



City of Seattle

Department of Planning & Development

D.M. Sugimura, Director

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

Project Number: 3011969
Applicant Name: Wayne Hiranaka
Address of Proposal: 300 9th Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to demolish 95,915 square foot building (Harborview Hall). Project includes construction of a new plaza.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

SEPA DETERMINATION: [] Exempt [] DNS [] MDNS [] EIS

[X] DNS with conditions

PROJECT DESCRIPTION

The Harborview Medical Center Major Institution Master Plan was adopted by Council Ordinance 120073 on August 24, 2000. Harborview Hall is a 95,915 gross square foot, 10 storey building located mid-block on 9th Avenue between Alder and Jefferson Streets. Harborview Hall Demolition and tunnel renovation are identified as Planned Projects in the Master Plan.

The plaza to be constructed is part of the “Eastside Campus Heart” in the Master Plan. The plan states, “The proposed ‘Eastside Campus Heart,’ if developed as landscaped open space as proposed in the Proposed Master Plan, will be considered ‘designated open space,’ subject to the provisions of SMC 23.69.030.E.4.b. The development of this proposed open space is subject to the modifications related to Harborview Hall included in this document.”

A street use permit was issued (Permit #154133) for the tunnel under 9th Avenue. Harborview Hall received a Denial of Designation issued by the Landmarks Preservation Board on September 22, 2009 (LPB 475/09).

Public Comments

Notice of Application was published on April 7, 2011 and ended on April 20, 2011. No comments were received.

SEPA ANALYSIS

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

Disclosure of the potential impacts from this project was made in the environmental checklist submitted by the Applicant dated February 18, 2011 and supplemental information provided on August 31, 2011. The initial disclosure of the potential impacts from this project was made in the Draft Environmental Impact Statement for the Harborview Medical Center Major Institution Master Plan, issued May 9, 1986 and Final Environmental Impact Statement issued November 12, 1999 prepared by King County Department of Executive Administration Facilities Management Division.

The Department of Planning and Development has analyzed and annotated the environmental checklist, reviewed the project plans, and the DEIS and FEIS. This information and the experience of this agency with review of similar projects form the basis of this analysis and conditioning. It is anticipated that demolition will require approximately 8,000 cubic yards of material to be removed and 2,000 cubic yards of excavation. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-Term Impacts

The following short-term impacts have been identified in the environmental documents: Noise from demolition, earthwork and construction; Construction related impacts including green house gas emissions, hazardous material removal, loss of potential historic structure, and transportation impacts, including parking impacts, from construction activity and truck trip traffic. Adopted Codes and Ordinances and other Agency review, such as the Noise Ordinance, Street Use Ordinance, Stormwater Code, Grading Code and PSCAA, will appropriately mitigate

these and other use-related adverse impacts created by the proposal. Further, the environmental documents, including the DEIS and FEIS, and the adopted Master Plan, specify conditions that will appropriately mitigate identified short-term impacts and have been incorporated into this decision. The following conditions are required and detailed in the Harborview Medical Center Compiled Major Institution Master Plan:

1. Harborview shall comply with the requirements of the Seattle Noise Ordinance (Master Plan, SEPA 4)
2. The excavation contractor shall provide a truck management plan to SDOT for approval and identify demolition and excavation disposal sites (Master Plan, SEPA 52).
3. In order to ensure that construction workers do not park on the street and do not usurp existing off-street parking on parking lots within Harborview's primary impact area, Harborview shall prepare and distribute to all construction works a flyer that includes: a map of the available parking lots rates; the restrictions for lots located outside the primary impact area identified in the Draft Environmental Impact Statement for Harborview's Major Institution Master Plan; and explanation that construction workers must park outside the primary impact area, that no on-street parking by construction workers is allowed. Harborview shall require contractors to secure parking for their construction workers outside of the primary impact area (Master Plan, SEPA 53).
4. The following conditions, to be enforced during construction, shall be posted at the site in a location visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions shall be printed legibly on placards available from DPD, shall be laminated with clear plastic or other weatherproofing material, and shall remain in place for the duration of the construction (Master Plan).
 - 4.a The flyer described in condition number #53 shall be distributed to all current construction workers and any future workers hired (Master Plan, SEPA 54)
 - 4.b The following low noise impact work will be permitted on Saturdays from 9:00AM to 5:00PM. Requests to do work described below in the weekday evenings (6:00PM to 8:00PM) will be reviewed on a case-by-case basis. DPD approval is required prior to any such occurrence (Master Plan, SEPA 55).
 - 4.b.i All work on-site shall be fully supervised by Harborview or King County on-site construction personnel who will ensure that Saturdays construction is of a non-noisy nature and report back to the Land Use Planner with written confirmation of agreement to the construction hours by the subcontractor. DPD Construction Inspections will conduct periodic monitoring of work activity and noise levels (Master Plan).
 - 4.b.ii Surveying and layout – This requires no noise generating equipment and requires two or three people walking around the project.
 - 4.b.iii Stocking with crane – the crane is electric and requires four people to work with the crane.

- 4.b.iv Concrete work – This includes finishing and setting.
5. Critical quiet construction activities, which are of an emergency nature that are related to issues of safety, or which could substantially shorten the total construction time frame if done after the regular construction crew has left, will be allowed. In order to accommodate the needs of the Hospital and ensure that the construction activities will not have adverse impacts on the nearby residential uses request to extend the hours of construction on weekdays from 6:00PM to 8:00PM shall be reviewed on a case-by-case basis and approved by DPD prior to each occurrence. DPD Construction Inspections will conduct periodic monitoring of work activity and noise levels (Master Plan, SEPA 56).
 6. Quiet non-construction activities that can be done at any time such as, but not limited to, site security, surveillance, monitoring for weather protection, checking tarps, surveying, and walking on and around the site and structure will not be limited by the conditions imposed above or below (Master Plan, SEPA 57).
 7. In addition to the Noise Ordinance requirements to reduce the noise impact of construction on nearby properties, all demolition, grading, and construction activities shall be limited to non-holiday weekdays between 7:30AM and 6:00PM. After each floor of the building is enclosed with exterior walls and windows, interior construction on individual enclosed floors can be done at other times with the written approval of the Land Use Planner and the Director of Construction Inspections of DPD (Master Plan, SEPA 58).
 8. Equipment shall be employed on-site that is as quiet as feasible for the work to be performed (Master Plan, SEPA 59).
 9. Nearby residents shall be advised of the construction schedule, the construction process, and Harborview must provide a contact person to address construction-related problems, such as noise impacts (Master Plan, SEPA 60).
 10. Construction schedules shall be coordinated with nearby on-campus research activities, allowing the opportunity to reschedule research as construction activities of conflicts arise (Master Plan, SEPA 61).
 11. Whenever practical, rubber-tire equipment shall be used instead of equipment with metal tracks. Mufflers shall be provided and maintained for stationary engines. Construction personnel shall limit the extent of unnecessary equipment idling. Air compressors shall be utilized with silencing packages. Preference shall be given to electrically driven and hydraulically driven equipment in place of diesel or pneumatic equipment (Master Plan, SEPA 62).
 12. Compliance with the Landmarks Preservation Ordinance (SMC 25.12) will constitute compliance with the SEPA Landmarks Policy (Master Plan, SEPA 31).

Construction Related Impacts

During demolition, there will be a temporary increase in sound levels in the immediate vicinity and to residential uses located immediately northeast of the subject site. The majority of this noise is due to the demolition of the building and the use of heavy construction equipment (excavators, bulldozers, cranes, generators, etc.), and the hauling of debris and excavated materials. The highest noise levels are likely to be associated with demolition. Construction of the new plaza is likely to have lower construction noise levels than the demolition activities. Noise levels during construction will be expected to comply with City of Seattle Noise Ordinance and conditions of the Master Plan. To ensure that impacts from the increased sound levels to the surrounding uses in the vicinity, including the residential uses located northeast of the site are mitigated, a Construction Management Plan will be required. The Construction Management Plan is intended to anticipate and reduce the potential noise impacts from demolition and construction activities on adjacent properties. Management practices shall be established and at a minimum include technological and operational noise control measures to reduce the amount of sound generation, and reduce the transmission of demolition and construction noise to off-site receivers through sound-containment measures. This plan will be coordinated with the DPD Noise Abatement Office (DPD), SDOT and Contractor.

The plan will include the following elements and incorporate conditions of the Master Plan:

1. Construction Communication - including a Contact and Community Liaison.
2. Construction Hours and Sensitive Receivers - identifying demolition and construction activities within permissible construction hours.
3. Construction Noise Requirements - all demolition and construction activities shall conform to the Noise Ordinance, except as approved through the variance process.
4. Measures to Minimize Noise Impacts – list of measures to be implemented to reduce or prevent noise impacts during demolition and construction activities during standard and non-standard working hours.
5. Construction Milestones – a description of the various phases of demolition and construction, including a description of noise and traffic generators, and anticipated construction hours for each phase.
6. Construction Noise Management – identify techniques to minimize demolition and construction noise including: timing restrictions, noise reduction construction technologies, process modifications. These techniques may go beyond code requirements.

In order to mitigate impacts from construction worker vehicles and truck trips and to ensure coordination with the Seattle Department of Transportation on Haul Routes and street use permits, the Construction Management Plan will include the following elements and incorporate conditions of the Master Plan:

1. Construction Parking Management – see Master Plan requirements.
2. Construction Traffic/Street and Sidewalk Closures - demolition, earthwork excavating, concrete and other truck routing plans will be developed and submitted for approval through SDOT. Truck routing plans shall include limitations on hauling of debris, earth and construction materials during Peak Hours. Traffic and pedestrian control signage and flaggers will be used as necessary to facilitate traffic and pedestrian flow per the requirements of any street use permit issued by SDOT. Sidewalk Closures with phasing and timing if necessary.

Long-Term Impacts

No long-term or use related adverse impacts were identified.

SEPA CONDITIONS

Prior to Construction Permit Issuance (including grading, demolition and construction)

1. A Construction Management Plan, including conditions of the Master Plan, shall be approved by DPD and SDOT.

For the life of the Project

2. Harborview shall comply with the requirements of the Seattle **Noise** Ordinance (Master Plan, SEPA 4).
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