



City of Seattle

---

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

**NOTICE OF DETERMINATION OF SIGNIFICANCE  
SCOPING NOTICE OF SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT  
(EIS)  
AND PUBLIC MEETING**

**DETERMINATION OF SIGNIFICANCE (DS)  
AND REQUEST FOR COMMENTS ON SCOPE OF SUPPLEMENTAL EIS**

**Project Number:** 2407411

**Project Name:** Dearborn Street

**Address:** 1400 S. Lane Street (Goodwill Industries)  
and 1300 S. Dearborn Street (Herzog Glass),

**Zone:** IC 65' (Industrial/Commercial with a 65' height limit)

**Project Description:** The site is composed of several blocks or partial blocks along S. Dearborn Street, just north of Interstate 90 and west of Rainier Avenue S. The “Dearborn Street” project is conceived as a mixed-use urban development, combining a new 120,000 sf facility for Seattle Goodwill, 600,000 sf of retail space, and up to 450 housing units arranged over three city blocks. The entire project will rest on a podium of parking and retail stores, and the appearance of the project will be one of housing over a retail base, with an active pedestrian realm. The project is a joint venture of TRF Pacific LLC and Ravenhurst Development, Inc. The majority of the property is currently owned by Seattle Goodwill Industries, with one parcel owned by Herzog Glass.

**Lead Agency:** The lead agency under the State Environmental Policy Act is the City of Seattle’s Department of Planning and Development (DPD). An Environmental Impact Statement was prepared in 2001, for an office-use proposal by a different applicant for this site, SEPA File Nos. 2006897, 2006900, 2006903, and 2006980.

**EIS Required:** The Director of DPD has reviewed the proposal described above and has issued this Determination of Significance (preparation of a Supplemental Environmental Impact Statement is required). The Department has scheduled a public meeting to gather comments on specific environmental impacts, issues, and alternatives that should be addressed in the Supplemental Environmental Impact Statement (EIS).

The Department has preliminarily identified the following elements of the environment for discussion in the Supplemental EIS: Earth (Soils, Geology and Topography; Air Quality (primarily associated with traffic and construction impacts); Energy; Construction Impacts (including noise); Land Use; Housing; Light and Glare; Aesthetics (including view impacts); Historic Resources; Vehicular Traffic; and Parking. Alternatives to be addressed in the Supplemental EIS would be: "Dearborn Street " Proposal, No-Street Vacation Alternative, and No-Action.

## **I. INFORMATION AVAILABLE**

The Determination of Significance, plans, and other documents are part of the project file. The project file is available for public review at the DPD Public Resource Center, City Tower, 700 Fifth Avenue, Suite 2000, Seattle 98104, (206) 684-8467. The Public Resource Center is open 7:30 AM to 5:30 PM on Monday, Wednesday, and Friday; and 10:30 AM to 5:30 PM on Tuesday and Thursday

## **II. PUBLIC MEETING**

A public scoping meeting on the environmental impacts and other issues that should be addressed in the Supplemental EIS will be held on December 7, 2005, at 7:00 PM at the Seattle Goodwill Industries (2nd Floor, Board Room). This room is accessible to persons with disabilities. Print and communication access may be provided by prior request.

## **III. WRITTEN COMMENTS**

*Scoping.* Agencies, affected tribes, and members of the public are invited to comment on the scope of the Supplemental EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Written comments may be submitted through December 8, 2005. and should be mailed to:

Department of Planning and Development  
ATTN: Scott Kemp, Land Use Planner  
City Tower, P.O. Box 34019  
700 Fifth Avenue, Suite 2000  
Seattle, Washington 98124-4019

DATE: November 24, 2005

SIGNED: (Signature on file)  
Scott Kemp, Land Use Planner