

ATTACHMENT O:

SEPA CHECKLIST 2013-12-06

ENVIRONMENTAL CHECKLIST

for the

King County **Children and Family Justice Center**



prepared for

King County
Department of Executive Services
Facilities Management Division
500 4th Avenue, Suite 800
Seattle, WA 98116

December 6, 2013

EA Engineering, Science, and Technology, Inc.
Heffron Transportation, Inc.
Tiscareno Associates PS
Shannon & Wilson, Inc.
Icicle Creek Engineers
BOLA Architecture + Planning
Herrera Environmental Consultants, Inc.

--PREFACE--

The purpose of this Environmental Checklist is to identify and evaluate probable environmental impacts that could result from the *Proposed Action* and to identify measures to mitigate those impacts. As described in **Section A** of this Environmental Checklist, the *Proposed Action* includes “project” and “non-project actions. “A **project action** involves a decision on a specific project ...” (WAC 197-11-704 (2) (a)) whereas “**non-project actions** involve decisions on policies, plans, or programs” (e.g., zoning code amendments) (WAC 197-11-704 (2) (b)).

The roughly 9.02-acre project site is located in Seattle’s Central District and Squire Park neighborhood and is bounded by E. Remington Court on the north, 12th Avenue on the west, E. Spruce Street on the South and 14th Avenue on the east.

The proposed project involves a two-phased development to replace the existing Youth Services Center Facility with the **Children and Family Justice Center**. The proposed project includes demolition of the existing Youth Services Center Facility (comprised of three buildings) and construction of a new juvenile courthouse of totaling approximately 220,000 sq. ft. at full build-out, construction of 117,000 sq. ft. detention facility at full build-out, and construction of structured parking with an estimated 660 parking spaces at full build-out.

The State Environmental Policy Act (SEPA)¹ requires that all governmental agencies consider the environmental impacts of a proposal before the proposal is decided upon. This Environmental Checklist has been prepared in compliance with the State Environmental Policy Act; the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and the King County’s Environmental Procedures Code (20.44), which implements SEPA.

This document is intended to serve as SEPA review for all proposed project actions, including a short plat to create the parcel housing the Children and Family Justice Center, demolition of the existing Youth Services Center Facility, site preparation work, grading/excavation, building construction, and operation of the proposed **Children and Family Justice Center**, as well as non-project actions associated with the project. Environmental impacts are disclosed in this document and analyses contained in this Environmental Checklist are based on preliminary plans for the proposed facility. The plans represent the approximate size, location and potential configuration of proposed structures.

As indicated by the Table of Contents on the following page, this Environmental Checklist is organized into three major sections. **Section A** of the Checklist (starting on page 1) provides background information concerning the *Proposed Action* (e.g., purpose, proponent/contact person, project description, project location, etc.). **Section B** (beginning on page 19) contains the analysis of environmental impacts that could result from implementation of the proposed project, based on review of major environmental parameters. This section also identifies possible mitigation measures. **Section C** (page 49) contains the signature of the proponent, confirming the completeness of this Environmental Checklist.

¹ Chapter 43.21C. RCW

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ENVIRONMENTAL (SEPA) CHECKLIST

PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts, if possible) and to help King County to make a SEPA threshold determination.

A. BACKGROUND

1. Name of Proposed Project:

King County Children and Family Justice Center

2. Name of Applicant:

King County Department of Executive Services, Facilities Management Division

3. Address, Phone Number and E-mail of Contact Person:

Address:..... Department of Executive Services, Facilities Management Division
Attn: Mr. Jim Burt
ADM-ES-800
500 Fourth Ave., Suite 800
Seattle, WA 98116

Telephone: ... 206.296.1100

E-mail childrenandfamilyjustice@kingcounty.gov

4. Date Checklist Prepared

December 6, 2013

5. Agency Requesting Checklist

King County

6. Proposed Timing or Schedule (including phasing, if applicable):

This would be a two-phased development involving demolition, site preparation work, grading/excavation, building construction, and operation of the proposed **Children and Family Justice Center**. This checklist addresses both phases of construction and analyzes potential impacts through full build-out and operation. While two phases of work are planned, funding has only been approved for *Phase I*. The following outlines the approximate timeframe for each phase:

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Phase I

- **Autumn 2015** -- Demolition and site preparation work begins;
- **Spring 2016** -- Construction of the proposed courthouse and detention facility begins;
- **Mid-2018** -- Completion of courthouse and detention facility;
- **Mid-2018** -- Demolition of the existing courthouse and detention facility begins
- **Early 2019** -- Demolition of the existing courthouse and detention facility is completed;
- **Early 2019** -- construction of the Parking Structure begins; and
- **Late 2019** -- Site work and construction of the parking structure is completed.

Phase II

- **2031** -- Construction of the proposed courthouse and parking structure additions begins; and
- **2032** -- Construction of the proposed courthouse and parking structure additions is completed.

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

As described in **Section A.6** (above), this would be a two-phased development associated with the public-sector portion of the 9.02-acre site.

A short plat subdivision will create a single parcel upon which the **Children and Family Justice Center** will be located. Three additional parcels will be created as a result of the short plat. However, these resulting parcels are not associated with the proposal. There are no specific plans, nor a schedule for disposition of these parcels.

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

Site-specific environmental reports related to the proposed project have been prepared and information has been incorporated into this environmental analysis. The reports include:

- **Transportation Impact Assessment**.....Heffron Transportation²
- **Environmental Site Assessments (Phase I and II)**. Herrera Environmental Consultants³
- **Preliminary Geotechnical Engineering Report**Icicle Creek Engineers⁴
- **Geotechnical Site Assessment**..... Shannon & Wilson⁵
- **Historical – Appendix A Analysis**..... BOLA⁶
- **Exceptional Tree Survey**Tree Solutions, Inc.⁷

² Heffron Transportation, 2013
³ Herrera Environmental Consultants, 2010; 2013.
⁴ Icicle Creek Engineers, 2013.
⁵ Shannon & Wilson, 2013.
⁶ BOLA, 2013.

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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:

There are no known pending applications that directly affect the project site. There are, however, nearby development projects that could indirectly affect this site. Those projects are described in **Section B.8.** of this Environmental Checklist.

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

Local Agencies

King County

- Notice of Action to proceed with development of the King County ***Children and Family Justice Center*** by applying for amendments to the text of the Seattle Municipal Code, applying for a City of Seattle Master Use Permit (MUP), and by submitting a short plat subdivision application to the City of Seattle;
- SEPA Threshold Determination; and
- SEPA Environmental Checklist.

City of Seattle – City Council

- Approval of Land Use Code amendments associated with the proposed project relative to the NC3P-65 and L3 Zone.

City of Seattle – Department of Planning and Development

- Master Use Permit (includes zoning review, SEPA compliance, and a short plat subdivision);
- Demolition Permits;
- Grading Permit;
- Building Permits;
- Mechanical Permits;
- Electrical Permits;
- Certificates of Occupancy; and,
- Comprehensive Drainage Control Plan approval (*includes Construction Best Management Practices, Erosion and Sediment Control approvals*).

City of Seattle – Department of Transportation

- Street Improvements (i.e., sidewalk improvements, curbcuts, street tree locations, etc.); and
- Street Use Permits (temporary – construction-related).

Seattle Public Utilities

- Water/Wastewater Permits.

Seattle City Light

- Electrical Power Permits (temporary and long-term).

⁷

Tree Solutions, Inc. 2013.

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Regional Agencies

Seattle – King County Department of Health

- Plumbing Permits.

Puget Sound Clean Air Agency

- Asbestos / Demolition Notification.

- 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.**

Background Information

Project Site

The existing King County Youth Services Center is located in Seattle’s Central District and Squire Park neighborhood, within the 12th Avenue Urban Center Village (see **Figures 1** and **2**). The 9.02-acre site is bounded by 12th Ave. on the west, E. Remington Ct. on the north, 14th Ave. on the east, and E. Spruce St. on the south.

The site originally comprised a five block area⁸ with a total of 90 lots. Four of those five blocks contained alleys and the blocks were divided by three streets (E. Alder St., E. Terrace St., and 13th Ave.). In 1969, the City enacted Ord. No. 98410, which vacated the following rights-of-way within the project site:

- that portion of 13th Ave.;
- all but the easterly 14 ft. of E. Alder St. and E. Terrace St.; and
- all but the easterly 14 ft. of the alley that is located in each of the two blocks comprising the Replat of Block 10 Squire-Park Addition.

Existing Structures

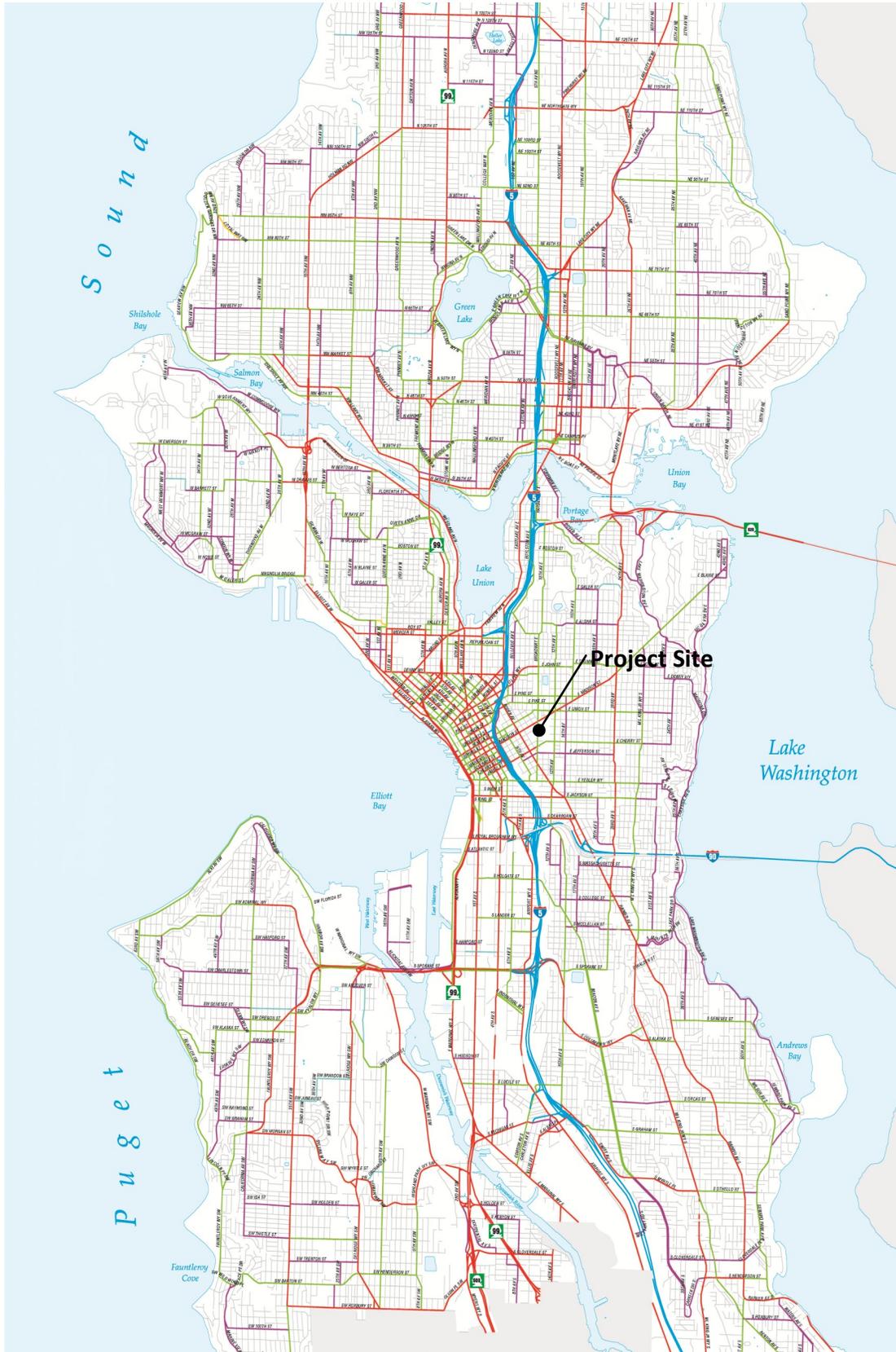
As shown in **Figure 3**, there are three structures on-site, including:

- **Alder Tower** – This is a 6-story (5 stories above-grade), 73,800-square-foot building that is centrally-located on the site. Alder Tower serves as the “entrance” to all facilities on-site and is physically connected to the two other buildings on-site – the Youth Detention Facility (Spruce Wing) and Alder Wing. This building is immediately north of the Youth Detention Facility and southwest of Alder Wing. As the “entrance,” Alder Tower contains a secure entry, holding cells,⁹ waiting area, seven courtrooms for Superior Court (Juvenile Offender,

⁸ Replat of Block 9, Squire-Park Add. (2-block area), Replat of Block 10 Squire-Park Add. (2-block area), and Kollock’s Lawler’s Add.

⁹ Juvenile offenders are typically held in such cells less than 30 min. while awaiting court appearance.

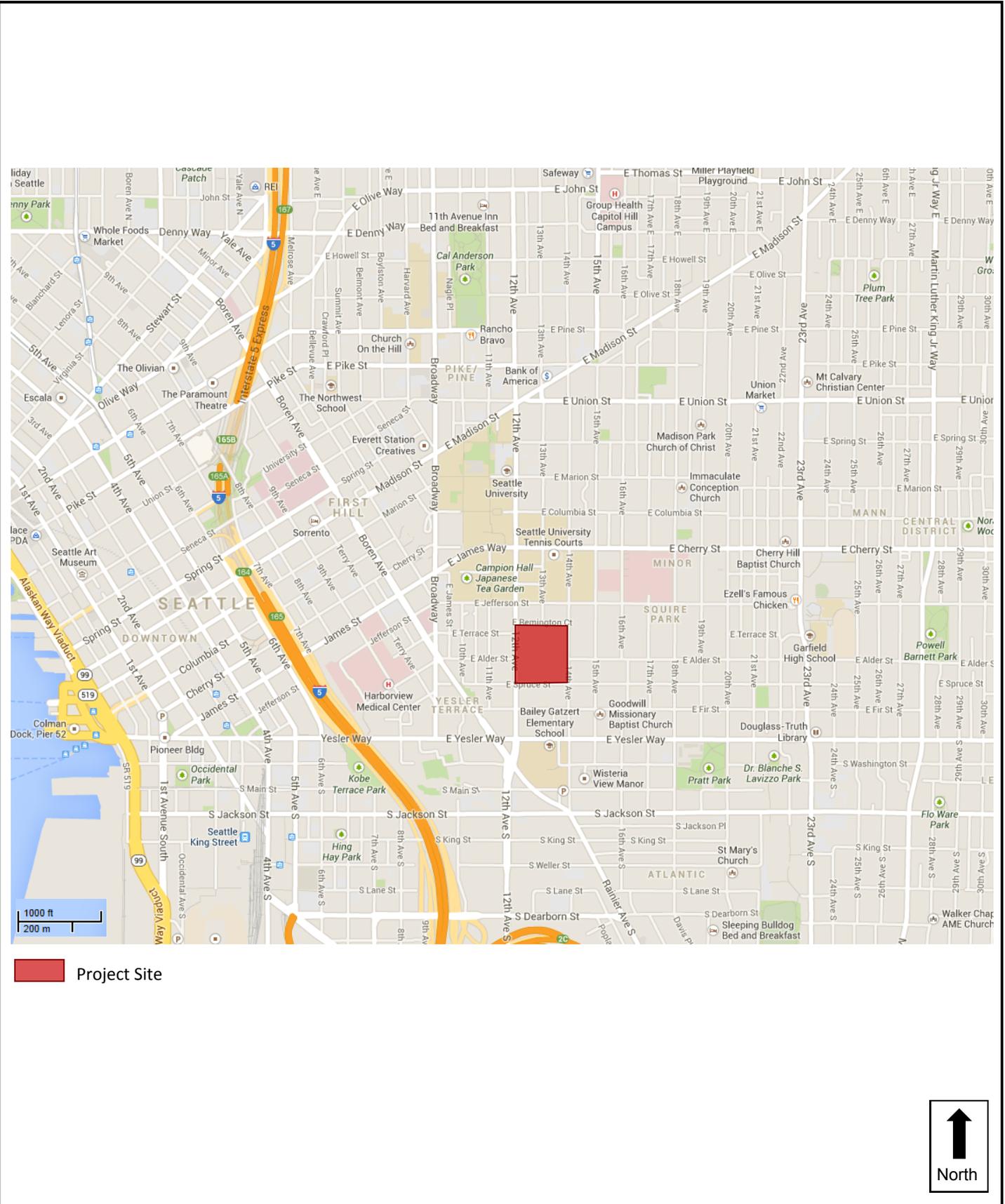
King County Children and Family Justice Center Project Environmental Checklist



Source: City of Seattle, 2003.

Figure 1
Regional Map

King County Children and Family Justice Center Project Environmental Checklist



Source: Google, 2013.



Figure 2
Vicinity Map

King County Children and Family Justice Center Project
Environmental Checklist



Source: Google, 2013.



Figure 3
Existing Conditions

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Treatment and Dependency Courts)¹⁰ and associated administrative offices, offices for the Prosecuting Attorney, Attorney General, Public Defense, Juvenile Detention administration and support, meetings space and the loading dock. Alder Tower was built in 1972 with limited renovation occurring in 1998.

- **Youth Detention Facility (Spruce Wing)** – This building occupies the south portion of the site. It is oriented in an east-west direction and is bordered by 12th Ave. on the west, E. Spruce St. on the south, and 14th Ave. on the east. The Youth Detention Facility is a 1-2-story (above-grade), 103,000 square-foot building that houses youth that are mostly in short-term custody and provides support services for the youth in the facility; it has beds to accommodate up to 233 detainees. The Youth Detention Facility also contains a school, which is operated by the Seattle School District. All detainees are required to attend this school. This structure was built in 1992.
- **Alder Wing** – This is a 2-story (1-story above-grade), 38,000-square-foot building that is located in the east-central portion of the site, northeast of Alder Tower. The H-shaped complex (plan view) houses a school that is located on-site (“Alder Academy”), which is operated by the Seattle School District. This school serves youths who are not incarcerated, as well as youths seeking a more secure school setting. Alder Academy includes several classrooms and a gymnasium. Daily attendance varies from 10 to 20 students. Alder Wing also contains limited staff offices; the second floor is currently vacant. While the building footprint of Alder Wing is similar to the irregular but rectilinear form used in the original 1951 complex, research indicates that Alder Wing was actually part of the major expansion that occurred in 1969-1973.

Sally Port, Parking, and Service Access

- **Sally Ports** -- A sally port is a secure, vehicular entryway consisting of controlled gates at either end of the space for the transport of detainees to or from the facility. There are two sally ports associated with the existing complex – one for the transport of youths and the other for adults. The sally port for youth detainees is adjacent to the service/loading dock for the existing Youth Services Center. Vehicular access to this sally port is via a common access driveway from 12th Ave. (located in the southwest portion of the site). This driveway also serves the loading dock. The sally port for adults is a secure area (fenced) adjacent to the main entrance of Alder Tower and connected to the Alder Wing.
- **Parking** -- Surface parking is provided in three areas on-site: immediately west of Alder Tower (restricted/gated access for employees and County vehicles), another separate area immediately west/northwest of Alder Tower for visitors, and in the northwest portion of the site for employees (restricted/gated access); judges park in a secure gated lot proximate to the adult sally port. There are a total of 314 parking spaces on-site. Access to each of these parking areas is from 12th Ave. with three access locations – two, of which, are security gate-controlled. An additional, gate-controlled egress is provided for employees via E.

¹⁰

Juvenile court administers youths under 18 yrs. of age and family court can involve adults. No adults, however, are incarcerated at this facility.

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Remington Ct. The site is also served by one secondary driveway from 14th Ave., which is located immediately north of Alder Wing for service or emergency access only.

- **Service Access** -- The loading dock for the Youth Services Center is located north of the youth sally port. As noted above, access is via a combined driveway from 12th Ave.

“Spirit of Our Youth” Open Area

A County-owned and maintained open area (1.16 acres) is located in the northeast portion of the site. This area includes lawn, trees, benches, sculpted landforms, and a sculpture entitled “Spirit of Our Youth.”¹¹ The area is largely for families of youth that are using the facility and for employees of the facility. It is also available for use by the community.

Previous Development Considerations

Section B.13 (Historical and Cultural Preservation) and **Appendix A** of this Environmental Checklist provide an overview of King County youth detention facilities from 1905 through development of the Youth Detention Facility in 1992. Since the early 2000’s, the County has engaged in numerous planning efforts relative to the replacement of all or portions of the Youth Services Center complex.

- **2002-2006 – Public Involvement and Feasibility Analysis for site Master Plan**

King County facilitated a series of community meetings, workshops, interviews and design charettes in the Squire Park neighborhood to evaluate development prospects for the existing Youth Services Center campus. A feasibility analysis for a site master plan was prepared.

- **2005-2006 – Operational Master Plan (OMP)**¹²

The overall focus of the OMP is to develop and evaluate alternatives for the effective delivery of justice services to children and families in King County. In particular, the OMP:

- Identifies the guiding principles for an effective children and family justice system;
- Describes current programs and services for children and families in the court system;
- Assesses work processes, interfaces among programs and agencies, and needs for functional adjacencies; and
- Makes recommendations for improvements in the systems.

¹¹ *Spirit of our Youth* is a 26-foot tall cast bronze, concrete, and earthwork structure by Martin Oliver, 1995. The accompanying plaque carries the following inscription: “...represents the rich Salish heritage of Washington as well as the diverse ethnic background of this community...The sculpture is a dedication to our youth.”

¹² King Co., 2006.

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- **2009 – Superior Court Targeted Juvenile and Family Law Facilities Master Plan Facilities Master Plan for Unified Juvenile & Family Courts – Detailed Facility Program (FMP)**¹³

The Superior Court Targeted Facilities Master Plan (FMP) focused on the facility needs of Superior Court as identified in the OMP for the resolution of legal disputes involving children and families.

The FMP identified the space needs for King County Superior Court's juvenile and family law functions. The FMP developed detailed information on potential scenarios for redeveloping King County's Youth Services Center. These scenarios represent a range of possibilities for future court facilities on the site, from replacement of the current Youth Services Center building to complete co-location of all North King County family law and juvenile courts.

- **2009 – King County Motion 13106**

This Motion approved the FMP and affirmed the goal of co-locating all juvenile offender, north county dependency and Becca¹⁴, and north county family law matters involving children in a single facility. The single facility would replace the "Alder" portion of the Youth Services Center and the planning effort examined alternatives to the existing Youth Services Center.

- **2010 – Pre-Design Report**¹⁵

This report was a more comprehensive study of the FMP recommendation and explored in more detail how the project could be developed on the existing sites. In this report, King County considered three different alternatives for replacing the courthouse on the existing site, while retaining the existing detention facility.

- **2011 – Public/Private Effort**

In April 2011, King County issued RFP #1053-11RLD -- **Replacement of All or a Portion of the Youth Services Center and Potentially the Youth Detention Center**. The aim of this RFP was to create a public/private, cost neutral option. The RFP envisioned two possible scenarios: a) "... replace the Youth Services Center and the Youth Detention Center on another property either owned by King County or a third party ...; or b) ... replace the Youth Services Center only on the Youth Services site" The RFP indicated that the "only county-owned site other than the Youth Services Center that appears to be applicable to this RFQ/C is the property commonly known as Goat Hill and the adjacent Yesler Building." Proposals were received and a development team was selected. That team proposed relocating the juvenile court and detention facility to the PacMed Building on Seattle's Beacon Hill. After a more comprehensive due diligence

¹³ Farbstein & Assoc, Meng Analysis, 2009.

¹⁴ BECCA refers to Washington State's truancy law, which requires a school district and the juvenile courts to take specific actions when youth are truant from school. Local districts adopt their own policies and, as is done in King County, coordinate with Juvenile Court. Students who are truant are rarely held in King County secure detention.

¹⁵ King Co., 2010.

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review of the proposal, King County determined that none of the proposals met the County's criteria.

- **2011 - 2012 – Facility Options Study**

In 2011 and early 2012, King County undertook an analysis of different facility options. King County considered three on-site alternatives and one generic off-site alternative. The on-site alternatives considered a new courthouse and retention of the existing detention facility, an addition and renovation of the existing courthouse and retention of the existing detention facility, and replacement of the existing facilities with a new courthouse and new detention facility. The off-site alternative considered a generic site located outside of the Seattle city limits. A broad range of sites were preliminarily identified outside the City limits as part of the off-site alternative.

- **2012 – Children and Family Justice Center**

Based on the recommendation in the 2011-2012 Facility Options Study, the King County Council placed a measure on the August 2012 ballot for voter approval. King County voters subsequently approved a nine-year property tax levy lid lift in August 2012, which will raise approximately \$210 million for construction of the new Children and Family Justice Center (CFJC) at the current site. The project will demolish all existing buildings on-site and replace buildings and add a parking garage. This Environmental Checklist is a part of the planning and implementation process associated with this new facility.

Project Site Objectives

King County has adopted the following guiding principles for the project site. These were developed with input from the community involvement and users of the facility during various stages of planning over the last ten years:

- Support neighborhood plans, policies, and projects;
- Improve visibility, security, and safety;
- Enhance pedestrian mobility across the site and reconnect Squire Park with First Hill;
- Create a street life that is diverse and thriving;
- Respond to view of the City and natural environment; and
- Provide usable, publicly accessible outdoor community open area.

Proposed Action

The proposed ***Children and Family Justice Center*** includes both project and non-project actions. The following describe elements of the proposed ***Children and Family Justice Center*** pertaining to **project actions**. Information presented below is based on preliminary plans for the proposed facility to allow threshold analysis of potential adverse environmental impacts and allow for the incorporation of design modifications and potential mitigation measures as the proposal proceeds through the SEPA and the

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permitting process. The plans represent the approximate size, location and potential configuration of proposed structures.

Site Demolition and Subdivision & Redevelopment

The project encompasses demolition of the existing Youth Services Center (comprised of the Alder Tower, Youth Detention Facility [Spruce Wing]) and Alder Wing. Total demolition is approximately 214,800 sq. ft.

A short plat subdivision is proposed to create a single parcel upon which the **Children and Family Justice Center** would be located. The size of the parcel could approximate 6 acres (including the community area). Three additional parcels would be created as a result of the short plat. However, these resulting parcels are not associated with the **Children and Family Justice Center** proposal; there are no specific plans, nor a schedule for disposition of these parcels.

The proposed construction of a new **Children and Family Justice Center** would include a new juvenile courthouse totaling approximately 220,000 sq. ft. at full build-out, a new detention facility totaling approximately 117,000 sq. ft. at full build-out, and construction of a new parking structure in the south portion of the site containing an estimated 660 parking spaces at full build-out.

Proposed Development Phasing

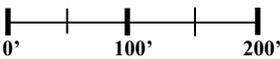
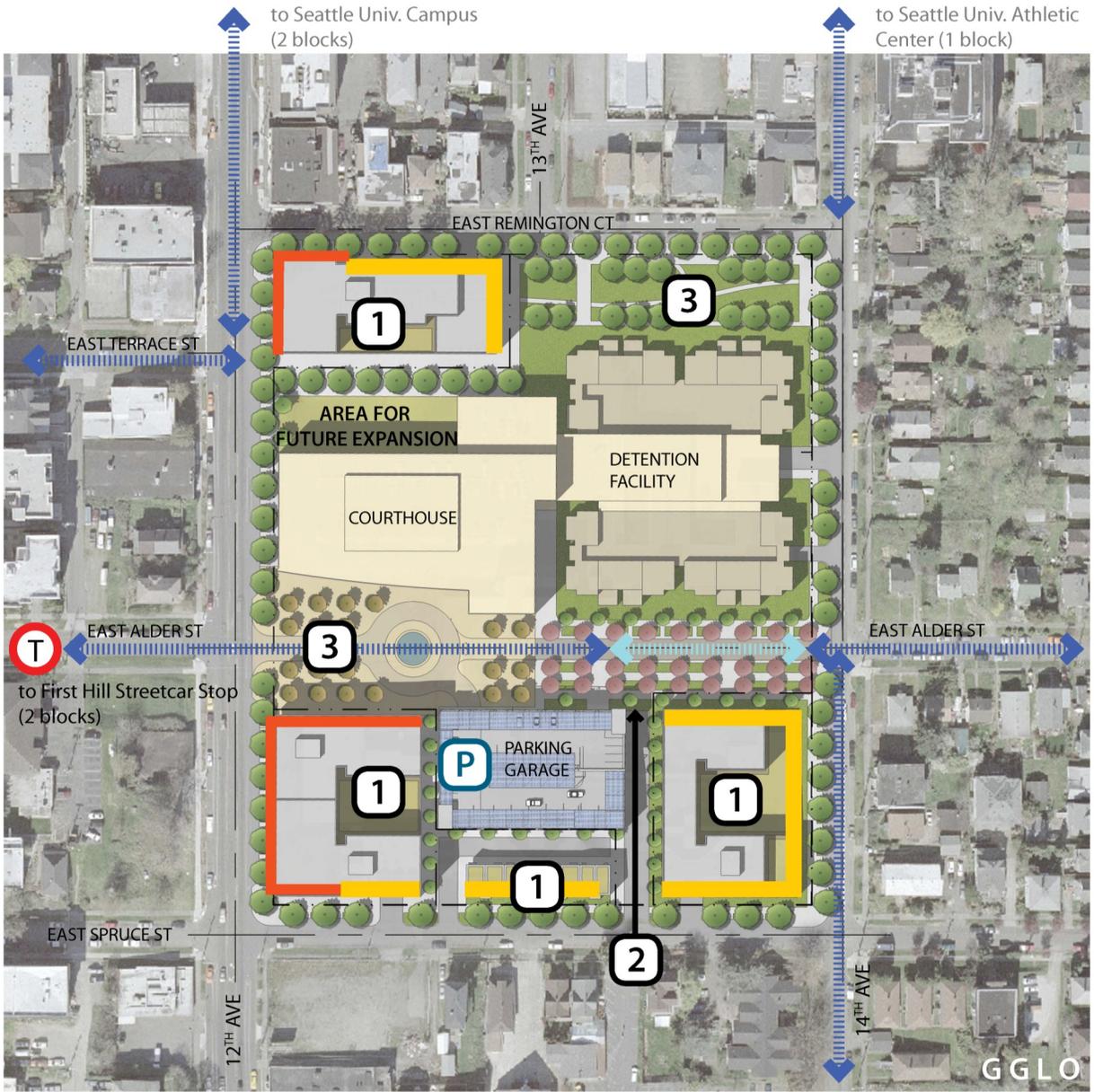
As noted in A.6. above, the proposed **Children and Family Justice Center** would be constructed in two phases. Tables 1, 2, and 3 depict the development associated with each phase. *Phase I* would comprise approximately 70 percent of the overall project. It is anticipated that development associated with this phase would commence in late 2015 with completion by late 2019. *Phase II* development would begin in 2031 with completion by 2032, based on final facility needs and available funding. Schedules associated with specific components of the proposed project are noted below.

Development Components

The proposed **Children and Family Justice Center** will be a design-build contract.¹⁶ As such, the design-build team has not yet been selected by King County. **Figure 4** represents the preliminary design for the proposed complex and it is intended that this scheme will form the basis of the successful design-build team's effort. Although **Figure 4** is preliminary, the plan and other supporting information represent the approximate size, location and potential configuration of the structures that are proposed – as well as the intended site access. The following is an overview of each component of the proposed **Children and Family Justice Center** project.

¹⁶ Design-Build is a method to deliver a construction project in which the design and construction services are contracted to a single entity (company) known as the design-builder or design-build contractor. The advantage of this method over other methods is that it relies on a single point of contract responsibility, which minimizes risks for the project owner and shortens the delivery schedule by overlapping the design and construction phases of a project.

King County Children and Family Justice Center Project Environmental Checklist



Key

- | | |
|------------------------------|-----------------------------------|
| 1 Private Development | Ground-Level Commercial Frontage |
| 2 Loading and Service | Ground-Level Residential Frontage |
| 3 Community Space | Important Connecting Routes |
| P Parking Structure | EVA / Pedestrian Only |

Source: GGLO, 2013.



Figure 4
Site Plan

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- **Juvenile Courthouse** – As depicted by **Figure 4**, the new juvenile courthouse would be located in the west-central portion of the site and would be oriented in an east-west direction. **Table 1** provides conceptual program considerations for this component of the project – in terms of *Phase I*, the *Phase II* increase, and development at full build-out.

Table 1
Preliminary Program Factors – Juvenile Courthouse

Parameter	Phase I	Phase II	Full Build-Out
Building Area	137,000 sq. ft.	83,000 sq. ft.	220,000 sq. ft.
Height	60 ft.	85 ft.	85 ft.
Setback: 12th Ave.	- 0 ft. required at street level; - possible 12 ft. setback above grade ¹⁷	- 0 ft. required at street level; - possible 12 ft. setback above grade ¹⁷	- 0 ft. required at street level; - possible 12 ft. setback above grade ¹⁷

Phase I development would contain four levels -- three above-grade and one below-grade; *Phase II* development would add two above-grade levels.

Specific uses that are proposed within each level include:

- **Below-Grade, Lower Level** – loading dock, sally ports – one for adults and one for juvenile detention, secure youth holding cell areas, secure adult holding cell areas, food service, facility management offices, and secure judiciary parking.
- **Ground Level** – secure public lobby, court lobby and court waiting areas, conference center, two courtrooms, juvenile probation and supporting offices.
- **Second Level** – court lobby and court waiting areas, four courtrooms, judge’s chambers, supporting offices; if funding is secured by the Seattle Public School District, it is anticipated that Alder Academy (the existing school that is located within Alder Wing) could also be incorporated into the new complex and likely located on this level.
- **Third Level** – court lobby and court waiting areas, four courtrooms, judge’s chambers, prosecuting attorney’s office, court operations, and supporting offices.

¹⁷ An upper-level setback may be necessary due to proximity of Seattle City Light power lines that are located along the east side of 12th Ave. adjacent to the project site.

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Phase II development would include:

- **Fourth Level** – court lobby and court waiting areas, four courtrooms, judge’s chambers, court operations, and supporting offices.
- **Fifth Level** – court lobby and court waiting areas, three courtrooms, judge’s chambers, court operations, and supporting offices.

Pedestrian Access to the Juvenile Courthouse

Pedestrian access to the courthouse would be from a secure entry located at ground level on the south side of the building.

Sally Ports, Parking, Service Access, and Vehicular Access Associated with the Juvenile Courthouse

- Separate sally ports are proposed in the below-grade, lower level of the courthouse for youth detention and adult holding.
- Approximately 20 secure parking spaces would be provided for judges on either the below-grade level of the courthouse or adjacent to the staff parking in the below-grade portion of the new parking garage.
- The loading dock for both the courthouse and the detention facility would be located on the below-grade lower level of the courthouse.
- Vehicular ingress and egress associated with the sally ports and the loading dock would be from E. Spruce St. via a new driveway located approximately 175 – 200 ft. east of 12th Ave.
- Vehicular ingress and egress for judiciary and staff parking has not been confirmed. Two options are being studied – from 14th Ave. via a new driveway at approximately the location of E. Alder St. or via a driveway from E. Spruce St. Vehicles parking beneath the Juvenile Courthouse would enter the driveway and access the below-grade levels of the courthouse via a tunnel located adjacent to the proposed public parking garage and beneath the at-grade entry plaza (described below).

Development Schedule

- **Autumn 2015** -- Demolition and site preparation work would begin;
- **Spring 2016** -- Construction of the proposed courthouse would commence;
- **Mid-2018** -- Construction of the courthouse would be completed;
- **Mid-2018** -- Demolition of the existing courthouse would begin; and
- **Early 2019** -- Site work and demolition of the existing courthouse would be completed.

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- **Youth Detention Facility** – As depicted by **Figure 4**, the new juvenile detention facility would be located in the east-central portion of the site and would be oriented in an east-west direction. **Table 2** provides preliminary conceptual program considerations for this component of the project – in terms of *Phase I*, the *Phase II* increase, and development at full build-out.

Table 2
Preliminary Program Factors – Detention Facility

Parameter	Phase I	Phase II	Full Build-Out
Building Area	98,000 sq. ft.	19,000 sq. ft.	117, 000, sq. ft.
Height	40 ft.	40 ft.	40 ft.
Setback: 14th Ave.	15 ft.	15 ft.	15 ft.

Phase I development would contain one level above-grade. No modifications are proposed in conjunction with *Phase II* for this component of the **Children and Family Justice Center**.

- **Ground Level** – Living units, medical clinic and infirmary, library, and recreational facility.

The Seattle Public School District school that is located in the existing detention facility would be part of the new detention facility.

Parking and Vehicular Access

- Vehicular ingress and egress required for vehicular sally ports, loading dock and limited staff parking are anticipated to be located under the courthouse facility.

Development Schedule

- **Autumn 2015** -- Demolition and site preparation work would begin;
- **Spring 2016** -- Construction of the proposed detention facility would commence;
- **Mid-2018** -- Construction of the proposed detention facility would be completed;
- **Mid-2018** -- Demolition of the existing detention facility would begin; and
- **Early-2019** -- Demolition of the existing detention facility would be completed.

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- Parking Structure** – As depicted by **Figure 4**, it is proposed that a parking structure be located in the south-central portion of the site for use by visitors and staff to the **Children and Family Justice Center**. **Table 3** provides possible conceptual design considerations for this component of the project – in terms of *Phase I*, the *Phase II* increase, and development at full build-out.

Table 3
Preliminary Design Factors – Parking Structure

Parameter	<i>Phase I</i>	<i>Phase II</i>	Full Build-Out
Building Area	145,000 sq. ft.	66,000 sq. ft.	211,000 sq. ft.
Number of Spaces	440	200	640
Height	15 ft.	40 ft.	40 ft.

Phase I development of the parking structure would consist of up to five levels below-grade and one level above-grade. *Phase II* could involve the addition of two more levels of parking above-grade.

Vehicular Access

- Vehicular ingress and egress associated with the proposed parking structure for the public would be via an at-grade Entry Court at E. Alder St. Vehicular ingress and egress for staff would either be from 14th Ave. via a new driveway at the E. Alder St. or from the driveway/tunnel from Spruce St., approximately 75 ft. east of 12th Ave.
- Pedestrian access to the parking structure would be from the Entry Court.
- Site Access Summary** – The following is a synopsis of vehicular and pedestrian site access, as depicted by **Figure 4** and described above.
 - Vehicular Access:**
 - Visitors
 - In order to access the parking structure, visitors would enter the site from 12th Ave. via a proposed E. Alder St. Entry Court;
 - Staff
 - Option 1 – Judges and staff would enter the site from 14th Ave. via a new driveway in order to access the parking structure.
 - Option 2 – Judges and staff would enter the site via a new driveway from E. Spruce St.

ENVIRONMENTAL (SEPA) CHECKLIST

- Pedestrian Access:

- Pedestrian access through the site – from 12th Ave. to 14th Ave. – would be provided by a proposed extension of E. Alder St.¹⁸ Removable bollards would be located at the east-end of the E. Alder Entry Court and at E. Alder and 14th Ave. to restrict vehicular access.
- Pedestrian access to the juvenile courthouse would be from the entry plaza.
- **Community Open Area** – As shown in **Figure 4**, it is proposed that an open area be provided in the northeast portion of the site. As noted previously, the existing community open area approximates a 1.16-ac. area; the proposed community open area could approximate a 0.7-ac. area, and together with other areas provided on the site, would increase community open area to 1.6 acres. Like the existing open area, it is anticipated that the new open area would include lawn, trees, and benches for use by facility users and the community.

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. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

The project site comprises King County's existing Youth Services Center, which is located in Seattle's Central Area and Squire Park neighborhood, within the 12th Avenue Urban Center Village. The 9.02-ac. site is bounded by 12th Ave. on the west, E. Remington Ct. on the north, 14th Ave. on the east, and E. Spruce St. on the south.

¹⁸ This extension would remain in King County ownership and would not involve re-dedication to the City.

ENVIRONMENTAL (SEPA) CHECKLIST

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):**

*Flat, rolling, hilly, steep slopes, mountainous,
other: _____*

The site slopes downward to the southeast with approximately a 45-foot grade separation between the northwest corner of the site and the southeast corner. The site contains intermediate terraces.

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

The overall site gradient is approximately 4.3 percent. The steepest slope on the site is approximately 6 percent.

- 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 prime farmland.**

The site generally consists of fill, recessional outwash, glacial till and advanced outwash soil.

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

The Puget Sound region is a seismically active region, thus the site could experience seismic activity, which may cause surface rupture, liquefaction and subsidence, and landslides. Based on site conditions, the risk of these hazards is considered low.

A small area of the site, located in the southeast quadrant, is mapped by the City of Seattle as a steep slope. This slope appears to be an engineered slope (i.e., not natural) and it is less than 10-feet high.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

It is anticipated that approximately 131,400 cubic yards of cut may be necessary in order to prepare the site for construction activities.

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- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion is possible in conjunction with any construction activity. Site work will expose soils, but planned mitigation (including Construction Best Management Practices) is expected to mitigate potential impacts. If construction occurs during winter, temporary erosion protection could be provided consisting of covering exposed soils areas with plastic sheeting. Once the proposed project is operational, no erosion is anticipated.

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

*Existing impervious coverage is approximately 6.6 acres or 72.6 percent of the total site area (9.02 acres). With full build-out of the proposed **Children and Family Justice Center**, it is estimated that approximately 5.3 acres of the roughly 6.0-acre site (excludes private development parcels) would be impervious surfaces; this equates to roughly 88 percent of the adjusted site area.*

As noted in Section A of this Environmental Checklist, there is no schedule for redevelopment of the private development parcels, which total approximately 3 acres. With demolition of existing structures, conceivably, several of the future private development parcels could remain as pervious surfaces until future development occurs. The proposed private development parcel that is located in the northwest portion of the site is presently covered with impervious surfaces (asphalt parking area) and this area (approximately 0.7 ac.) may remain as impervious until redeveloped.

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

Comprehensive Drainage Control Plan approvals (including Construction Best Management Practices, Erosion and Sediment Control approvals) would be submitted as components of the City of Seattle Master Use Permit and the Building Permit.

2. Air

- a. **What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

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The Proposed Action could result in localized increases in air emissions (primarily carbon monoxide) due to construction activities and possible increased vehicular traffic/congestion associated with the proposed development.

*In order to evaluate the climate change impacts of the proposed project, a Greenhouse Gas Emissions Worksheet was used to estimate the emissions footprint for the lifecycle of the development alternatives on a gross-level basis. The Worksheet estimate is based on building square footage. In total, the estimated lifespan emissions estimate is approximately 308,142 MTCO₂e¹. The Greenhouse Gas Emissions Worksheet used to estimate the project emissions is available in **Appendix C** to this Checklist.*

The emissions estimate is based on the combined emissions from the following sources:

- *Embodied Emissions - extraction, processing, transportation, construction and disposal of materials and landscape disturbance;*
- *Energy-related Emissions - energy demands created by the development after it is completed; and,*
- *Transportation-related Emissions - transportation demands created by the development after it is completed.*

The scale of global climate change is so large that a project's impacts can only be evaluated on a cumulative scale, and it is not anticipated that a single development project, even one of the scale proposed, would have an individually discernable impact on global climate change.

The proposed project would be designed to conform to the applicable regulations and standards of agencies regulating air quality in Seattle. These include the Environmental Protection Agency, Washington State Department of Ecology, and the Puget Sound Clean Air Agency.

The project would not be expected to result in violations of ambient air quality during construction or operation.

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

No.

¹ MTCO₂e is defined as Metric Ton Carbon Dioxide Equivalent; equates to 2204.62 pounds of CO₂. This is a standard measure of amount of CO₂ emissions reduced or sequestered. Carbon is not the same as Carbon Dioxide. Sequestering 3.67 tons of CO₂ is equivalent to sequestering one ton of carbons.

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

- *The proposed project would be built to achieve a USGBC LEED Gold certification in accordance with King County Ordinance 16147.*
- *The proposed project would comply with applicable regulations enforced by the Puget Sound Clean Air Agency and BMPs and conditions imposed by the Seattle Department of Planning and Development.*
- *During demolition, debris and exposed areas would be sprinkled as necessary to control dust; quarry spall areas would be provided on-site prior to vehicles exiting the site; and truck loads and routes would be monitored to minimize dust-related impacts.*
- *Using well-maintained equipment would reduce emissions from construction equipment and construction-related trucks and prolonged periods of vehicle idling would be avoided.*
- *Trucking equipment and demolition debris to and from the site would be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.*

3. Water

a. Surface:

- 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.**

No surface water bodies are near the site.

- 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.**

No. The Proposed Action is outside the boundary of any designated shoreline.

- 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.**

No fill or dredge material would be placed in or removed from any surface water body as a result of this proposed project.

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

No. The Proposed Action would not require any surface water withdrawals or diversions.

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

No. The site is not within a 100-year floodplain and is not identified as a flood prone area on the Seattle critical areas map.

- 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. There would be no discharge of waste materials to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Subsurface explorations indicate that site soils have a wide range of permeability. High rates of water infiltration into excavations would be expected where relatively clean sand and gravel are present below the ground water level (which ranges from 5 to 23 feet below the ground surface), and lower permeability would be expected for silty soils. Because of the variability in soil permeability and depth to ground water, well points, dewatering wells, open pumping could be necessary at various locations on the site during construction activities.² All ground water infiltration would be captured and treated, if necessary, in detention tanks prior to discharge into the sewer system.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

² Icicle Creek Engineers, Inc., 2013.

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Waste material would not be discharged into the ground from septic tanks or other sources. Each building would be connected to the City's sewer system and would discharge directly to that sewer system.

c. Water Runoff (including storm water):

- 1) 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.**

Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project. Currently, stormwater flows overland across the site to one or more catch basins on-site or proximate to the site. Stormwater management systems for the proposed project have not yet been designed. However, the stormwater runoff from the site for the proposed project would be routed through a detention system in accordance with City of Seattle design standards, prior to discharge to the City's existing sewer system adjacent to the site.

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

No. The proposed storm water collection system and associated mitigation measures would prevent waste materials from entering the ground water or surface waters.

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

The Proposed Action would comply with applicable requirements relating to surface water runoff control and water quality including the City's Drainage Control Ordinance. The proposed project would also require City approval of a Comprehensive Drainage Control Plan (including Construction Best Management Practices, Erosion and Sediment Control approvals) as part of the building permit process. Temporary and permanent storm water control systems for the development would be designed and constructed in accordance with the City of Seattle's Storm Water Code. This code sets minimum requirements for flow control and storm water treatment facilities, as well as minimum requirements for all discharges, which are designed to reduce the introduction of pollutants into storm water runoff as close to the source as possible.

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4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- ornamental shrubs
- grass
- pasture
- crop or grain
- 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?

It is likely that the proposed project would require removal of some on-site trees and vegetation.

*All tree removal would comply with the City of Seattle's tree protection regulations, which are contained in the Seattle Municipal Code, Chapter 25.05 and 25.11, and within Director's Rule 16-2008. The Director's Rule clarifies the definition of Exceptional Trees and clarifies SEPA policies relative to a determination of value for outstanding trees. A certified arborist has inspected the trees on-site and determined that no trees meeting the City's definition of "Exceptional" are located on the site. See **Appendix D** for details.*

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

There are no known threatened or endangered species located on or proximate to the project site.

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

To compensate for the loss of existing trees during construction, new trees would be planted on the project site and new landscaping would be provided. The number and size of new trees would meet or exceed applicable City of Seattle requirements.

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5. Animals

- a. Circle (underlined) any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: seagulls, pigeons,
mammals: deer, bear, elk, beaver, other: None.

fish: bass, salmon, trout, herring, shellfish, other: None.

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

There are no known threatened or endangered species located on or proximate to the project site.

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

The site is not mapped as a City of Seattle migration route.

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

No specific measures are proposed to enhance wildlife and/or habitat other than the planned landscaping, which could potentially contribute to an enhanced urban wildlife habitat in this portion of the Central Area Neighborhood.

6. Energy and Natural Resources

- a. 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.

Electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling and for hot water.

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

Development of the Proposed Action would not be anticipated to result in any significant impacts relative to solar access for properties in the vicinity of the site.

- c. 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:

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The proposed development would employ measures to reduce energy consumption by 26 percent, which will exceed the Seattle Energy Code requirement of 20%; measures include: energy-saving lighting, high efficiency heating and air conditioning units, high efficiency water heaters, and variable frequency drives on fans in the parking garage. All mechanical systems would be designed to comply with applicable City of Seattle and Washington State Energy Code requirements.

The proposed development would be built to achieve a USGBC LEED Gold rating in accordance King County Ordinance 16147.

7. Environmental Health

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

*Phase I and Phase II Environmental Site Assessments were prepared for the site. See **Appendix E** for more information.*

Findings indicated that the project site currently manages diesel fuel in an underground storage tank to support use of an emergency generator at the southwest corner of the building complex. As well, Recognized Environmental Conditions (RECs) were identified including releases of petroleum hydrocarbons at the site and migration of dry cleaner solvents (trichloroethylene and tetrachloroethylene) in groundwater on to the property from historical operations at sites located to the north

Additionally, a Hazardous Materials Building Survey has been completed that identified the presence of asbestos, lead-based paint, polychlorinated biphenyls (PCBs), and mercury in certain building materials and/or electrical equipment. These materials will be removed and managed in accordance with State and Federal guidelines prior to site demolition.

1) Describe special emergency services that might be required.

No special emergency services are anticipated as a result of this Proposed Action. As is typical of urban development, the proposed development would require fire, medical, and other emergency services from the City of Seattle, as noted later in this Environmental Checklist.

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2) Proposed measures to reduce or control environmental health hazards, if any:

Groundwater and/or soil contamination at certain locations on the site has been found to exceed MTCA level A and B cleanup levels. Where practicable, contaminated soil will be excavated and removed from the site and taken to an appropriately permitted disposal or treatment facility. Since the source of groundwater contamination is a location north and up-gradient of the site and not owned by the county, no groundwater remediation measures are planned as part of this proposal. However, new buildings will be designed and constructed to incorporate protective measures to prevent the potential for vapors associated with groundwater contaminants from migrating into building interior spaces. These measures will likely include vapor barrier and ventilation systems. In addition, any groundwater removed for construction dewatering will be stored and treated onsite to remove contaminants and will only be discharged to the sewer system in accordance with approved discharge permits.

A hazardous materials (hazmat) remediation plan would be prepared and any remediation work would be professionally monitored throughout demolition and excavation. The excavation contractor would be monitored by an environmental consultant and when any contaminated soils are identified, the soils would be sorted and stockpiled prior to disposal.

Prior to building demolition, any asbestos, lead-based paint and other similar hazardous building materials that may be encountered during demolition would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. Noise

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

The existing acoustic environment on and around the site is typical of an urban setting, and consists primarily of vehicular traffic on surrounding streets, aircraft overflights, noise in conjunction with on-site traffic and parking, and service vehicle back-up alarms. At times of the day, aircraft noise can be the major contributor to ambient levels.

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 site.

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Construction-related noise would occur as a result of on-site demolition and construction activities associated with the Proposed Action. Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. This would include demolition and construction activities on-site, and noise associated with construction-related traffic. Construction noise is subject to specific limits in the Seattle noise ordinance.

Once the proposed redevelopment was complete, several elements of the operational project could potentially result in noise impacts at nearby receivers. These elements could include noise from increased traffic due to additional project-related development, and noise from building heating, ventilation and air conditioning (HVAC) units.

3) Proposed measures to reduce or control noise impacts, if any:

As noted previously, the project would comply with provisions of the City's Noise Code; specifically: construction hours would be limited to weekdays (non-holiday) from 7 AM to 7 PM and Saturdays and Sundays and legal holidays from 9 AM to 7 PM. If extended construction hours became necessary, the applicant would need to seek approval from DPD in advance. However, the need for extended construction hours would not be anticipated.

In addition to compliance with the Noise Code, relatively simple and inexpensive practices could be implemented to ensure that construction noise levels stay within applicable sound level limits. These could include using properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off idle equipment. Construction contracts could specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise. Stationary equipment could be placed as far away from sensitive receiving locations as possible, and where this is infeasible, portable noise barriers could be placed around the equipment.

Measures to reduce operational noise impacts of the completed project could include shielding HVAC units.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

*As depicted by **Figure 1**, the project site is located in the 12th Avenue Urban Center Village. Information regarding site uses are noted in Section A 11 of this Environmental Checklist. Generally, the site houses the King County Youth Services Center facilities which include*

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the Juvenile Detention Center, Juvenile Court, Juvenile Court Services, and the juvenile divisions of the Prosecuting Attorney's Office and the Department of Judicial Administration.³

Existing uses adjacent to the site

The project site is primarily surrounded by single- and multi-family housing, with some commercial development to the west along 12th Avenue.

Specifically, existing land uses bordering the site include:

- **To the north** - Apartments, condominiums and single family residences. A mini-mart is located to the northwest;
- **To the east** - Single family residences;
- **To the south** - Single and multi-family residences, surface parking, and a church. A storage building is located to the southwest; and,
- **To the west** - Storage buildings, vacant land, several offices, a service garage, and a single family residence.

The largest future projects under development in the site vicinity include the following:

- Yesler Terrace Redevelopment – Seattle Housing Authority is preparing a phased redevelopment of the Yesler Terrace community to a mixed-use residential community on a 28-acre site located to the west and southwest of the King County Youth Services Center site. This project is anticipated to consist of 3,000 to 5,000 dwelling units, 800,000 to 1.2 million sq. ft. of office space and 40,000 to 88,000 sq.ft. of retail space.
- Seattle University Major Institution Master Plan (MIMP) – Seattle University recently updated their Major Institution Master Plan for the Seattle campus, which is located roughly two blocks north of the King County Youth Services Center site. Full build-out associated with the MIMP would involve the addition of up to 2,145,000 sq. ft. of on-campus development and a net increase of approximately 550 parking spaces.
- Swedish Medical Center/Cherry Hill Campus MIMP – Swedish Hospital is commencing preliminary planning with regard to updating their Major Institution Master Plan for the Cherry Hill

³ King County, Department of Adult & Juvenile Detention,
http://www.kingcounty.gov/courts/detention/juvenile_detention.aspx

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campus, which is located roughly three blocks northeast of the King County Youth Services Center site.

b. Has the site been used for agriculture? If so, describe.

No. Not in over 100 years.

c. Describe any structures on the site.

There are three buildings on the project site:

- *Alder Tower – 6-story (above-grade), 73,800-square-foot building which is centrally located on the site, immediately north of and connected to the Youth Detention Facility.*
- *Alder Wing – 1-story (above-grade), H-shaped, 38,000-square-foot building is located in the central east portion of the site, northeast of Alder Tower.*
- *Youth Detention Facility – 2-story (above-grade), 103,000 square-foot building occupies the south quarter of the site extending from 12th Avenue to 14th Avenue.*

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

All buildings on the site including the Alder Tower, Alder Wing and Youth Detention Center would be demolished as part of the proposed project.

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

*The site currently contains two zoning designations: the northwest quarter is zoned NC3P-65, Neighborhood Commercial with a maximum 65' Height Limit, and a P1 (pedestrian) Overlay; the remainder of the site is zoned L-3, Lowrise – 3, which is a residential zoning classification. See **Figure 5** for a site zoning map.*

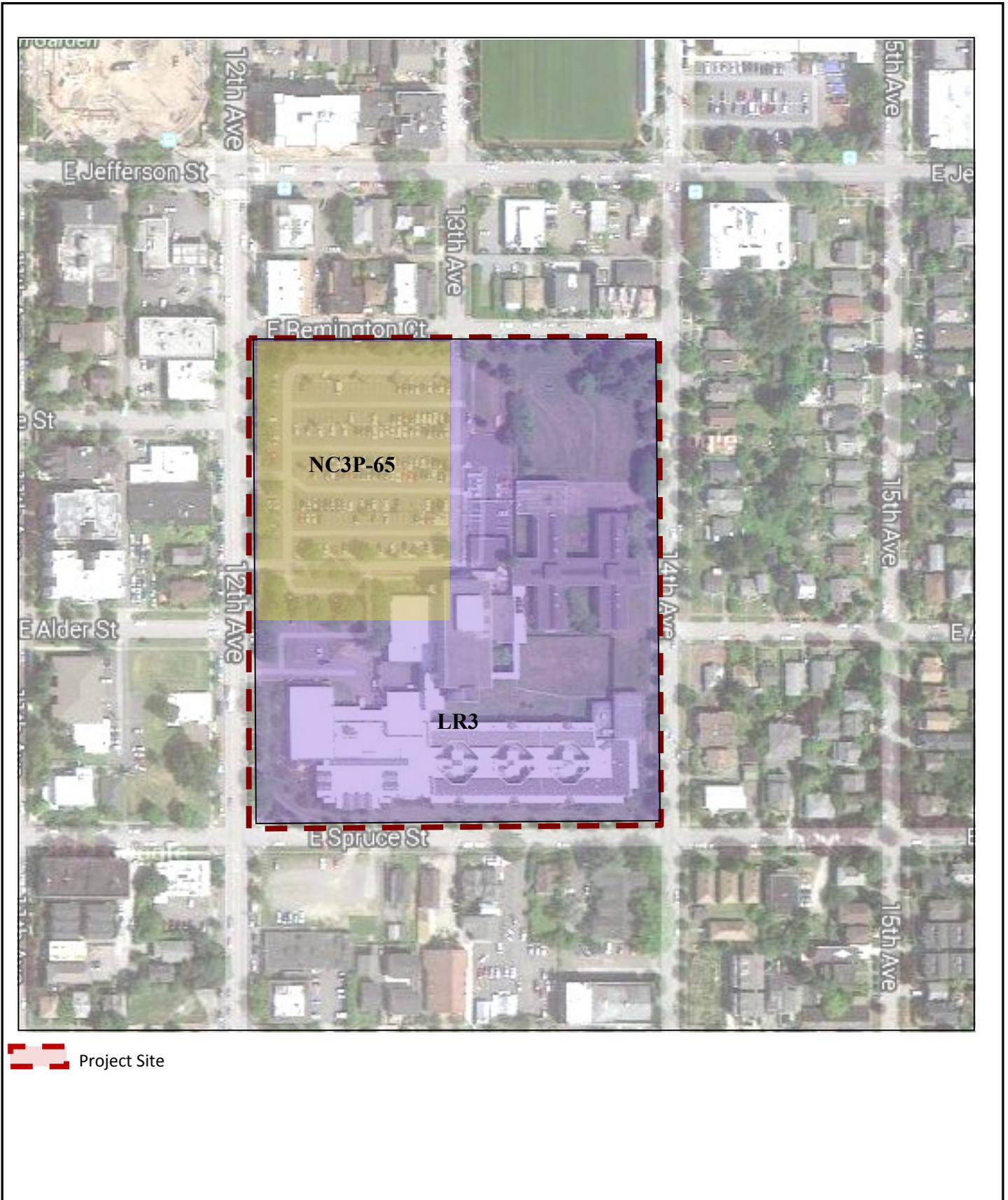
f. What is the current comprehensive plan designation of the site?

The current Comprehensive Plan Designation for the project site is Urban Center Village.

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

The site is not located within a shoreline area.

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Source: Google, 2013.

Figure 5
Site Zoning

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- h. Has any part of the site been classified as an “environmentally critical” area? If so, specify.**

Yes, the City of Seattle has mapped a small portion of the site, located in the southeast quadrant, as a steep slope area.

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

*It is anticipated that following completion of the Phase I development program, approximately 418 individuals could work in the new **Children and Family Justice Center Project** facilities. Following completion of the Phase II development approximately 537 individuals could work in the facility.*

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

No residential uses exist on the project site; therefore, the Proposed Action would not result in displacements.

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

No mitigation measures are necessary.

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

*The proposed future land use for the site is a **Children and Family Justice Center** facility. Preliminary analysis indicates that portions of the proposed facility would not comply with existing development code requirements. In light of this, text amendments to the Land Use Code would be necessary from the City of Seattle. Such would be necessary due to King County operational considerations and facility public safety concerns associated with the proposed redeveloped facility. Proposed Land Use Code amendments would provide a means of developing the facilities as consistent and practicable as possible within the existing zoning requirements. Based on the existing conceptual plan, changes could be made to the following land use code standards that are specifically applicable to the site:*

- *structure width;*
- *structure depth;*
- *front setback;*
- *parking; and*
- *structure height.*

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See Section D. of this Checklist (Supplemental Sheet for Non-project Actions) for further details on the proposed Land Use Code amendments.

9. Housing

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

*No housing is proposed as part of the **Children and Family Justice Center Project**.*

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

No housing units would be eliminated by the Proposed Action.

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

Since no housing units would be eliminated, no measures are proposed to reduce or control housing impacts.

10. Aesthetics

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

The tallest height of the three proposed structures would be as follows:

- *Juvenile Courthouse: 85 feet*
- *Youth Detention Facility: 40 feet*
- *Parking Structure: 40 feet*

The principal exterior building materials which may be used for the proposed project would be determined as part of a later design effort. It could be anticipated, however, that materials would be selected with the goal of respecting the existing aesthetic character of the immediate neighborhood.

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

Under all of the development options, existing views of the site would be replaced by increased development and density. Co-development and open space would primarily face the edges of the site, while the

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main bulk of the County's replacement facilities (court, office and parking garage) would be located in the interior of the site, with just the west façade of the courthouse and the east facade of the detention facing portions of the eastern and western edges of the site, respectively.

As part of the visual analysis for this Environmental Checklist, four viewpoint locations were selected as representative views of the site from surrounding roadways. Based on these viewpoints, visual simulations of site redevelopment were prepared to represent massing based on proposed building locations and heights. The following visual photosimulations illustrate the existing visual condition as viewed from the respective viewpoint, together with simulations of building massing representing the assumed building sizes (square footage), setbacks and maximum heights. These simulations are not intended to reflect building character; they are used as a tool to address potential visual impacts only.

Viewpoint 1

Viewpoint 1 (**Figure 6**) is located on 14th Avenue, looking to the southwest towards the site. The existing view includes the 14th Avenue roadway corridor bordered by street trees extending into the distance to the south. The E Remington St./14th Ave. intersection is visible in the mid-field view, and behind the intersection portions of the site's existing community open area are visible together with portions of the Alder Wing building. Under the Proposed Action, the view of the Alder Wing would be replaced with partial views of the new juvenile detention facility. Views of the community open area would remain (although likely in a reconfigured design). From this viewpoint, the new detention facility would be largely screened by street trees that would remain on-site.

Viewpoint 2

Viewpoint 2 (**Figure 7**) is located on 12th Avenue, looking to the northwest towards the site. The existing view is of the 12th Avenue corridor, bordered by street trees, extending into the distance to the north. The intersection with Spruce Street is visible to the east (right). A small landscaped lawn area is visible in the mid-field view on the corner of Spruce St. and 12th Ave., and beyond that, partial views of the south façade of the existing 2-story youth detention facility are visible. The building is largely obscured by street trees from this vantage point. Under the Proposed Action, background views of the youth detention facility and the landscaped area on the corner would

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Existing Conditions



Proposed



Source: Tiscareno Associates, 2013.



Figure 6
Viewpoint 1

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Existing Conditions



**Note that existing building would be removed*

Proposed



Source: Tiscareno Associates, 2013.



Figure 7
Viewpoint 2

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be replaced by partial views of the new courthouse facility in the mid-field view.

Viewpoint 3

Viewpoint 3 (**Figure 8**) is located on 12th Avenue, just north of E Remington St., looking to the southeast towards the site. The existing view is of the 12th Avenue roadway corridor extending to the south, bordered by large street trees. The site is largely obscured by the trees and no buildings on the site are visible from this viewpoint. Under the Proposed Action, the view would remain generally similar, although portions of the new courthouse building would be visible behind the trees.

Viewpoint 4

Viewpoint 4 (**Figure 9**) is located on 14th Avenue and E Spruce Street, looking northwest towards the site. The existing view is of the 14th Avenue roadway extending to the north, bordered by street trees and sidewalks on both sides. The existing youth detention facility is visible on the west side of the street (to the right); the building is setback from 14th Avenue, and landscaping/lawn is present between the building and the sidewalk. Under the Proposed Action, views of the youth detention facility would be replaced by partial views of the new youth detention facility in the distance. The building would be partially obscured by street trees.

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

While design details have not been determined at this stage in the planning process, it is anticipated that new development would be designed to be compatible with the surrounding neighborhood. As such, it is likely that buildings would be modulated to break up massing and scale and to promote a pedestrian-oriented environment.

11. Light and Glare

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

New temporary sources of light and glare would be introduced to the site during construction activities. The lighting sources would be associated with building construction, trucks and other equipment. Lighting associated with construction activities would be limited by City of Seattle regulations, which limit activities during night-time hours; this would lessen the amount of construction lighting necessary. Light and glare sources would be temporary in nature, are a life and safety requirement of the construction process, and would not be assumed to be significant.

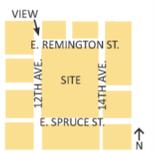
King County Children and Family Justice Center Project Environmental Checklist



Existing Conditions



Proposed



Source: Tiscareno Associates, 2013.

King County Children and Family Justice Center Project Environmental Checklist



Existing Conditions



Proposed



Source: Tiscareno Associates, 2013.



Figure 9
Viewpoint 4

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Following the site redevelopment, light and glare from both stationary sources and mobile sources, particularly at night would continue to occur. Stationary sources of light could include interior lighting, building and parking entrance and street lighting, pedestrian-level façade lighting, and pedestrian-oriented lighting within open space areas. Mobile sources would primarily include light from vehicle headlights entering and exiting the site and accessing the on-site parking garage. Lighting from the site would appear as a continuation of the urban and residential lighting pattern in the area, and no significant light-related impacts would be anticipated.

New sources of glare could include reflection from building facades and windows and reflections from vehicle traffic. The amount of glare generated by the development options would not be anticipated to be significant.

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

Light and glare from the finished project would not be anticipated to be a safety hazard, as the project is not located in proximity to a major highway or transportation corridor.

The project would not interfere with any designated City of Seattle viewpoints, view corridors or scenic routes.

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

There are no off-site sources of light or glare that would affect the proposal.

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

Exterior building lighting and pedestrian lighting could be selected and located to ensure that light is directed downward and away from adjacent off-site properties to minimize the light spillage-related impacts to nearby uses.

12. Recreation

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

As noted in Section A 11 of this Environmental Checklist, there is an community open area located in the northeast corner of the project

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site, which contains a sculpture, sculpted land forms and a picnic area. The perimeter of this space is landscaped.

The Squire Park P-Patch Community Gardens are located approximately one block to the south of the project site, on 14th Avenue and E Fir Street. Seattle University's Logan Field is located approximately one block to the northwest and Championship Field is located approximately one block to the north. Both athletic fields are located within the boundary of the Seattle University campus.

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

The proposed project would not displace any off-site recreational uses.

*As discussed in Section A of this Environmental Checklist and shown in **Figure 4**, it is proposed that community open area be provided in the northeast portion of the site. The existing open area approximates a 1.16-ac. area; the proposed community open area would approximate a 0.7 acre area and together with other community areas provided on the site would increase this area to 1.6 acres. Like the existing community open area, it is anticipated that the new space would include lawn, trees, and benches. This area would be for use by facility users, and the community.*

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

No recreation impacts are anticipated. As noted above, the Proposed Action would provide a total of approximately 1.6-acres of community open area on the site; no mitigation is necessary.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

There are no places, objects or buildings on or directly next to the project site that are listed or proposed for national, state, or local preservation registers. The closest designated City of Seattle Landmark is Washington Hall, which is located at 153-14th Avenue, approximately one block south of the site.

As noted previously, there are three buildings located on site, including the Alder Tower (built 1972) the Youth Detention Facility

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(built 1992), and the Alder Wing. The Alder Wing is cited in King County Parcel Viewer records as dating from 1951. Because the building was thought to be over 50 years old, a historical report was prepared (referred to as an MUP Appendix A report) to evaluate the building. Research subsequently revealed that the Alder Wing actually dates from 1969-1973. Therefore, as the building is not over 50 years old it does not meet the 50-year threshold criterion for historical consideration under SEPA. See **Appendix F** for further information.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

As mentioned above, there are no designated landmarks or evidence of sites of historic, archaeological or cultural significance on or next to the site.

- c. Proposed measures to reduce or control impacts, if any:**

No impacts to historic or archaeological resources would be anticipated to result from the Proposed Action.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**

The site is located at 1211 E Alder Street in Seattle's Central District and Squire Park neighborhood. It is within the 12th Avenue Urban Center Village and is bounded by 12th Avenue on the west, E Remington Court on the north, 14th Avenue on the east, and E Spruce Street on the south. Adjacent to the site, 12th Avenue is designated as a Minor Arterial and 14th Avenue is designated as a Collector Arterial. E Remington Court and E Spruce Street are both designated as local access streets.

Vehicular ingress and egress for public access (visitors) to the proposed parking structure would occur from a driveway on 12th Avenue opposite E Alder Street; vehicular access to the loading dock and sally ports would occur on E Spruce Street about 200 feet east of 12th Avenue. Two options are being considered for vehicular access by staff and judges. One option would have staff and judges access the parking garage from 14th Avenue at a new driveway opposite E Alder Street. The second option would have staff and judges access the site from the same driveway as the loading dock and sally ports on E Spruce Street.

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- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

King County Metro provides transit service to the site vicinity. Within ¼ mile, there are stops that are served by 13 different routes. The closest existing stops are located about one block (or 300 feet) to the north on E Jefferson Street at 12th Avenue. One stop is located on the north side of E Jefferson Street and serves westbound buses; the other is on the south side of E Jefferson Street east of 12th Avenue and serves eastbound buses. These stops are served by Routes 3, 4, 64, 193, 211, and 303. There are also stops, served by Route 27, located south of the site (about two blocks or 800 feet) on both sides of E Yesler Way between 12th and 14th Avenues. About 2.5 blocks or 1,000 feet southwest of the site, there are stops on Boren Avenue just north of E Yesler Way that serve Routes 9, 43, 49, 205, 265, and 309. Overall, these routes combine to provide over 750 bus trips each weekday. Routes in the site vicinity are on E Jefferson Street, Yesler Way, and Boren Avenue. Several of the bus routes near the site provide all day and late night service, as well as frequent peak period service.

In addition, there is a major transit infrastructure project currently under construction in the vicinity: the First Hill Streetcar. This project is being constructed by SDOT. Near the Children and Family Justice Center site, the streetcar will operate along Yesler Way between 14th Avenue and Broadway (about two blocks south of the site), and along Broadway north of Yesler Way (about three blocks west of the site). Stations will be located on Yesler Way just east of Broadway and on Broadway at E Terrace Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

The conceptual plan for parking on the site includes construction of a new parking garage with up to 440 spaces as part of Phase 1 and up to an additional 200 spaces with Phase 2 for a total of up to 640 spaces. The existing surface parking on the site, which totals 314 spaces would be eliminated, which would result in a net increase of up to 126 spaces with Phase 1 and a net increase of 326 spaces with Phases 1 and 2 combined.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The proposal will not require any new roads or streets; however, it will be required to provide frontage improvements that meet the City of

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Seattle's current standards for curbs, gutters, sidewalks, illumination, and landscaping.

Operation of Phase 1 would not require any mitigation in the form of off-site intersection improvements.

With Phase 2, the potential impacts and mitigation would depend on the Access Option selected for the staff driveway. If Option 1 is selected (staff access from a driveway on 14th Avenue), the project-related delay impacts would be relatively small and would require mitigation at only one location during the AM peak hour. The project-related increase in delay would exceed five seconds at the 12th Avenue/Yelser Way intersection during the AM peak hour. The project-related increase in delay could be mitigated with signal timing optimization and revisions to intersection off-sets used for corridor coordination. Therefore, at the time Phase 2 is implemented and if Access Option 1 is selected, it is recommended that King County contribute funds to the City of Seattle to re-time and optimize this intersection and the corridor affected by signal coordination. If Access Option 2 is selected (staff access from a driveway on E Spruce Street), project-related increases in delay would exceed five seconds at two locations—12th Avenue/Yelser Way during the AM peak hour and 12th Avenue/Cherry Street during the PM peak hour. The project-related increases in delay could be mitigated with signal timing optimization and revisions to intersection off-sets used for corridor coordination. Therefore, at the time Phase 2 is implemented and if Access Option 2 is selected, it is recommended that King County contribute funds to the City of Seattle to re-time and optimize these intersections and the corridors affected by signal coordination.

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

The project will not occur in the immediate vicinity of water or air transportation. The project will be in close proximity to the future First Hill Streetcar.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Phase 1 of the proposed project is forecast to generate a net increase of 250 trips per day. Combined Phases 1 and 2 are forecast to generate a net increase of 1,140 trips per day. Peak volumes are expected to occur during the typical morning and evening commuter peak hours in the vicinity (7:45 to 8:45 A.M. and 4:15 to 5:15 P.M.). During these peak hours the combined Phases 1 and 2 are forecast to

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generate a net increase of 145 AM peak hour trips (130 in, 15 out) and 97 PM peak hour trips (21 in, 76 out). For more details about the site traffic generation, please refer **Appendix G**.

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

In addition to the frontage and potential off-site improvements listed above in section 14.d., the following measures would be required to reduce or control transportation impacts associated with construction and long-term operation of the proposed facility.

Prior to commencing construction of Phase 1, King County and/or its prime contractor(s) would prepare a Construction Management Plan. This plan would document the following:

- *Truck haul routes to and from the site.*
- *Peak hour restrictions for construction truck traffic and how those restrictions would be communicated and enforced.*
- *Truck staging areas (e.g., locations where empty or full dump trucks would wait or stage prior to loading or unloading.)*
- *Construction employee parking areas.*
- *Road or lane closures that may be needed during utility construction or relocation, roadway construction, or building construction. If any arterial street is affected by a partial or full closure, the contractor should also prepare a Maintenance of Traffic Plan detailing temporary traffic control, channelization, and signage measures.*
- *Sidewalk and/or bus stop closures and relocations.*
- *Mechanism for notifying community if road or lane closures, sidewalk and/or bus stop closures and relocations would be required.*

Other elements or details may be required in the Construction Management Plan to satisfy street use permit requirements of the City of Seattle. King County and the contractor would incorporate other City requirements into an overall plan, if applicable.

Due to the anticipated loss of on-site parking during construction, aggressive parking management measures could be implemented to address the shortfall in supply for both employees and visitors. There are three potential ways to mitigate the loss of on-site parking during construction.

1. *Locate additional supply – Lease off-street parking elsewhere and provide shuttles for employees between the site and that off-site parking.*

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2. *Reduce parking demand through management measures – Extensive parking and transportation management measures could be implemented for employees and visitors such as: shuttle services from major transit hubs and remote parking areas; charging for parking on site; additional incentives for employees to use transit, vanpools, carpools, and/or non-automobile modes; or other measures.*
3. *Reduce demand by temporarily relocating functions – Some functions and activities could be relocated another location that has adequate parking.*

*A Transportation Management Plan (TMP) may be required by the City of Seattle as a condition of approval of the Master Use Permit (MUP), particularly for Phase 2, consistent with the City of Seattle DPD Director's Rule 10-2012. TMPs are intended to reduce employee commute trips. City of Seattle transportation review staff indicated that a goal in the range of 60% SOV could be established as a starting point for the site given its current rate of 76% and considering the experience and effectiveness of other institutions in the site vicinity. It is likely that future goals would be lower. For more information about the elements from the Director's Rule that should be included in the facility's TMP, please refer to **Appendix G** for more information.*

15. Public Services

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

The project is not anticipated to result in an increased need for public services in that it is largely a replacement of existing facilities that are located elsewhere within the community.

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

No measures are proposed to reduce or control direct impacts on public services.

16. Utilities

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

All utilities are currently available.

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- 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 immediate vicinity that might be needed.

Utilities and providers (in parentheses) proposed for the project include the following:

- *Water (Seattle Public Utilities)*
- *Sewer (Seattle Public Utilities)*
- *Gas (Puget Sound Energy)*
- *Telecommunications (Comcast)*
- *Electrical (Seattle City Light)*

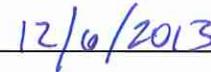
C. SIGNATURES

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

Signature:

 _____

Date submitted:

 _____

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D. Supplemental Sheet for Non-project Actions

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The ability to relocate and redevelop the Children and Family Justice Center necessitates departures from existing zoning requirements and development standards due to King County operational and programming considerations and public safety. The proposed Land Use Code amendments provide a means of developing the facilities as consistent and as practicable as possible within the existing zoning requirements. The proposed Land Use Code amendments would be specific to King County "Youth services centers", as defined in the Land Use Code, established as of January 1, 2013, in a public facility operated by King County within a City of Seattle-designated Urban Center Village.. There are no other such facilities located in the City of Seattle other than the facility being redeveloped under this proposal. As such, the proposed Land Use Code amendments have no application elsewhere in the City, thereby limiting the analysis of potential adverse environmental impacts to this proposal. Identification and analysis of specific potential adverse environmental impacts associated with the Code amendments, i.e., the non-project action, are discussed in greater detail in subsection D(5).

Accordingly, the responses to the project action found in Sections B(2), B(3), and B(7) of this Checklist are incorporated herein.

Proposed measures to avoid or reduce such increases are:

Please see Sections B(2), B(3) and B(7) of this Checklist for a discussion of proposed measures.

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2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed Code amendments have no application elsewhere in the City. Accordingly, the responses to the project action found in Sections B(4) and B(5) are incorporated herein.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Please see Sections B(4)(d) and B(5)(d) of this Checklist for a discussion of proposed measures.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed Code amendments have no application elsewhere in the City. Accordingly, the responses to the project action found in Sections B(6) are incorporated herein.

Proposed measures to protect or conserve energy and natural resources are:

Please see Sections B(6)(c) of this Checklist for a discussion of proposed measures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed Code amendments have no application elsewhere in the City. Accordingly, the responses to the project action found in Sections B(1), B(3), B(4), B(5), B(8)(h), B(12) and B(13) are incorporated herein.

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Proposed measures to protect such resources or to avoid or reduce impacts are:

Please see Sections B(1), B(3), B(4), B(5), B(8), B(12) and B(13) of this Checklist for a discussion of proposed measures.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The non-project action would not affect shoreline use or encourage shoreline uses incompatible with existing plans.

Information in the following section addresses the relationship of the Proposed Action to adopted City land use plans, applicable policies and development regulations. Specific documents that are referenced include:

- *City of Seattle Comprehensive Plan;*
- *Central Area Neighborhood Plan (Including the 12th Ave. Urban Center Village); and*
- *12th Avenue Development Plan.*
- *City of Seattle Land Use Code*

City of Seattle Comprehensive Plan

The City of Seattle's Comprehensive Plan – Toward a Sustainable Seattle, was originally adopted in 1994, amended each year, and substantially updated in 2005. The City's updated Comprehensive Plan consists of eleven major elements – urban village, land use, transportation, housing, capital facilities, utilities, economic development, neighborhood, human development, cultural resources and environment. Each element contains goals and policies that are intended to “guide the development of the City in the context of regional growth management” for the next 20 years.

The Human Development Element of the Comprehensive Plan contains several applicable goals and policies. Specifically, Goal HDG2, “Create a caring community that nurtures and supports children and families,” is achieved, in part, by delivering services and programs contained within the Children and Family Justice Center. Policies HD 5, and HD 8 emphasize early intervention and prevention strategies to reduce risk and strengthen the resiliency of children and youth, and encourage people to take responsibility for their lives. Goal HDG8 calls for the City to help individuals, families, neighborhoods, and communities participate in addressing safety concerns.. The Children and Family Justice Center contributes towards achieving that

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goal, as described further in Section A of this Checklist. Goal HDG8.2 calls for the achievement of an increased sense of security and a decrease in the per capita incidence of crimes. The Children and Family Justice Center supports achieving this goal through delivery of programs and secure facilities.

The Land Use Element of the Comprehensive Plan contains a Public Facilities and Small Institutions section that contains several applicable policies. Policy LU 14 calls for allowing public facilities that are determined to be compatible with the function, character and scale of the area in which they are located. Implementation of development standards in the Code amendment, including urban design objectives, would ensure consistency with that policy. LU 15 supports varying development standards for public facilities due to “special structural requirements.” This policy provides direct support for the Code amendments. The anticipated 20’ height increase for Phase II of the Courthouse must comply with LU15, or amendments thereto, or be permitted through a rezone. No rezone is contemplated at this time.

LU 16 specifically “[a]llow[s] changes by the Council to development standards that cannot be met for reasons of public necessity. This policy adds further support for modification of development standards due to the demonstrated need for facilities and services contained in the Children and Family Justice Center. LU 18 and 20 specifically address parking and traffic impacts, calling for mitigation of any adverse impacts or safety issues. Section 14 of this Checklist addresses potential transportation impacts of the Children and Family Justice Center and identifies mitigation measures that result in any impacts being less below the threshold level of significance. While the Children and Family Justice Center is a legally established use today, it will be permitted outright under the Code amendments. LU 13 permits the redevelopment of legally established structures, with the goal of making them more conforming to current standards. The proposed criteria in the Code amendments, specifically compliance with Urban Design Objectives, supports this policy.

Central Area Neighborhood Plan/12th Avenue Urban Center Village

The King County **Children and Family Justice Center Project** site is located within the borders of the Central Area Neighborhood Planning Area that was adopted and incorporated as part of the City’s Comprehensive Plan. Goals and policies from the Central Area Neighborhood Plan emphasize:

- enhancing the sense of community/pride among residents, business owners, employees and visitors through excellent physical and social environments on main thoroughfares;

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- encouraging use of travel modes, such as transit, bicycles,
 - creating a thriving mixed-use residential and commercial area with a “main street” including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers;
- The Code amendments regulating the development of the Children and Family Justice Center specifically require adherence to Urban Design Objectives addressing visual interest along pedestrian designated streets, building amenities that create a continuous and thriving pedestrian environment and building design treatments addressing the bulk and scale of the building. The facility will create physical and social environments and thoroughfares that also encourage travel modes other than vehicular travel.

12th Avenue Development Plan

The 12th Avenue Development Plan area is generally bounded by E. Spring Street, E. Jefferson Street, 12th Avenue and 15th Avenue. The King County Youth Services Center site is located directly to the south of this plan area. The 12th Avenue Development Plan was adopted in 1992. Goals and policies from the 12th Avenue Development Plan emphasize:

- creating a mixed-use neighborhood that serves the needs of, and reinforces the integrity of, the community;
- ensuring that uses allowed within this area are consistent with and supportive of a residentially oriented mixed-use environment;
- ensuring that development of commercial property within the study area is supportive of residentially oriented mixed-use development;
- that streets and public rights-of-way throughout the study area should be improved to create a more pedestrian-oriented environment;
- providing a link between the existing residential neighborhood and the adjacent institutional campuses;
- providing more compatibility of scale between the recommended development and the future development of local institutions;
- that all planning for institutional growth in the area should ensure that there are no spill-over traffic impacts upon the adjacent residential community; and
- ensuring that the adjacent institutional and/or commercial development does not create negative impacts on the surrounding residential community.

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- *The Code amendments regulating the development of the Children and Family Justice Center specifically would require adherence to Urban Design Objectives addressing visual interest along pedestrian designated streets, building amenities that create a continuous and thriving pedestrian environment and building design treatments addressing the bulk and scale of the building. The facility will create physical and social environments and thoroughfares that also encourage travel modes other than vehicular travel. The Code amendments allow the site to be designed such that pedestrian linkages are created linking the institution with the neighborhood. Section 14 of the Checklist addresses traffic impacts in the neighborhood and where, appropriate includes mitigation measures to reduce impacts of the proposal below a level of significance.*

The proposed Code amendments would be likely to affect land use as follows:

A. Structure Width: The Land Use Code specifies maximum structure width and depth in multi-family zones. The Proposal is located partially in the L-3 zone. Operational, structural and public safety considerations dictate that the redevelopment of the Justice Center incorporate a building width greater than 300 feet. SMC 23.45.527 does not specify a maximum structure width applicable to this particular land use. The Code amendments would permit the Director of the Department of Planning and Development to modify applicable Code requirements to address maximum structure width for “Youth services centers” established as of January 1, 2013, in public facilities operated by King County within an Urban Center Village. The proposed Children and Family Justice Center is the only such facility in the City. Through application of the proposed Code amendments, development standards related to structure width, structure façade length limits, setbacks may be waived or modified as a Type I decision based on a finding that the waiver or modification is needed to accommodate unique programming, public service delivery or structural needs of the facility and that urban design objectives are met. The Urban Design Objectives require creation of visual interest and activation of the street within the pedestrian environment through design treatments proposed at the time of permit application. Urban Design Objectives would also require creation of a continuous pedestrian environment along the frontage of the development and require the County to address the bulk and scale of buildings by design treatments that transition to the scale of nearby development.

B. Façade Lengths: The Land Use Code specifies maximum façade length limits in multi-family zones. The Proposal is located partially in the L-3 zone. Programming and public safety considerations dictate that the redevelopment of the Justice Center incorporate a building depth of up 95% of the lot. SMC 23.45.527(B) does not specify a maximum façade length limit for this particular land use. Through application of the proposed Code amendments, development standards related to structure

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width, structure façade length limits, setbacks may be waived or modified as a Type I decision based on a finding that the waiver or modification is needed to accommodate unique programming, public service delivery or structural needs of the facility and that urban design objectives are met. The Urban Design Objectives require creation of visual interest and activation of the street within the pedestrian environment through design treatments proposed at the time of permit application. Urban Design Objectives would also require creation of a continuous pedestrian environment along the frontage of the development and require the County to address the bulk and scale of buildings by design treatments that transition to the scale of nearby development.

C. *Front Setback:* Section 23.45.518(A) of the Land Use Code specifies minimum setbacks in multi-family zones. The Detention Center would be located partially in the L-3 zone. Operational and public safety considerations dictate that redevelopment of the Justice Center incorporate a front setback along 14th Avenue averaging 15'. This setback may be less than required by the underlying zone or any category of residential use in LR zones. This is necessary, particular, where prior street vacations of East Terrace Court and E. Alder Street extend west toward the site along 14th Avenue. The proposal would not meet minimum front setback requirements in the Land Use Code across the entire frontage of 14th Avenue. Through application of the proposed Code amendments, development standards related to structure width, structure façade length limits, setbacks may be waived or modified as a Type I decision based on a finding that the waiver or modification is needed to accommodate unique programming, public service delivery or structural needs of the facility and that urban design objectives are met. The Urban Design Objectives require creation of visual interest and activation of the street within the pedestrian environment through design treatments proposed at the time of permit application. Urban Design Objectives would also require creation of a continuous pedestrian environment along the frontage of the development and require the County to address the bulk and scale of buildings by design treatments that transition to the scale of nearby development.

D. *12th Avenue Street Frontage:* SMC Sections 23.47A.005 and 23.47A.008 set forth street level uses and development standards for development along principal pedestrian streets. 12th Avenue is a designated principal pedestrian street. The Courthouse would be located along 12th Avenue, within the NC3_P zone. Programming, structural and public safety considerations dictate that a portion of the Justice Center be located such that it fronts a portion of 12th Avenue. The Courthouse portion of the project cannot comply with street-level use requirements due to specific programming and core functional needs. Through application of the proposed Code amendments, development standards related to street-level use requirements, blank facades, structure width, structure façade length limits, setbacks and transparency may be waived or modified as a Type I decision based on a finding that the waiver or

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modification is needed to accommodate unique programming, public service delivery or structural needs of the facility and that urban design objectives are met. The Urban Design Objectives require creation of visual interest and activation of the street within the pedestrian environment through design treatments proposed at the time of permit application. Urban Design Objectives would also require creation of a continuous pedestrian environment along the frontage of the development and require the County to address the bulk and scale of buildings by design treatments that transition to the scale of nearby development.

E. Courthouse Height – Phase II: Maximum structure height in the NC3P-65 zone is 65 feet. Operational, structural and public safety considerations dictate that the redevelopment of the courthouse anticipate the need for additional program space requiring additional vertical expansion. It is anticipated that two additional floors would be needed, not exceeding 85 feet in height. The additional height would have additional height, bulk and scale impacts as noted in Section B(10)(a-c) of this Checklist.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed Code text amendments would provide a means of developing the King County Children and Family Justice Center in a manner as consistent as possible with the underlying zoning and development standards based on considerations of County programming needs and public safety.

The proposed text amendments would apply specific criteria for the Director of DPD to apply during permit review to reduce the level of potential adverse environmental impacts to below the threshold of significance. Through application of the proposed Code amendments, development standards related to street-level use requirements, blank facades, structure width, structure façade length limits, setbacks and transparency may be waived or modified as a Type I decision based on a finding that the waiver or modification is needed to accommodate unique programming, public service delivery or structural needs of the facility and that urban design objectives are met. The Urban Design Objectives require creation of visual interest and activation of the street within the pedestrian environment through design treatments proposed at the time of permit application. Urban Design Objectives would also require creation of a continuous pedestrian environment along the frontage of the development and require the County to address the bulk and scale of buildings by design treatments that transition to the scale of nearby development.

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The parking structure would be screened from view from the right-of-way by landscaping and set back approximately 50 feet to reduce visual impact of the above grade portion of the facility.

At the time the City authorizes the Courthouse height to increase to 85 feet, the County will incorporate an upper level setback of no less than 15 feet for those portions of the structure above sixty-five (65) feet that front 12th Avenue.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed Code amendments have no application elsewhere in the City. Accordingly, the responses to the project action found in Sections B(14), B(15), and B(16) are responsive and incorporated herein.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will be designed, constructed, permitted, and operate such that it will be compatible with local, state and federal laws. Although it is possible that some action during the construction or operation of the facility could conflict with such laws, no such action or event is anticipated at this time.

REFERENCES

REFERENCES

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