



City of Seattle

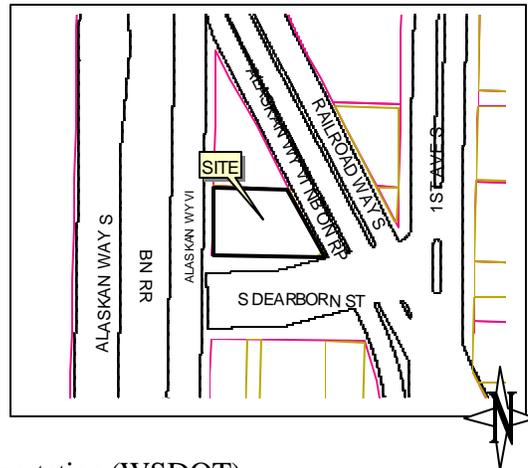
Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3006420

Contact Person: Phet Sinthavong

Address of Proposal: 90 South Dearborn Street



SUMMARY OF PROPOSED ACTION

Land Use Application to demolish a three story 26,632 square foot warehouse building. Determination of Non-Significance was issued by Washington State Dept of Transportation (WSDOT).

The following approval is required:

SEPA - Environmental Review to condition only.
Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: Exempt DNS EIS

DNS with conditions

* DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

* DNS by WSDOT dated November 30, 2006

BACKGROUND DATA

Site Description

The site is zoned Industrial Commercial with a height limit of 65 feet (IC/65) and is located within the Duwamish Industrial area south of Downtown Seattle. A vacant three-story, 26,632 square foot warehouse structure currently occupies the site. The Alaskan Way Viaduct abuts to the west, South Dearborn Street abuts to the south and an off-ramp for the Alaskan Way Viaduct abuts to the east.

Surrounding Area Description

The areas to the west of the site across the viaduct are zoned Industrial General 1 with an 85-foot height limit (IG1-U/85) and developed with the Port of Seattle Terminals. The areas to the south are zoned IC/65 and developed with a variety of commercial businesses. The general areas to the west across 1st Avenue are zoned Pioneer Square Mixed (PSM) and developed with a variety of commercial establishments. Qwest Field is located towards the southeast of the site.

Proposal

Land use application to demolish a three story 26,632 square foot warehouse building (Trager Building).

Public Comment

The application was deemed to be complete on January 17, 2007 and notice of application was sent on January 25, 2007. The 14 day public comment period ended on February 7, 2007. No public comments were received through the public notice process.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant's agent, dated November 20, 2006. The Washington State Department of Transportation (WSDOT) has acted as lead agency and issued its SEPA threshold determination on November 30, 2006. The information in the checklist and the experience of the Department of Planning and Development with review of similar projects form the basis for this analysis and decision. The potential environmental impacts identified in the environmental checklist are discussed below where mitigation under Seattle's SEPA Ordinance is warranted.

Short - Term Impacts

The following temporary or demolition-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates, such as asbestos, during demolition; increased noise and vibration from demolition operations and equipment; increased traffic and parking demand from demolition personnel; tracking of mud onto adjacent streets by demolition vehicles; and vehicle/pedestrian conflicts adjacent to the site. These impacts are not considered significant because they are temporary and/or minor in scope. City codes and/or ordinances apply to the proposal and will provide adequate mitigation for some of the identified impacts. Specifically these are: 1) Grading and Drainage Control Ordinance (storm water runoff, temporary soil erosion, and site excavation); and 2) Street Use Ordinance (tracking of mud onto public streets, and obstruction of right-of-way during demolition).

Air Quality

Demolition will create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by winds out of the construction area. The Street Use Ordinance (SMC 15.22) requires watering the site, as necessary, to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA regulation 9.15) requires that reasonable precautions be taken to avoid dust emissions. In addition to spraying water or chemical suppressants, this may require activities, which produce air-borne materials or other pollutant elements to be contained within a temporary enclosure. Demolition could require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality. Since the demolition activity would be of short duration, the associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

Environmental Health

A memo dated August 8, 2006 from Gary Brock for Correctional Industries, Environmental Services indicated all asbestos contaminated materials was properly removed and disposed of from the Trager building. If necessary, the diesel heating oil tank located in the basement of the building will be removed using certified personnel consistent with the requirements set forth in WAC 173-360 & RCW 90.76.

Noise

Some short-term noise from demolition of building and the equipment during business hours is anticipated. Construction noise could result in periodic increases in speech interference and annoyance in the nearest buildings and outdoors at street level during demolition. Compliance with the Noise Ordinance (SMC 25.08) will be adequate to achieve sufficient mitigation.

The other impacts not noted here as mitigated by codes or conditions (e.g., increased traffic and parking demand from demolition personnel) are not sufficiently adverse to warrant further mitigation by conditioning.

Long - Term Impacts

No potential long-term impacts have been readily identified. Therefore, additional mitigation under SEPA is not necessary.

Summary

In conclusion, no significant adverse effects on the environment are anticipated as a result of the proposal. No conditions are imposed as mitigation to specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

SEPA CONDITIONS

None.

Signature: _____ (signature on file) Date: February 15, 2007
Mark Taylor, Land Use Planner
Department of Planning and Development

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