WA 98119

Date: 08/07/2025 Signature: Jessica Murphy (Aug 7, 2025 13:52:43 PDT)

Please contact: David Graves, Strategic Advisor, Seattle Parks and Recreation if you have questions or written comments related to this determination.
Phone: (206) 684-7048; **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 **September 2, 2025** by **Appeal Letter** and **$120.00 fee**. You should be prepared to make specific factual objection(s). Contact the Seattle Examiner to read or ask about the procedures for SEPA appeals.

City of Seattle

ANALYSIS AND DECISION OF
SEATTLE PARKS AND RECREATION

Proposal Name: **Kubota Garden Parking Lot Expansion**

Address of Proposal: **Kubota Garden, 9817 - 55th Avenue South, Seattle, WA, WA 98118**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation is proposing to replace the existing gravel parking lot at Kubota Garden with a new expanded asphalt parking lot including accessible stalls. The number of parking stalls will be increased from 35 to 70 and the total project limit of work boundary is approximately 1.5 acres. Site improvements will include accessibility upgrades to pathways and parking stalls, wayfinding, new vehicle entry/egress, pedestrian walkways, entry plaza upgrades, EV car charging, green stormwater infrastructure, and overall landscape/planting enhancements. The project includes the removal of thirty-one (31) trees and approximately 600 cu.yds of cut, 2,100 cu.yds of fill resulting in net 1,500 cu.yds of fill. Trees removed will be replaced on site at ratio(s) consistent with City regulations.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND DATA

Kubota Garden is a 20-acre landscaped garden that blends Japanese garden concepts with native Northwest plants. The city acquired the property, which is an historic landmark, in 1987 from the estate of master landscaper Fujitaro Kubota. Kubota was a horticultural pioneer when he began merging Japanese design techniques with North American materials in his display garden in 1927. The Gardens offer a managed natural setting of hills and valleys, interlaced with streams, waterfalls, ponds, bridges, and rock outcroppings with an array of plant material. It is located at Renton Avenue South and 55th Avenue South in the Rainier Beach neighborhood of South Seattle.

In the 1990s Seattle Parks and Recreation (SPR) preserved an additional 17 acres surrounding Kubota Garden to protect the natural landscape, wildlife habitat and Mapes Creek headwaters. A Master Plan update for Kubota Garden was undertaken in 2018 to reaffirm the mission, guiding principles, needs and opportunities for the Garden into the future. One issue that came out of the master planning process was the need to better accommodate the increase in visitors to the garden and also improve the access from the parking lot to the garden.

Portions of the park contain identified Environmentally Critical Areas (ECAs) as indicated on the City's GIS database – Steep Slopes Areas associated with the hillsides; Riparian Corridor and Wetland ECAs associated with the headwaters of Mapes Creek; and Fish and Wildlife Habitat(s), associated with the natural areas in and around the garden. Not all ECAs cover all areas of the garden and some areas of the garden contain no ECAs.

PROPOSAL DESCRIPTION

Seattle Parks and Recreation (SPR), in partnership with the Kubota Garden Foundation (KGF), is proposing to expand the existing parking lot at Kubota Garden to alleviate visitor capacity issues and increase accessibility. The project will include stormwater improvements with rain gardens to filter sediment before it enters the garden ponds. Additionally, an updated gathering plaza will provide a larger accessible, pedestrian-friendly entry that includes a small kiosk with information about the garden.

As indicated in the SEPA Checklist, the project will increase the number of parking stalls from 35 to 70. Additional improvements include accessibility upgrades to pathways and parking stalls, wayfinding signage, new vehicle egress point to 55th Avenue South and improvements to an existing ingress/egress drive, pedestrian walkways, entry plaza upgrades, EV car charging stations, green stormwater infrastructure to deal with stormwater associated with the expanded parking lot and other hardscapes, and overall landscape/planting enhancements.

The project includes the removal of twenty-nine (29) healthy trees, including four (4) Tier 2 trees as classified by the City's Tree Ordinance (SMC Chapter 25.11 - Tree Protection), and two (2) trees that are considered invasive species. In addition, nine (9) trees located within the parking lot expansion area will be transplanted to other location(s) within the garden. The replacement ratio for healthy vs. invasives is different; healthy trees removed must be replaced at a higher ratio of 3:1. Consistent with the requirements of SMC Ch. 25.11. ninety-one (91) trees will be planted in and around the garden as replacement for the loss of thirty-one total trees.

The project will regrade the site to facilitate drainage and stormwater management, and vehicular and pedestrian circulation through the site. Approximately 600 cu.yds of cut, 2,100 cu.yds of fill is proposed associated with the parking lot expansion and access improvements, both pedestrian and vehicular, resulting in net 1,500 cu.yds of fill. The proposed grading and site disturbance is within relatively flat areas of the garden. The project will implement a temporary erosion and sediment control plan consistent with the requirements of the City's Codes.

Expected construction activities include machine excavation and grading, excavation for parking lot and pedestrian improvements and installation of asphalt and concrete paving and landscaping. All applicable BMP's for construction site management will be implemented during construction.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated August 4, 2025. The basis for this analysis and decision is formed from information in the checklist, project plans, the lead agency's familiarity with the site and 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 disturbance to subsurface soils during site work; increased noise and traffic from construction equipment and personnel.

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.

The impacts associated with the construction are expected to be minor and of relatively short duration. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts from construction traffic and construction noise on the surrounding neighborhood, access/impacts to the garden during construction and the proposed tree removal warrant further discussion.

Construction Traffic

The site is close to an arterial street which provide convenient truck access consistent with the requirements of the Street Use Ordinance. As noted above, materials will need to be excavated, removed and/or imported and graded across the site. There will be limited construction traffic beyond materials, equipment and construction workers entering and leaving the site. The site is adjacent to Renton Avenue South, a minor arterial, accessed via 55th Avenue South, which provides access to the surrounding arterial network. Given the proximity of City arterials, construction access and materials hauling can be accommodated consistent with City requirements and with little or no impacts to the surrounding neighborhood. As such, traffic impacts associated with the project construction are not anticipated to be significant and thus no conditioning is necessary or warranted.

Noise

Construction activities will likely 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.

Recreation

The garden is a quiet and tranquil place for passive recreation. Construction activities may disturb the garden during the early heavy construction activities. Potential visitors to the garden will be alerted to the construction activities so they can choose to visit the garden or another more quiet park such as Lakeridge Park or Pritchard Beach/Be'er Sheva Park which are nearby. During construction, areas of the garden further from the construction will retain their more quiet ambiance. No construction is anticipated on weekends when the garden sees more visitors so other than potential access and parking challenges during construction, visitors to the garden on weekends will not experience any disruption due to noise. Since there are other recreational resources in the neighborhood, no significant adverse temporary recreation impacts are anticipated, and no mitigation is warranted or necessary.

Compliance with applicable codes, ordinances and regulations will be adequate to achieve sufficient mitigation.

Long Term Impacts

Recreation

Once construction is completed, access is improved and the parking lot is expanded, the park will return to its tranquil setting with more parking and better access. No significant long-term adverse recreation impacts are anticipated, and no mitigation is warranted or necessary.

Trees

Tree removal and replacement is governed by the City's Tree Ordinance (SMC Chapter 25.11 - Tree Protection). Consistent with the requirements of SMC Ch. 25.11. ninety-one (91) trees will be planted in and around the garden as replacement for the loss of thirty-one (31) total trees. The goal of Seattle's Tree Protection Code is the preservation of tree canopy. Planting the replacement trees at predominantly a 3:1 ratio will begin to compensate for the loss of the existing trees. Compliance with the Code requirements provides mitigation for the proposed tree loss and no further mitigation is necessary.

Traffic

Once construction is completed, the site will continue to serve the immediate neighborhood and provide better access for visitors from beyond the immediate community. The site is served by public transit and there will be added parking to accommodate people that drive to visit the garden. No significant adverse traffic and/or parking impacts associated with the parking lot expansion are anticipated and 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.

☒ 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, Strategic Advisor
Planning & Capital Development Branch
Seattle Parks and Recreation

Date: August 7, 2025

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:** Kubota Gardens Parking Lot Expansion

2. **Name of applicant:** Seattle Parks and Recreation

3. **Address and phone number of applicant and contact person:**

   Jonathan Pagan, Project Manager
   Planning & Capital Development Branch
   City of Seattle, Seattle Parks and Recreation
   300 Elliott Ave W, Suite 100, Seattle, WA 98119
   M: 206-880-9026

4. **Date checklist prepared:** 08/04/2025

5. **Agency requesting checklist:** City of Seattle

6. **Proposed timing or schedule (including phasing, if applicable):** The project is estimated to be implemented starting early 2027, pending construction funding.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   SDOT has an adjacent 55th Ave S sidewalk improvements project that will be constructed fall 2025. SDOT will be establishing the Kubota Garden Parking Lot a new driveway connection.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   The proposed project overlaps with a riparian coordinator and steep slope area.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Seattle Dept of Constructions and Inspections construction/grading permit. All work to be done must be consistent with all applicable provisions of the City's Environmentally Critical Areas Ordinance. If the project disturbs more than 1 acre of soil, an Ecology's Construction Stormwater General Permit (CSWG permit) will also be needed.

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you**

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

To accommodate increasing garden visitors numbers, this project proposes to replace the existing gravel parking lot with a new expanded asphalt parking lot including accessible stalls. The number of parking stalls will roughly double from 35 to 70 and the total project limit of work boundary is approximately 1.5 acres. Site improvements will include accessibility upgrades, wayfinding, new vehicle entry/egress, pedestrian walkways, entry plaza upgrades, EV car charging, green stormwater infrastructure, and overall landscape/planting enhancements. See attached site plan.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The address for Kubota Gardens is 9817 55th Ave. S., Seattle, WA. See attached location map.

B. Environmental Element

1. Earth Find help answering earth questions

a. General description of the site:

The site is relatively flat with a slope at the south end of the parking lot. The highest surveyed elevation of the site is about 182 feet located towards the south end of the parking lot, and the lowest surveyed elevation of the site is 153 feet located at the northern end of the site. The Kubota Gardens has been around since 1927 and the residential development to the west predates the 1990s based on historical aerial imagery. The existing parking lot is currently partially paved and partially a gravel lot. There is a separate extension of the parking lot to the south which is unpaved. At the very south end of the parking lot is a slope up to a higher elevation of level ground where the garden offices and container boxes are located.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

A small area roughly 30' x 15' overlapping the south end of the project boundary has an approximate slope of 67%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Geotechnical borings have been conducted at the project site.

Borings estimated fill to be about 5 feet thick identified as lean clay or organic silt with soft to medium stiff conditions . Below the fill soils, borings encountered native soils consisting of silty/clayey sand and sandy silt with gravel. Sandy fractions in this soil unit are in medium dense condition, while the silty/clayey fractions appear to be in medium stiff condition. Explorations encountered clay and silt soil deposit at approximately 15 feet and have very stiff to hard consistency.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project will regrade the site to facilitate drainage and stormwater management, and vehicular and pedestrian circulation through the site. The limits of work for the project are 65,420 sf. The total bank earthwork quantities are approximately 603 cy cut, 2,074 cy fill resulting in net 1,471 cy fill. Fill may be supplied from on-site sources or permitted pits.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No the grading and site disturbance is in relatively flat areas of the site. The project will implement a temporary erosion and sediment control plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Within the project boundary, approximately 62% will be impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Standard erosion control and prevention techniques, materials and practices will be implemented to mitigate erosion risk.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There may be localized minor engine exhaust emissions from equipment and trucks involved in the construction activity at the project site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Use of properly tuned equipment could minimize any potential air quality impacts. Equipment will be turned off, rather than idle, when not in use. Effort to balance cut and fill excavation and leave material on site, rather than be hauled away.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Within the vicinity there is Spring Pond, fed by surface runoff and storm drain lines. Spring Pond, enters into Mapes Creek.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   Yes, the parking lot work, consisting of grading, paving, planting, and retaining walls, will generally follow the footprint of the existing parking lot, which is a previously permitted development area. The previous work permit numbers are 731627 & 74220.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   N/A.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   N/A

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Runoff will be generated on-site from rainfall falling on existing and proposed pervious and impervious surfaces. This runoff is generally conveyed into bioretention cells via overland flow. Downstream of bioretention, runoff will flow through a detention system to provide flow control before discharging into an existing bioswale that discharges into Spring Pond. Some runoff from nonpollution generating surfaces will be collected into trench drains, area drains, or catch basins and bypass the bioretention and flow directly into detention. Some additional runoff will enter the site from the south. This runoff is collected by catch basins and conveyed to bioretention cells to provide water quality treatment before discharging directly to Spring Pond, bypassing the detention.

b) Could waste materials enter ground or surface waters? If so, generally describe.

During construction temporary erosion and sediment controls will be in place to treat runoff prior to discharge off site. It is unlikely that waste materials will enter ground or surface waters on the site after construction as water will pass through bioretention and/or bioswales prior to discharge.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the stormwater design maintains existing drainage patterns.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

On-site stormwater runoff will be collected into a detention system to provide flow control to reduce peak flows.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple,** aspen, other
- ☒ **evergreen tree: fir, cedar, pine,** other
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

In general, ornamental landscape vegetation, trees, and naturalized weeds will be removed to allow for the parling lot expansion. The project is working with the Garden staff and Park's Arborist on

vegetation removal and planting plans.

TREE REMOVAL AND REPLACEMENT SUMMARY

NUMBER OF HEALTHY TREES TO BE REMOVED (INCLUDES 4 TIER 2 TREES)	29
NUMBER OF TREE REPLACEMENT REQUIRED (3:1 RATIO)	87
NUMBER OF INVASIVE TREES TO BE REMOVED	2
NUMBER OF TREE REPLACEMENT REQUIRED (2:1 RATIO)	4
NUMBER OF TREES TO BE TRANSPLANTED FROM PROJECT AREA TO KUBOTA GARDEN PROPERTY	9
TOTAL NUMBER OF TREE REPLACEMENT REQUIRED	91

NUMBER OF PROPOSED TREES ON PROJECT SITE	39
NUMBER OF REPLACEMENT TREES TO BE INSTALLED ON KUBOTA GARDEN PROPERTY OVER THE NEXT FIVE YEARS (AT A RATE OF APPROXIMATELY 10-15 TREES PER YEAR)	52
TOTAL NUMBER OF PROPOSED TREE REPLACEMENT	91

c. List threatened and endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

The project area, other than hardscaped areas, will be significantly planted with native plants, non-native plants, and bioretention plantings that fit the aesthetic of the Japanese Garden.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** **hawk, heron, eagle, songbirds**, other:
- **Mammals:** deer, bear, elk, **beaver**, other: **squirrels, raccoons, moles, coyote**
- **Fish:** bass, salmon, trout, herring, shellfish, other: **koi, sticklebacks, crawdads.**

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

The site is within the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any.

Wildlife habitat may be enhanced by the removal of invasive species and the project's new plantings.

e. List any invasive animal species known to be on or near the site.

N/A.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Nothing outside of what would be required from standard construction methods.

1. Describe any known or possible contamination at the site from present or past uses.

Based on review of state databases and SPR records, it is unlikely the project will encounter contaminated or impacted soil. If odors or visual signs of contamination in soil are encountered during excavation and grading activities, work will stop in that area and SPR Environmental staff will be contacted.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

N/A.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

N/A.

4. **Describe special emergency services that might be required.**

N/A.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Standard-issue earthwork equipment spill and containment kits will be on-site during construction.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None with the potential exception of road noise associated with 55th Ave S and Renton Ave S.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Noise associated with heavy equipment working during standard construction times is anticipated during the construction phase only. Post-construction no noise beyond typical parking lot use is anticipated.

3. **Proposed measures to reduce or control noise impacts, if any.**

Earthwork equipment will be fitted with standard noise reducing mufflers. Post-construction noise control measures are not anticipated or needed.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is a public park. Adjacent properties are residential. The project will help reduce on street and neighborhood parking associated with the garden.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other**

uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No. There are no adjacent working farm or forest lands.

c. Describe any structures on the site.

There are no existing structures within the project boundary. The project is proposing a small open air kiosk to house information signage.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

NR2 (adopted 2022)

f. What is the current comprehensive plan designation of the site?

Neighborhood Residential Areas.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

SDCI GIS mapping identifies a ECA steep slope and Riparian Corridor within the project boundary.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project site is owned by the City of Seattle with the intended use as a public park, which is a compatible land use within a residential zone.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A.

c. Proposed measures to reduce or control housing impacts, if any.

N/A.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

There is a proposed open air informational Kiosk with a max roof height of 11’ 9 ¾”. Wood posts with steel shingle roof.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any.

The project is being designed to provide enhancement to the overall Japanese Garden aesthetic and front entrance to the specialty garden

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will add (3) parking lot LED luminaire poles and (8) LED ground up lighting fixtures around the informational kiosk and entry gate.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. The additional parking lot lighting will increase safety and visibility.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

Pole mounted lights controlled by dimming and on/off photocells.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to the Kubot Garden Cultural Resources Inventory, 2021, 'There are no buildings, structures, or objects listed in the NRHP or the Washington Heritage Register (WHR) within 0.5 mi of the APE. The nearest such building, the Boeing Airplane Company Building (45KI139), is listed on both registers and is located approximately 1.3 mi northwest of the APE (Hansen 1977). The Kubota Gardens themselves were designated a City of Seattle Landmark in 1981 (Layman 1980). The National Endowment for the Humanities (NEH) also determined the garden eligible for listing in the NRHP in 2014 ahead of a construction project adjacent to the present APE.'

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the

site to identify such resources.

An Archaeological Inventory was completed for the Kubota Garden Gathering Plaza and Parking Lot Design Project, Seattle, King County, Washington prepared by HRA, March 06, 2024. The document recommends that no further archaeological resources study is necessary unless the project design changes substantially.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

An full archaeological survey was conducted, see reference above.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

As part of a RCO grant requirement, an Inadvertent Discovery Protocol (IDP) has been provided. The Inadvertent Discovery Plan (IDP) is intended to provide clear guidance related to the management of an unexpected discovery or unearthing of cultural artifacts, archaeological features or other evidence of cultural materials and/or of skeletal material of human or unknown origin during the project.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Kubota Gardens is located at 55th Avenue S off of Renton Avenue S. The Garden's parking lot entrance is off of 55th Ave S.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. Metro bus route 106 stops at 55th Ave. S. and Renton Ave S just outside the Kubota Gardens property.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. How many vehicular trips per day would be generated by the completed project or proposal? If

known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This proposal is primarily intended for existing visitors to Kubota Gardens. It is not anticipated to increase vehicle trips, but instead better accommodate visitor parking.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No, it is anticipated to increase public service needs.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The new parking lot design will add storm drainage infrastructure in coordination with SPU. This includes; storm drains, trench drains, inlets, catch basins, clean outs, flow control, and bio-retention facilities. In coordination with SCL the project will be relocating a utility pole, adding electrical vehicle charging stations, and site lighting.

C. Signature Find help about who should sign

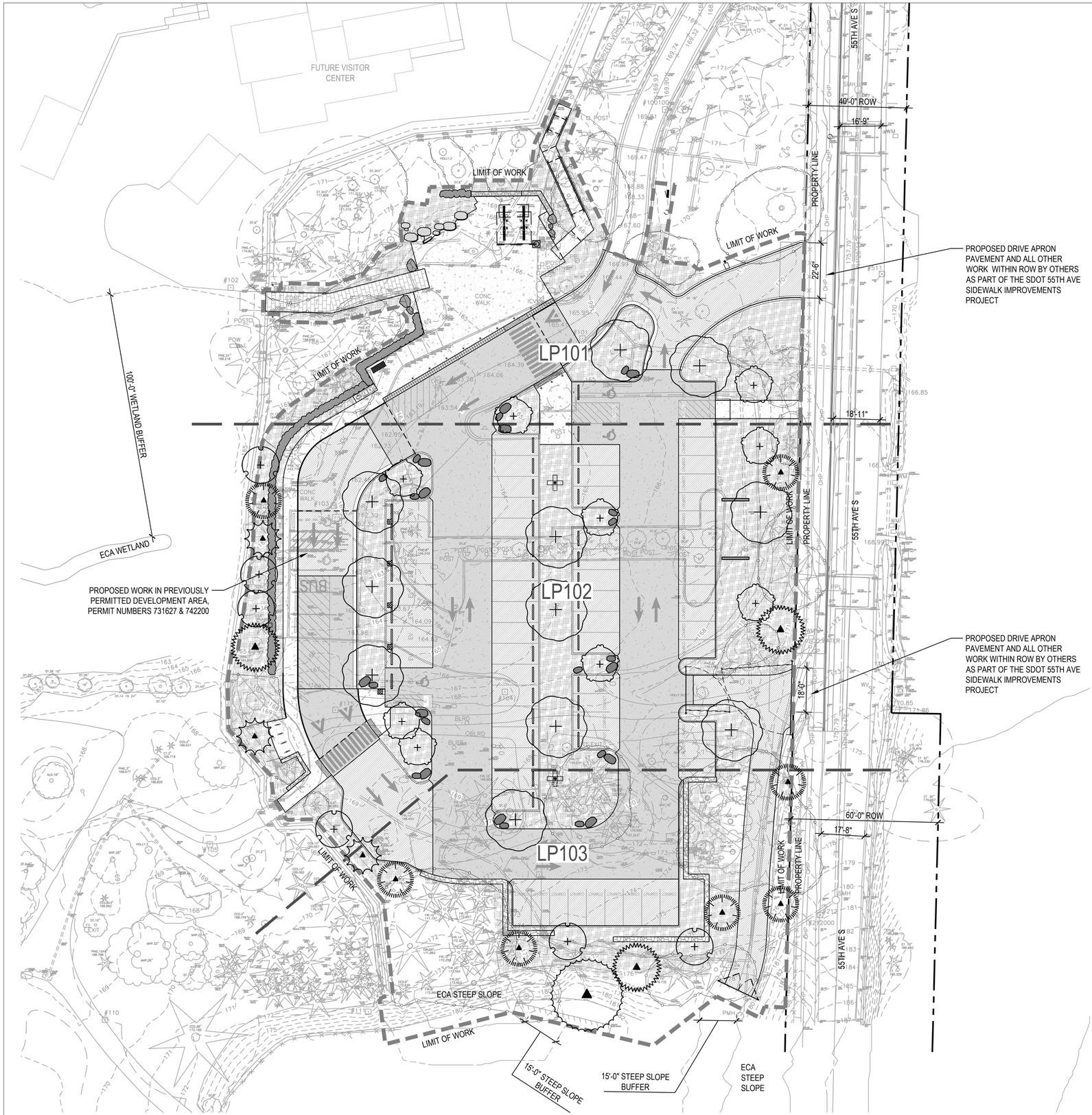
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Jonathan Pagan

Position and agency/organization: Sr. Capital Project Coordinator / SPR

Date submitted: 8/4/2025



SCALE: 1" = 20'-0"

NORTH

PRELIMINARY SITE PLAN

ADDRESS OF PROPERTY:
9817 55TH AVE S
SEATTLE, WA 98118

OWNER:
CITY OF SEATTLE DEPARTMENT OF FACILITIES & ADMINISTRATIVE SERVICES, PURCHASING & CONTRACTING

LEGAL DESCRIPTION:
RAINIER BEACH GARDEN TRACTS E 70 FT OF S 113.93 FT OF TRACT 6 TGW S 115 FT OF TRACT 7 TGW ALL OF TRACTS 9 & 10 & 12 & 17 TGW POR OF N 3/4 OF TRACT 18 LY ELY OF FOLG DESC LN - BAAP ON N LN OF SD TR 18 233.11 FT W OF NE COR THOF TH S 49-58-11 W 116.78 FT TO S LN OF N 75 FT TH S 00-06-05 E TAP ON N LN OF S 1/2 OF SD TR 18 N 88-53-55 E 190 FT FR E MGN OF CITY OF SEATTLE TRANS LN R/W AS COND BY SUPERIOR COURT CAUSE #241252 TH CONT S 00-06-05 E TO S LN OF N 3/4 SD TR 18 & TERM OF LN DESC TGW POR OF TRACT 19 LY ELY OF CITY OF SEATTLE TRANS LN R/W LESS POR FOR STREETS

ASSESSOR PARCEL No.:
7131300122

<<<CAUTION>>>
CALL 811 BEFORE YOU DIG!
WWW.CALL811.COM
ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

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.

WALKER MACY
LANDSCAPE ARCHITECTURE
217 PINE STREET, SUITE 550
SEATTLE, WA 98101
206-582-3874

SDCI PERMIT APPLICATION

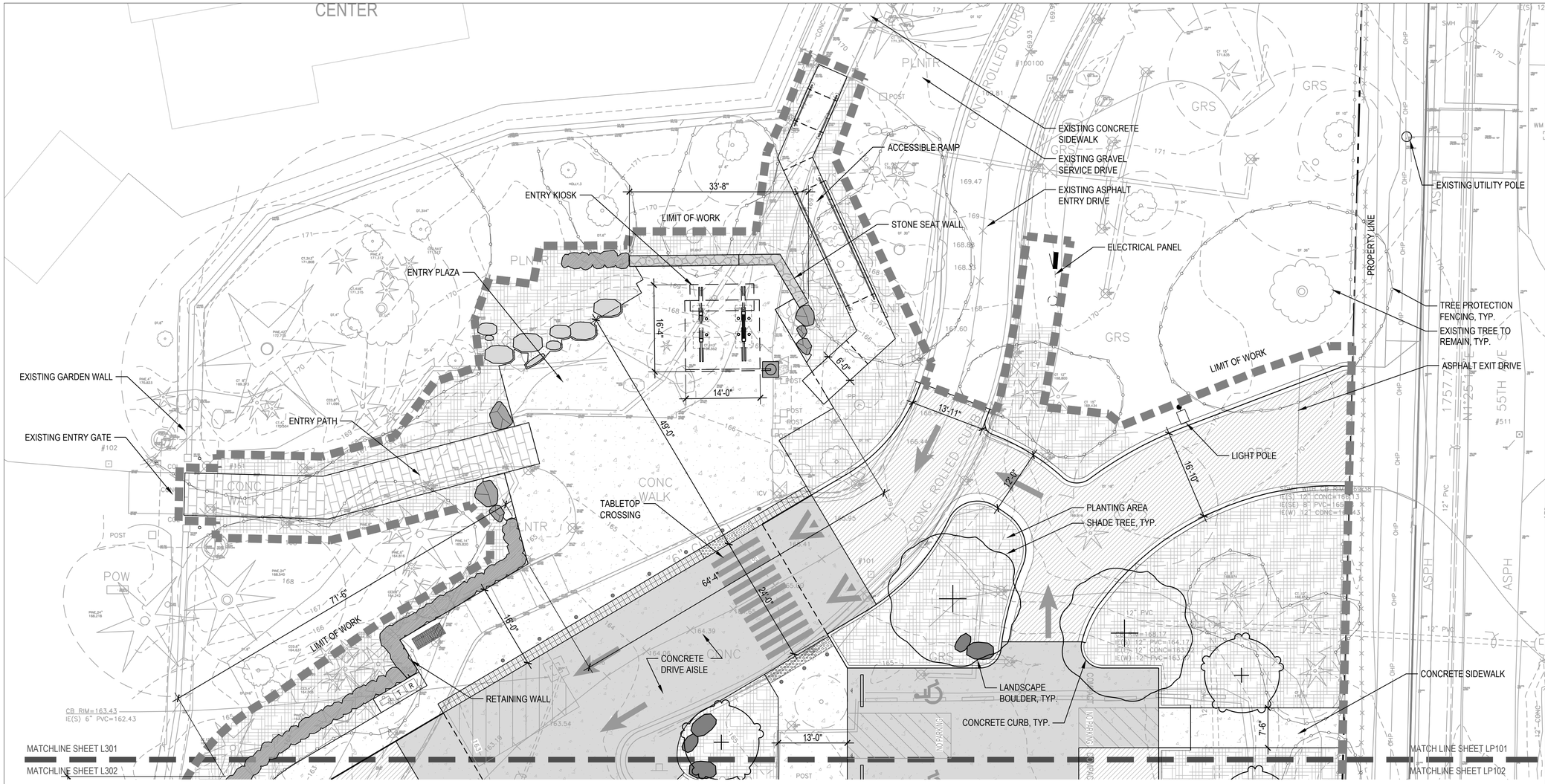
Seattle Parks & Recreation

KUBOTA GARDEN

PARKING LOT EXPANSION

PRELIMINARY SITE PLAN

DESIGNED	JB	DATE	NOV 2024
DRAWN	YH	SHEET	X OF X
CHECKED	GM		
ORDINANCE NO.	125724		**LP100**
SCALE	1" = 20'-0"		



<<<CAUTION>>>
CALL 811 BEFORE YOU DIG!
WWW.CALL811.COM

ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

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.

WALKER MACY
LANDSCAPE ARCHITECTURE
217 PINE STREET, SUITE 550
SEATTLE, WA 98101
206-582-3874

Seattle Parks & Recreation

KUBOTA GARDEN

PARKING LOT EXPANSION

PRELIMINARY SITE PLAN

SDCI PERMIT APPLICATION

SCALE: 1" = 10'-0" (0 2 5 10 20)

NORTH

DESIGNED JB	DATE NOV 2024
DRAWN YH	
CHECKED GM	SHEET X OF X
ORDINANCE NO. 125724	LP101
SCALE 1" = 10'-0"	

MATCHLINE SHEET L301

MATCHLINE SHEET L302

MATCH LINE SHEET LP101

MATCHLINE SHEET LP102

CB RIM=162.76
IE(N) 6" PVC=160.96
IE(SW) 6" PVC=160.86

EXISTING GARDEN WALL

RETAINING WALL

EV CHARGER, TYP.

PLANTING AREA

CB RIM=161.84
IE(E) 6" PVC=160.64
IE(S) 6" PVC=COVER
IE(W) 6" PVC=159.89
IE(N) 6" PVC=159.94

98'-10"

6'-0"

24'-0"

24'-0"

24'-0"

13'-0"

LIGHT POLE

PARKING LOT

ASPHALT PARKING STALL, TYP.

PARKING LOT

LIMIT OF WORK

PROPERTY LINE

55TH AVE S

TREE PROTECTION FENCE, TYP.

CB RIM=164.03
IE(NW) 6" PVC=161.88
IE(SE) 6" PVC=161.88

LIGHT POLE

BUS DROP OFF

SHADE TREE, TYP.

LANDSCAPE BOULDER, TYP.

CONCRETE DRIVE AISLE

CONCRETE DRIVE AISLE

CONCRETE CURB, TYP.

TABLETOP CROSSING

12'-0"

LIGHT POLE

SHADE TREE

6'-0"

EXISTING EVENT GATE

LIMIT OF WORK

MATCHLINE SHEET LP102

MATCHLINE SHEET LP103

MATCHLINE SHEET LP102

MATCHLINE SHEET LP103

SCALE: 1" = 10'-0"

0 2 5 10 20

NORTH

<<<CAUTION>>>

CALL 811 BEFORE YOU DIG!

WWW.CALL811.COM

ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

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.

WALKER MACY

LANDSCAPE ARCHITECTURE
217 PINE STREET, SUITE 550
SEATTLE, WA 98101
206-582-3874

Seattle Parks & Recreation

KUBOTA GARDEN

PARKING LOT EXPANSION

PRELIMINARY SITE PLAN

SDCI PERMIT APPLICATION

DESIGNED JB
DRAWN YH
CHECKED GM

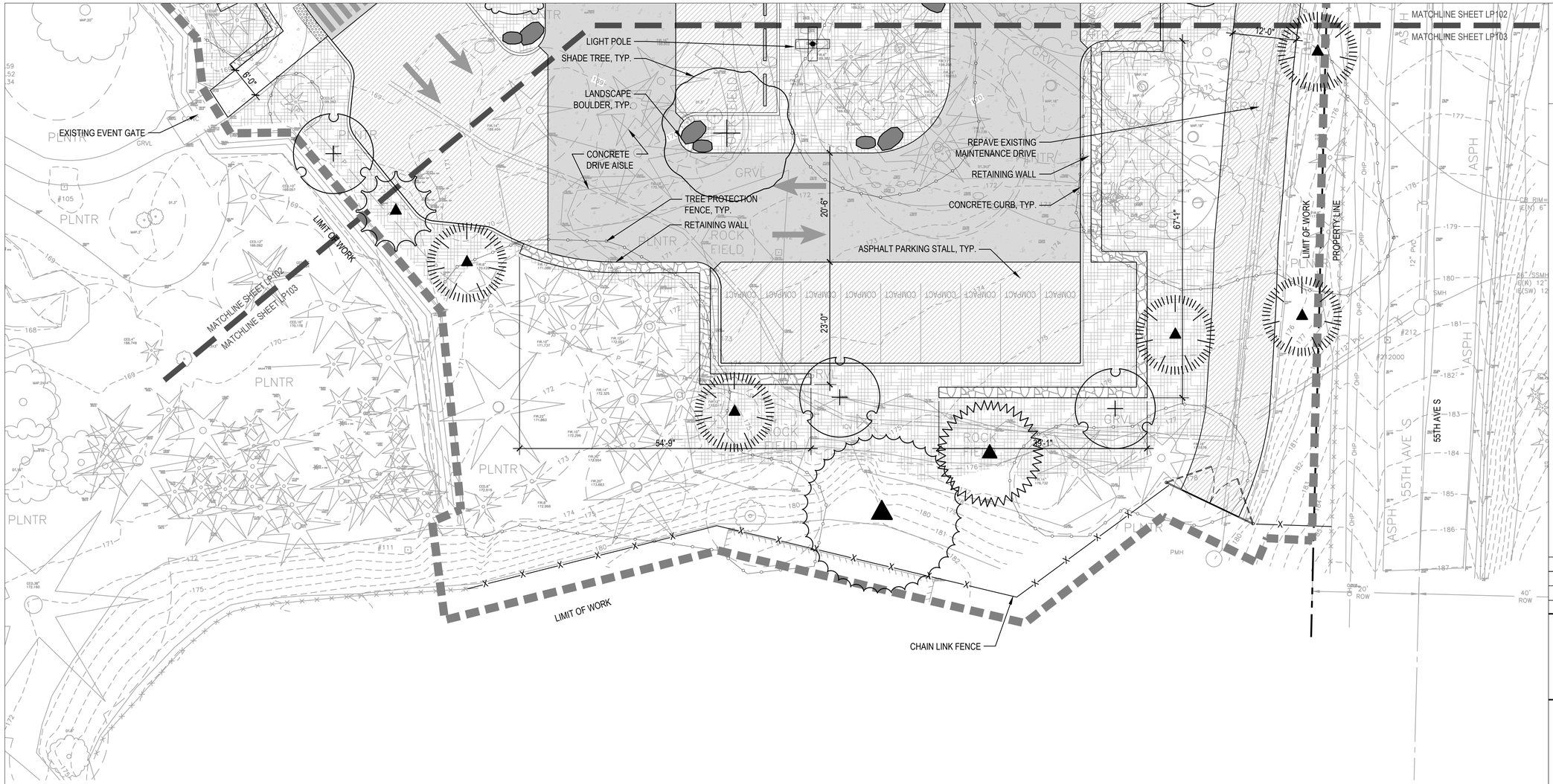
DATE NOV 2024

SHEET X OF X

ORDINANCE NO. 125724

SCALE 1" = 10'-0"

LP102



SCALE: 1" = 10'-0"

NORTH

SDCI PERMIT APPLICATION

<<<CAUTION>>>
CALL 811 BEFORE YOU DIG!
WWW.CALL811.COM

ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

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.

WALKER MACY
LANDSCAPE ARCHITECTURE
217 PINE STREET, SUITE 550
SEATTLE, WA 98101
206-582-3874

Seattle Parks & Recreation

KUBOTA GARDEN

PARKING LOT EXPANSION

PRELIMINARY SITE PLAN

DESIGNED JB
DRAWN YH
CHECKED GM

DATE NOV 2024

SHEET X OF X

ORDINANCE NO. 125724

LP103

SCALE 1" = 10'-0"