



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE BY
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Number: 3013339
Applicant Name: Brian Dixon, Sound Earth
Address of Proposal: 700 Dexter Avenue North

SUMMARY OF PROPOSAL

Land Use Application to allow demolition of a two-story, 72,060 sq. ft. retail building.

The following approval is required:

SEPA - Environmental Determination (SMC Chapter 25.05)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND

Site Location: The property is located between Dexter Avenue N on the west, Valley Street to the north, 8th Avenue N on the east and Roy Street to the south. The site parcel constitutes the entire block.

Zoning: The site is zoned Seattle Mixed with a 65 foot height limit (SM-65').

Environmentally Critical Areas: No Environmentally Critical Areas have been identified on site.

Parcel Size: 59,826 square feet

Existing Use: Retail building and accessory parking.

Proposal: The proposal is to demolish the building to foundation level. The existing subsurface walls, building foundations and slab-on-grade will remain in place. All existing surface parking area is to be removed and the site will be vacant. Staging of demolition equipment will occur within the property boundary in the northeast corner of the property where the existing parking lot exists. A truck haul route will be coordinated and approved by SDOT prior to commencing demolition activity. Once demolition is complete the entire site will be vacant.

Public Comment: The public comment period ended on October 17, 2012. No comments were received.

SEPA ANALYSIS

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 2, 2012. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and additional information in the file. 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.

Codes and development regulations applicable to this proposed project, including the Noise Ordinance, Grading Code, Stormwater Code, Building Code, and Street Use Ordinance (Title 15), and Puget Sound Clean Air Agency (PSCAA) will provide sufficient mitigation of most identified impacts and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). There are however, short-term demolition impacts which warrant additional discussion and mitigation.

Short Term Impacts

The following temporary impacts are expected: decreased air quality due to increased dust and other suspended air particulates during demolition, hauling debris from the site; increased noise from demolition operations and equipment; and consumption of renewable and non-renewable resources. Compliance with applicable codes and ordinances such as the Building Code, Street Use Ordinance, Noise Ordinance, Labor and Industry and PSCAA will reduce or eliminate most adverse short-term impacts to the environment, except for demolition noise

and truck trips. Construction of the proposed project will generate truck and vehicular traffic associated with removal of demolition debris. Greenhouse gas emissions will be generated by demolition and hauling process. This area is subject to traffic congestion during the AM and PM peak hours, and large trucks turning onto streets would further exacerbate the flow of traffic. Pursuant to SMC 25.05.675 B (Construction Impacts Policy) and SMC 25.05.675 R (Traffic and Transportation) additional mitigation is warranted.

The construction activities will require the removal of material from the site and can be expected to generate truck trips to and from the site. As a result of these truck trips, an adverse impact to existing traffic will be introduced to the surrounding street system, which is unmitigated by existing codes and regulations.

For the duration of the grading activity, the applicant(s) and/or responsible party(ies) shall cause grading truck trips to cease during the hours between 7AM and 9AM and between 4 PM and 6 PM on weekdays. This condition will assure that truck trips do not interfere with daily PM peak traffic in the vicinity. As conditioned this impact is sufficiently mitigated.

Long Term Impacts

Compliance with applicable codes and ordinances, specifically the Building Code and Street Use Ordinance- which will ensure that the site is stabilized and secured -will reduce or eliminate the adverse long-term impacts to the environment. No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Historic Preservation. The applicant submitted to the Department of Neighborhoods (DON) a preliminary analysis of the existing structure slated for demolition, for purposes of determining its status as a potential landmark. DON staff determined that landmark status would be highly unlikely in this case. (LPB 572/12)

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- Determination of Non-Significance.** This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- Determination of Significance.** This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

CONDITIONS

During Construction

1. For the duration of demolition activity, the owner(s) and/or responsible party(ies) shall cause grading truck trips to and from the project site to cease during the hours between 7 AM and 9 AM and between 4 PM and 6 PM on weekdays.

Signature: _____ (signature on file) Date: December 13, 2012
Lindsay King, Senior Land Use Planner
Department of Planning and Development
Land Use Services

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