

City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

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

Application Number: 3015819
Applicant Name: Joe Workman
Address of Proposal: 1124 Columbia Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow demolition of the 54,350 sq. ft., above ground portion, of the structure located at 1124 Columbia Street (Eklind Hall).

The following approval is required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

Zoned Neighborhood Commercial Three (NC3 160) with a 160 foot height limit, the subject site lies at the northeast corner of Boren Avenue and Columbia Street in the First Hill neighborhood. The site has a Major Institutional Overlay (MIO 160) with the same height limit. The five-story Eklind Hall, built in 1945, would be demolished. Two other structures currently occupy the full block. A seven-story structure, built in 1974, forms a rectangular mass along Marion St. that occupies the site's northern half and a three-story, underground vivarium beneath the parking lot on the southeast corner.

The broader neighborhood possesses a plethora of land uses. These include major medical services, cultural and educational institutions, residential, office and retail. Along the immediate northern, eastern and southern edges of the site, building uses generally comprise a mix of institutional and medical services along with periphery parking garages. The site is within the MIO that governs Swedish Medical Campus. The area has an urban character dominated by institutions. The western edge of the property borders Boren Ave, a primary arterial.

Proposal

The proposal is for a Master Use Permit for demolition of the existing 54, 350 sq. ft. Eklind Hall, a five-story building. The demolition may include removal of asbestos and other hazardous materials. No grading will occur. No use will be established immediately following demolition. Another Master Use Permit application (3014948), currently being reviewed, would establish a medical office building on the site.

Public Comments

Public notice of the project application was published on September 12, 2013. The required public comment period ended on September 25, 2013. DPD did not receive written comments.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated August 12, 2013. Information in the checklist was supplemented by a geotechnical report, the plans, site visits and other documentation. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) 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. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates during excavation and demolition; 3) increased noise and vibration from demolition operations and equipment; 4) increased traffic and parking demand from demolition personnel; 5) blockage of streets by demolition vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794,

SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). In addition, permit requirements from PSCAA will mitigate impacts due to dust and any hazardous materials located in the building. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Air Quality

Construction for this project is expected to add temporarily particulates to the air that will result in a slight increase in auto-generated air contaminants from construction activities, equipment and worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). To mitigate impacts of exhaust fumes on the directly adjacent residential uses, trucks hauling materials to and from the project site will not be allowed to queue on streets under windows of the nearby residential buildings.

Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA) and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. In order to ensure that PSCAA will be notified of the proposed demolition, a condition will be included pursuant to SEPA authority under SMC 25.05.675A which requires that a copy of the PSCAA permit be attached to the demolition permit, prior to issuance. This will assure proper handling and disposal of asbestos.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and 2) possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Seattle Building Code.

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

Historic Preservation

Due to the age and size of the structure, an analysis of the structure was forwarded to the Department of Neighborhoods, as required by SEPA policies found in SMC 25.05.675H. Eklind Hall was reviewed by the Department of Neighborhoods and determined that it is unlikely, due in part to a loss of integrity, that the existing structures would meet the standards for designation as an individual landmark.

DECISION - SEPA

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

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) (C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2) (C).

CONDITIONS – SEPA

Prior to Issuance of a Demolition, Grading, or Building Permit

1. Attach a copy of the PSCAA demolition permit to the building permit set of plans.

Signature: _____ (signature on file) Date: October 24, 2013
Bruce P. Rips, Senior Land Use Planner
Department of Planning and Development

BPR:bg

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