

The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

SEPA: This action is
categorically exempt
from SEPA pursuant to
WAC 197-11-800

ISRD 280/18

CERTIFICATE OF APPROVAL

DATE: December 17, 2018

APPLICANT: Jeremy Porter
Aspect Consulting
401 Second Ave. S. #201
Seattle, WA 98104

WORK LOCATION: 652 S. Dearborn St.

TYPE OF WORK PROPOSED: Site alterations

The International Special Review District Board recommends approval of an application for:

Site alterations: Remediation/clean-up (via electrical resistance heating – ERH) of soil and groundwater contamination, including installation of treatment equipment and the erection of an 8' tall vinyl-coated chain link fence around the site. Work includes installation of motion-sensor lights along the fence. The contractors will be working with Urban Artworks to create a mural that will be attached to the fence to serve as screening and pedestrian activation.

See the attached plans, photographs, paint chip and lighting specifications.

As a condition of this approval, the applicant shall submit the final design or mock up of the mural to the ISRD Coordinator prior to installation.

This recommendation is based on the presentation to the Board at the meeting of December 11, 2018 and is supplemented with documentation from the files.

The International Special Review District Board considered the following Seattle Municipal Codes and District Design Guidelines when making the recommendation:

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.334 – Streets and Sidewalks

Secretary of the Interior's Standards #10

I concur with the Board's recommendations and hereby issue this Certificate of Approval pursuant to International Special Review District, SMC 23.66, as amended.

It is the applicant's responsibility to obtain all other permits and comply with other City or County regulations. *To obtain a permit for a sign, marquee or canopy, contact Steve Sampson, Seattle Department of Construction and Inspections at 206-684-8419. To obtain a Street Use Permit, contact Seattle Department of Transportation Public Space Management, at 206-684-5267.*

Andrés Mantilla, Director
Department of Neighborhoods

By: 
Rebecca Frestedt
Board Coordinator

cc: ISRD Board Chair
Nathan Torgelson, SDCI
Maria Cruz, SDCI

Audra Brecher, SDOT
Case file
Log

NOTICE TO APPLICANT: Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the International Special Review District Board prior to implementation.

APPEAL PROCEDURE: Any interested person may appeal the above decision to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, 700 5th Avenue, Suite 4000, Seattle, WA 98124 before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by an \$85.00 filing fee in the form of a check payable to the City Treasurer. Appeals must be in writing and must clearly state objections to the decision. A copy of the appeal shall also be served upon the Department of Neighborhoods Director, City Hall, 600 4th Avenue, 4th fl, Seattle, Washington 98124-4649.

EXPIRATION OF CERTIFICATES OF APPROVAL: Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date. Form Revised February 2016

ATTACHMENT B

Project Description

SPECIAL DISTRICT AND LANDMARK REVIEW	
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SPECIAL DISTRICT AND LANDMARK REVIEW	
PROPERTY OR DISTRICT	<u>652 S. Dearborn St</u> <u>International Sp. Review</u>
<u>✓</u> CHANGE OF USE	LOG # <u>ISPD 200/18</u>
<u>✓</u> ST. USE	DATE <u>12/17/18</u>
<u>✓</u> EXT. DESIGN	STAFF <u>Rf</u>
INT. DESIGN	PHONE
COMMENTS ON PAGES:	

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Spic'n Span Cleaners Remediation Project

This project addresses soil and groundwater contamination associated with Spic'n Span Cleaners, located at 652 S. Dearborn Street (Spic'n Span Property). Years of dry cleaner operation on the property have resulted in PCE and mineral spirits released into the soil and groundwater beneath the building. The contaminants have migrated beneath the neighboring property to the north, which is currently a parking lot owned by KeyBank (KeyBank Property), and also to the southeast into the Maynard Avenue South right-of-way. The purpose of the project is to remove subsurface contamination in order to comply with Department of Ecology requirements for cleanup. Cleanup will also facilitate future redevelopment of the Spic'n Span Property.

The technology that will be used to remediate the site is called electrical resistance heating (ERH). ERH is a process whereby soils and groundwater are heated by passing an electrical current through the subsurface, which increases the temperature to an average of 90°C (just below the boiling point of water). The contaminants will be volatilized, and vapor recovery wells will capture steam and contaminant vapor for treatment above ground. Above-ground treatment will include separation of the water from the vapor stream and treatment of both vapor and water with granular activated carbon. Water will be treated and discharged to the sanitary sewer under a King County sewer discharge authorization. The Puget Sound Clean Air Agency has determined that this project is exempt from treatment, however, to minimize odor concerns to the neighboring community, air will be treated and discharged. The activated carbon will either be regenerated or disposed of at an off-site facility.

During installation and operation of the ERH treatment system, the Spic'n Span property will remain vacant and a temporary 8-foot fence will be installed around the above-ground operating equipment (west and south of the existing building) for approximately 8 months. The fence will be constructed of vinyl-coated chain link with wooden fence posts spaced at 8 feet and secured in concrete footings. A fabric mural to cover the chain link will be provided by a community-based art group (Urban Artworks). There would be no alteration to the building to secure the fence. Fence posts will be secured with footings installed in the ground. Fencing examples and details are included in Attachment G. Motion-sensor lighting will be installed on the wooden fence posts at 8-foot spacing around the perimeter of the fence to prevent graffiti and vandalism, and specifications are included in Attachment H.

Above-ground equipment visible from the right-of-way includes the condenser and cooling towers, which are 17'6" feet tall, an 8'5" tall PCU with a 360-degree camera on a 11'4" mast, and a 20' stack (4" diameter PVC pipe) to release treated air. The other above-ground equipment (granular activated carbon vessels, blower, transformer) will not be visible behind the fence. A temporary utility pole will be installed outside of the fence near the southeast corner of the building to connect power to the transformer inside the fence.

At times, the sidewalk along Maynard Ave S and S Dearborn St will be blocked to install subsurface equipment and repair concrete or brick areas of the sidewalk disturbed during trenching. It is estimated the installation and resurfacing will take 6 weeks. After subsurface installation in the sidewalk, the area will be temporarily resurfaced with concrete for the treatment period. After the treatment and

cooldown period, the electrodes will be removed, and the brick pavers and concrete in the right-of-way of Maynard Ave S and S Dearborn St will be restored to their original condition. A street use permit will be obtained for work in the sidewalk. Other areas of the properties undergoing treatment will be available for normal use during operation. Monitoring to evaluate system performance and protectiveness will be conducted throughout the treatment period.

After treatment, a two-year cooldown and monitoring period will be conducted prior to final decommissioning of the subsurface components. During the cooldown and monitoring period, temporary fencing and above-ground equipment will be removed and the full site will be available for occupancy; however, if monitoring indicates additional treatment is needed, equipment and the fencing may be temporarily re-installed. After monitoring indicates the Department of Ecology's cleanup requirements are met, below-ground equipment will be decommissioned.

A general timeline of the project is as follows:

- Equipment Installation (Approximately 19 weeks from January 2019 through May 2019).
- System Startup (Approximately 2 weeks in May 2019).
- System Operation (Approximately 6 months from 2nd Quarter 2019 through 4th Quarter 2019).
- Cooldown and Monitoring (Approximately 2 years from 4th Quarter 2019 through 4th Quarter 2021).
- Decommissioning (Approximately 2 weeks during 1st Quarter 2022).

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ATTACHMENT C

Site Plans

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PRELIMINARY

Not Approved for Construction



Maynard Avenue South

ASPHALT



GAS SERVICE

GAS — GAS — GAS — GAS — GAS — GAS — GAS

CONCRETE

Maynard Avenue South

Former Mineral Spirits UST
(REMOVED)

ASPHALT

ASPHALT

CONCRETE FLOOR

ASPHALT

Carport

CONCRETE (SIDEWALK)

South Dearborn Street

LEGEND

STORM SEWER

GAS

SURFACE INSULATION

STREET LIGHT

FIRE HYDRANT

UTILITY POLE

SIGN

BRICK AREA



DATE: 12/17/13
PROJECT: 5743
REVISION: 12/17/13
REVIEWED BY: [Signature]
REVIEWED: 12/17/13

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Accelerating Value

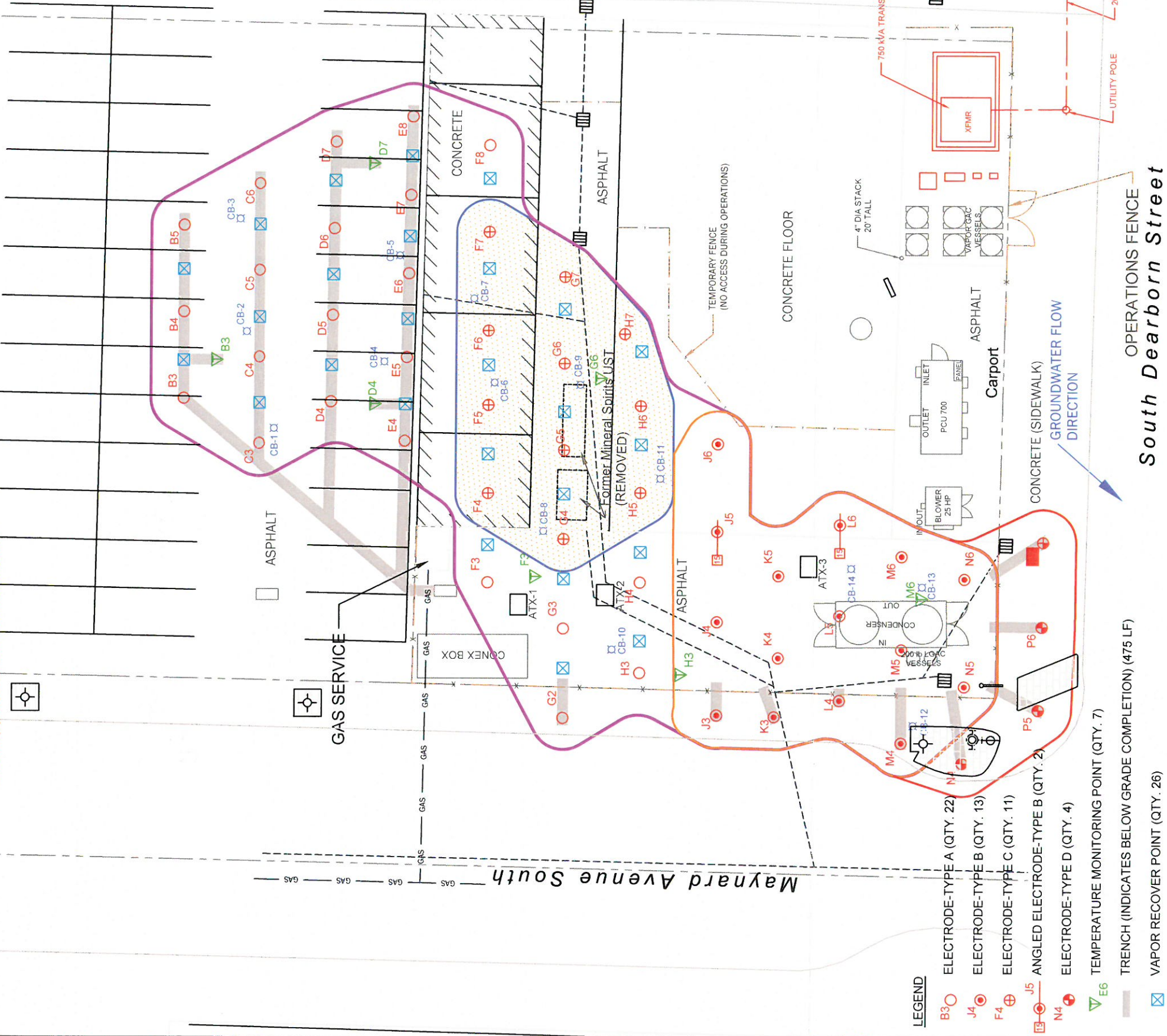
TRS GROUP, INC. 338 COMMERCE AVE., SUITE 304, LONGVIEW, WA 98832

DESIGNED BY D. SEILER	SITE LOCATION CLIENT
DRAWN BY A. PEABODY	SPIC N SPAN
CHECKED BY PENDING APPROVAL	
PROJECT MANAGER J. ROOT	
QSAT REVIEW xx/xx/xx	

APPROVED FOR CONSTRUCTION BY DATE	DATE 2018.SEP.17	PROJECT WA.SNS.1067
SITE PLAN WITH EXISTING CONDITIONS		SHEET Y-1

PRELIMINARY

Not Approved for Construction



LEGEND

- B3 ○ ELECTRODE-TYPE A (QTY. 22)
- J4 ○ ELECTRODE-TYPE B (QTY. 13)
- F4 ⊕ ELECTRODE-TYPE C (QTY. 11)
- E3 ⊖ ANGLED ELECTRODE-TYPE B (QTY. 2)
- N4 ⊕ ELECTRODE-TYPE D (QTY. 4)
- E6 ▽ TEMPERATURE MONITORING POINT (QTY. 7)
- TRENCH (INDICATES BELOW GRADE COMPLETION) (475 LF)
- ⊠ VAPOR RECOVER POINT (QTY. 26)
- CONFIRMATION SOIL BORING
- TREATMENT AREA A DEPTH 4'-26" (4,778 SQ. FT.)
- TREATMENT AREA B DEPTH 6.5'-26" (2,682 SQ. FT.)
- TREATMENT AREA C DEPTH 1'-26" (2,081 SQ. FT.)
- TREATMENT AREA D DEPTH 10'-26" (810 SQ. FT.)
- STORM SEWER
- GAS
- SURFACE INSULATION
- ⊙ STREET LIGHT
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- SIGN
- ▭ BRICK AREA

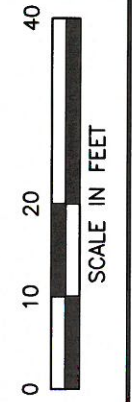
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TRS GROUP, INC. 3338 COMMERCE AVE., SUITE 304, LONGVIEW, WA 98632

DESIGNED BY D. SEILER	SITE LOCATION CLIENT	SPIC N SPAN CLEANERS SITE SEATTLE, WASHINGTON SPIC N SPAN
DRAWN BY A. PEABODY	SITE PLAN WITH ELECTRODES	
CHECKED BY PENDING APPROVAL		
PROJECT MANAGER J. ROOT		
QSAT REVIEW xx/xx/xx	APPROVED FOR CONSTRUCTION BY _____ DATE _____	DATE 2018 SEP. 17
		PROJECT WA.SNS.1067
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ATTACHMENT D

Scale Drawings

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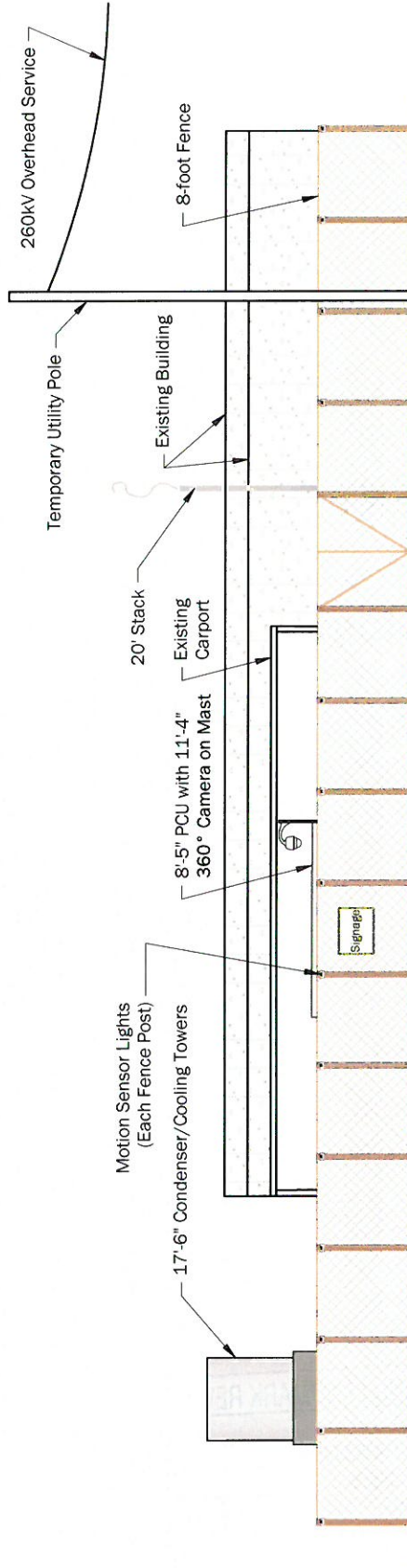
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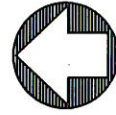
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South Elevation
(South Dearborn Street)

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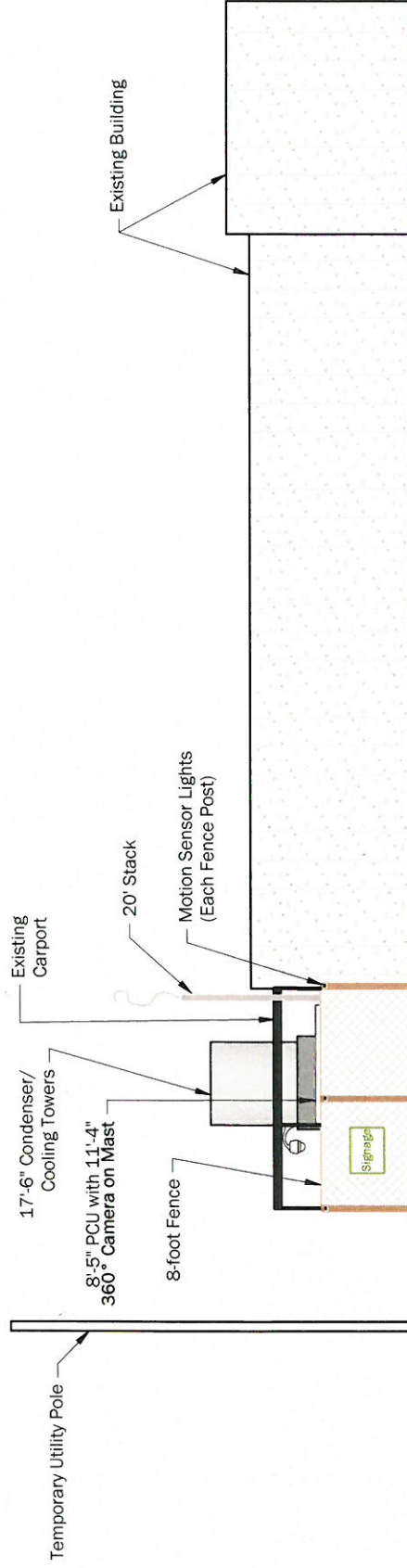


South Elevation View

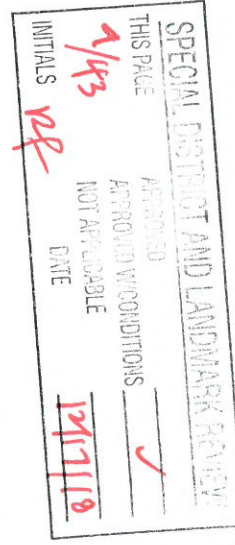
Spic 'n Span Cleaners
International Special Review District Board Application
Seattle, Washington



Jun-2018	BY DIM/CMV	FIGURE NO.
PROJECT NO. 060172	REVISED BY	1



East Elevation
(Alley)



East Elevation View
 Spic 'n Span Cleaners
 International Special Review District Board Application
 Seattle, Washington

Aspect CONSULTING	Jun-2018	BY DIM/CMV	FIGURE NO. 2
	PROJECT NO. 060172	REVISED BY	



North Elevation

SPECIAL DISTRICT AND LANDMARK REVIEW

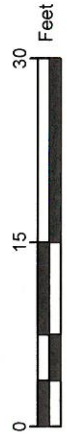
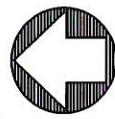
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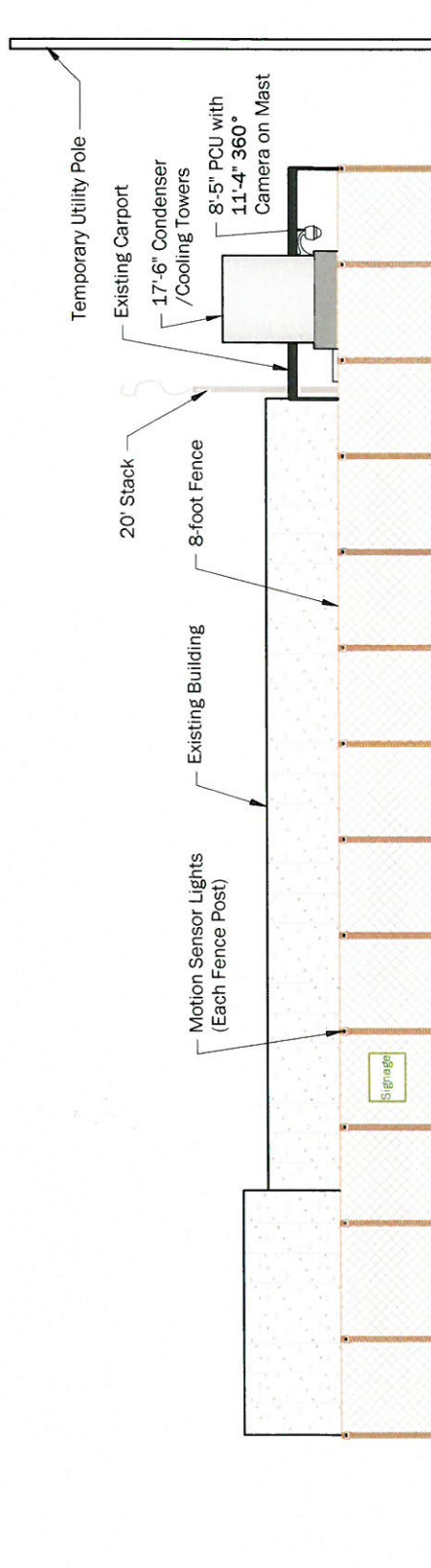
North Elevation View
 Spic 'n Span Cleaners
 International Special Review District Board Application
 Seattle, Washington



Jun-2018
 PROJECT NO
 060172

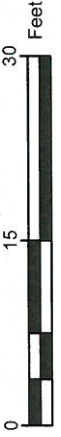
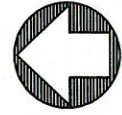
BY
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FIGURE NO.
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West Elevation
(Maynard Avenue South)

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West Elevation View

Spic 'n Span Cleaners
International Special Review District Board Application
Seattle, Washington



Jun-2018
PROJECT NO
060172

BY
DIM/CMV
REVISED BY

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ATTACHMENT E

Photographs of Existing Features

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Northwest View



West View

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Southwest View



South View

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Southeast View



East View



North View



Right-of-way facing southwest

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Right-of-way facing south



Right-of-way facing east

ATTACHMENT F

Photographs of Similar Projects and System Components

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Typical ERH equipment compound. The equipment located in the center background are the condenser/cooling towers. The unit is 20' long by 8' wide by approximately 16' high. The equipment located in the center is the ERH power control unit (PCU). The PCU for this site will be 15' long by 8' wide by 9' high.

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ERH equipment compound without privacy screening on fence. Vapor phase granular activated carbon vessels and discharge stack are located in the foreground.

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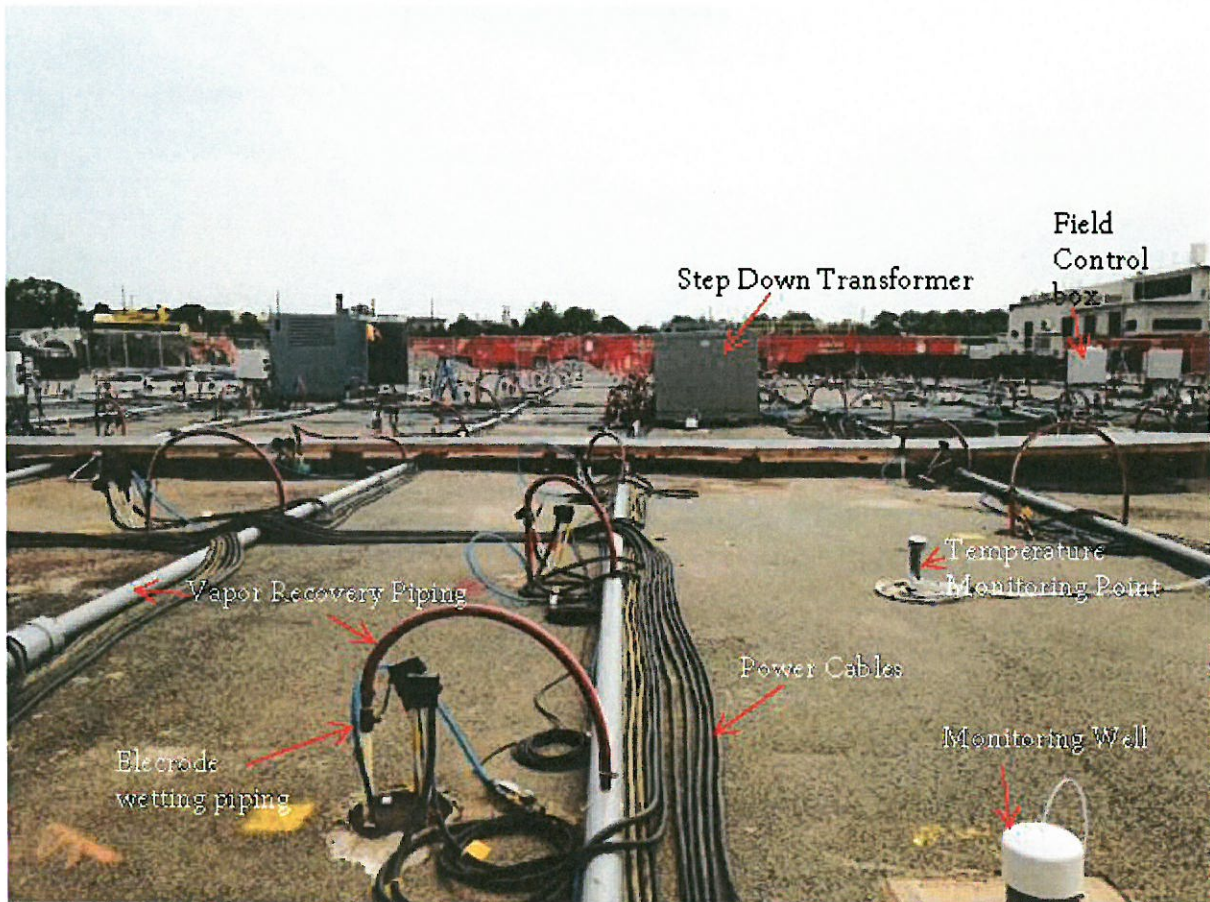
ERH equipment compound with privacy screening on security fence. The stack in the center of the photo is similar in height to what will be at the site.

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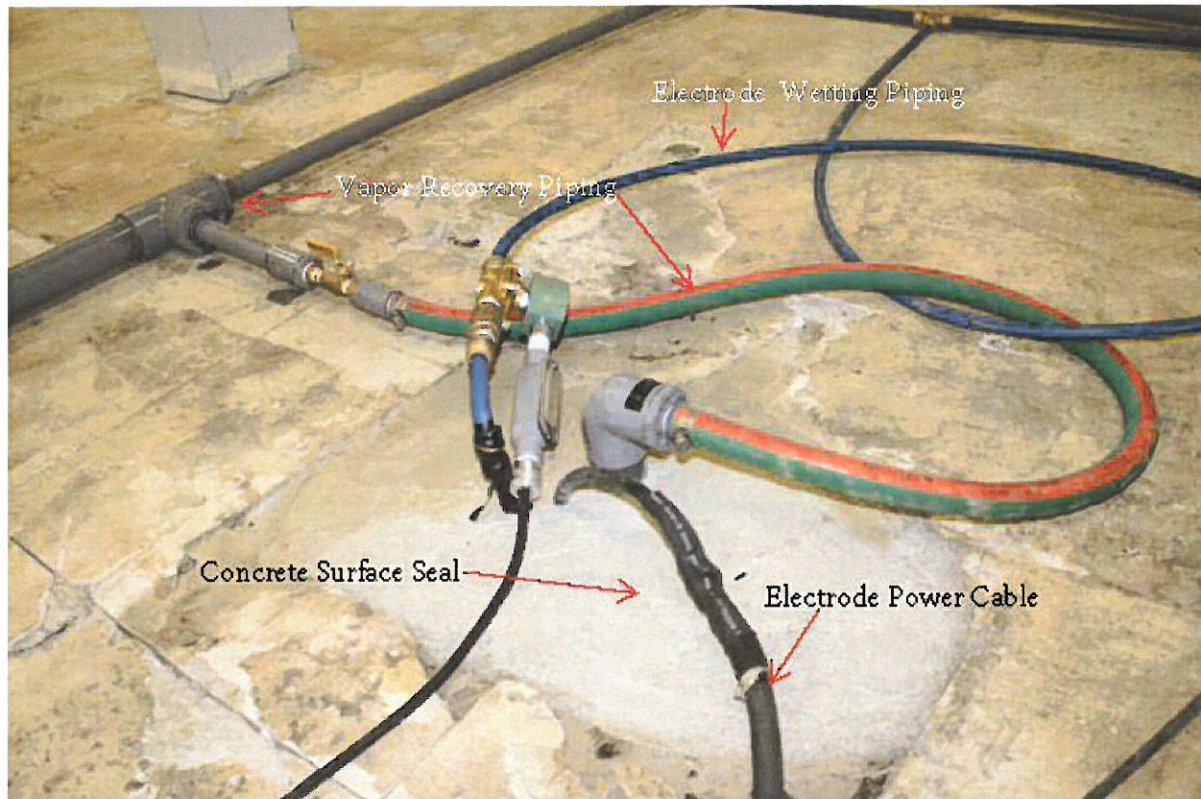
Small equipment compound with privacy slat fence. Note stack from carbon vessels rising above the compound.

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Typical ERH site displaying electrode power cables, vapor recovery piping, temperature monitoring point, monitoring well, and field located equipment. The piping and cabling will be located within the fenced area, and will be visible if there is not any screening present.

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Typical ERH electrode surface completion illustrating vapor recovery and electrode wetting pipe and electrode power cable, and surface concrete seal.

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Trench in parking lot repaired with controlled density fill (CDF) during ERH operations. The CDF is removed and replaced with asphalt at the completion of operations.

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Traffic rated trench completion in warehouse parking lot.

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Newly installed driveway at the completion of ERH operations in the Green Lake area of Seattle. Plastic was used to cover fence in order to protect from graffiti. If fencing was tagged, plastic would be replaced.

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ATTACHMENT G

Fencing Details

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Fence Construction Details

The fence surrounding the construction are will be constructed of vinyl-coated chain link and secured to wooden fence posts every 8 feet. Fence posts will be secured in concrete footings set in the ground with motion sensor lights on each wooden fence post. Lighting specifications are included in Attachment H. Murals painted on privacy fabric by a community-based art group (Urban Artworks) would cover the outside of the chain link fence. The proposal from Urban Artworks with example artwork is included below.

Example of vinyl coated chain link fence:



Example of chain link fence with privacy fabric (murals to be developed and are not shown):



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mural design by Erik Burke

Urban ArtWorks is a Seattle-based 501(c)(3) nonprofit organization that provides opportunities for contemporary artists and local youth to work together to create public works of art. Our goal is to empower young people through professional opportunities in the arts. Since 1995 our programs have fostered a renewed sense of self-esteem, self-motivation and self-sufficiency in the young people we work with.

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youth intern Meagan



Project Objective

To beautify the construction fence on Dearborn with hand painted painted screens that are easily transported and moved as needed. Spray paint allows screens to remain as flexible as they are. The art will bring color inspired by the neighborhood AND help deter vandalism!

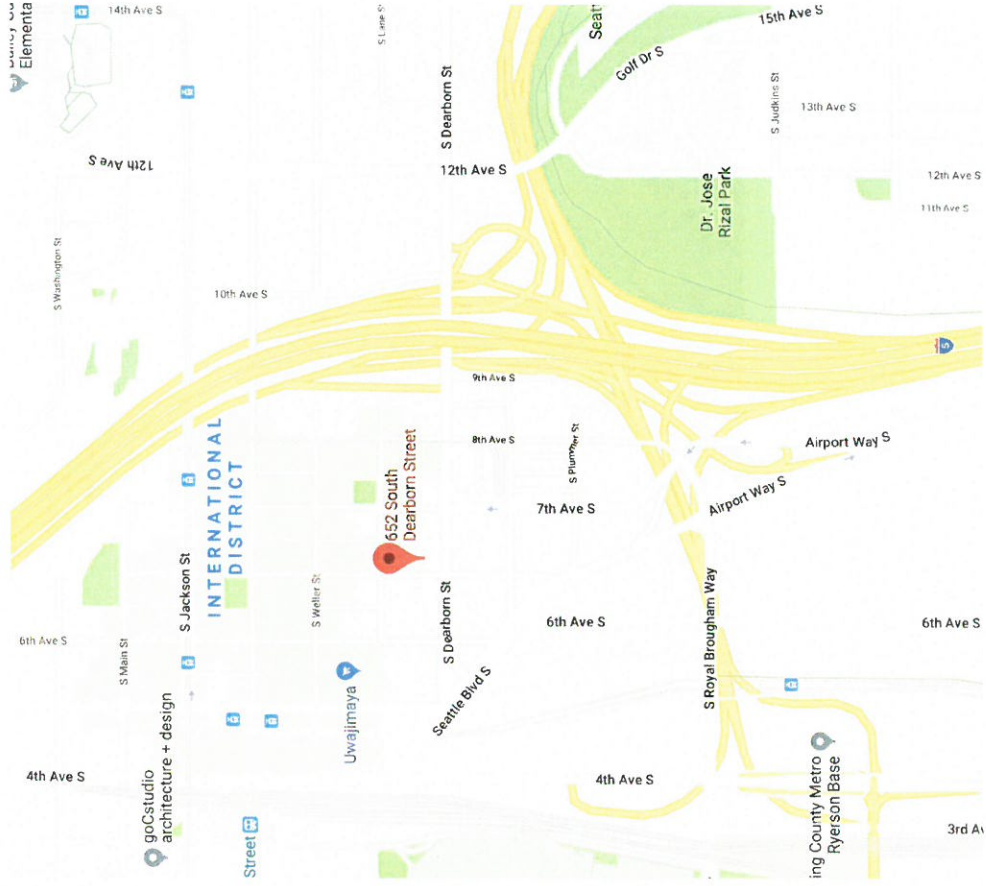
Teens who work with Urban ArtWorks earn subsidized work training hours through the creation of this art!

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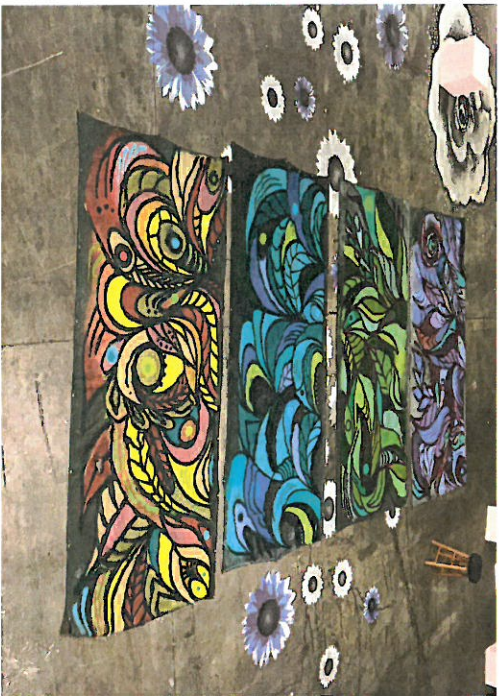
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652 S Dearborn Street



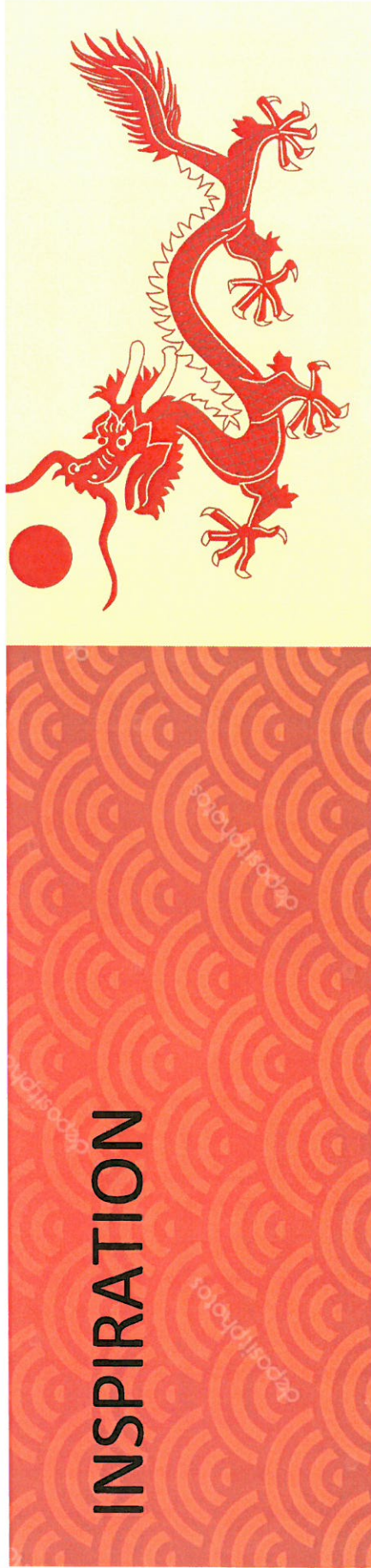
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RECENT EXAMPLES



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Budget

\$5/sq foot of windscreen

Client to provide screens, Urban ArtWorks to provide all other supplies and custom art! Upon completion Urban ArtWorks will deliver to client for installation



Timeline

October 2018 Submit Proposal
December 2018 Concept Design/Final Reviews

Installation as weather allows in early
2019 (estimated 2 week delivery)



Thank You

...for considering Urban ArtWorks, and for the chance to create art for you and the city of Seattle!

Please don't hesitate to reach out with any questions - and to see more work we've created visit our website www.urbanartworks.org or instagram @urbanartworks.

Thank you,

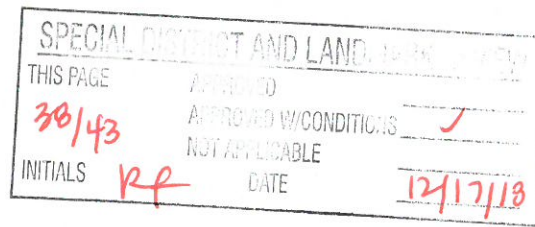
Kathleen Warren
Director

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ATTACHMENT H

Lighting Specifications

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Lighting Details

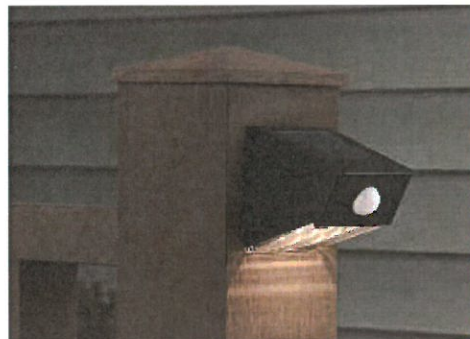
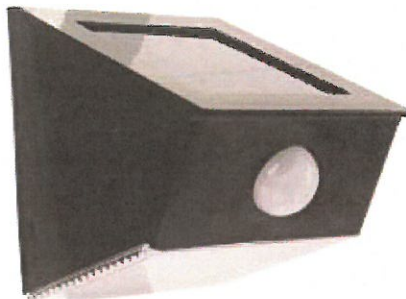
Light Selection:

Portfolio 12x Brighter (14.4-Lumen) Black Solar LED Post Deck Light with Motion Sensor

Light Specifications (from Lowes.com):

Description			
Safely guide your guests up and down your outdoor staircases with our solar LED deck lights. Our durable deck lights are solar powered and virtually maintenance-free. They're easy to setup and installs in minutes. Invite your friends and family over tonight to experience your landscape. Make your worry-free purchase today!			
- Includes (1) solar rechargeable battery - Ideal for illuminating your deck, patio and stairs - Environmentally friendly - powered by the sun - Motion activated fixture detects motion to activate light - Integrated photocell prevents lights from turning on with motion during daylight hours - Easy installation - no assembly or wiring			
Specifications			
Collection Name	N/A	Run Time (Fully Charged) (Hours)	3
Mount Type	Surface mount	Lumens	15
Power Source	Solar	Batteries Included	✓
Wattage	0	Number of Batteries Required	1
Number of Bulbs Required	0	Number of Light Fixtures	1
IPX Rating	4 (splashing water)	Warranty	1-year limited
Fixture Length (Inches)	3.7	UL Safety Listing	X
Fixture Height (Inches)	3.6	CSA Safety Listing	X
Fixture Width (Inches)	3.2	ETL Safety Listing	X
Fixture Material	Plastic	Package Quantity	1
Dusk-to-Dawn Sensor	X	Light Brightness	12x brighter (14.4 lumens)
Voltage	0	Fixture Color Family	Black
Motion Sensor	✓	Glass/Lens Type	Clear
Light Bulb Base Type	LED	Bulb Type	Integrated LED
Recommended Light Bulb Shape	LED	Battery Type	Lithium iron phosphate (LiFePO4)
Wattage Equivalent	0	Fixture Finish	N/A
Manufacturer Color/Finish	Black	Voltage Type	N/A
Color Temperature (Kelvins)	3500	Primary Usage	Post

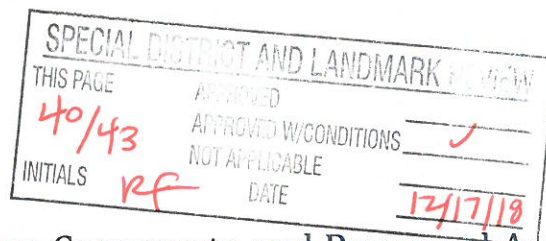
Example photos:



ATTACHMENT I

Summary of Review Board Briefing Comments and Proposed Actions

SPECIAL DISTRICT AND LANDMARK REVIEW	
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39/43	APPROVED W/CONDITIONS ☒
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Summary of Briefing Comments and Proposed Actions

Project briefings were provided to the Board in 2016 and August 2018. Comments from these briefings and proposed actions to address comments are summarized below.

Privacy Fencing and Lighting

The board indicated that graffiti is a concern on privacy fencing. In order to discourage graffiti, motion sensor lights will be installed around the perimeter of the fence and maintained throughout the duration of the project. In addition, a community art group will be engaged to provide murals on fabric that will be attached to the fence.

Environmental Permitting and Sample Results

The board requested a clear understanding of how permit compliance will be communicated to the surrounding community. A website will be created to communicate project information to the public. The website address will be posted on the west and south sides of the perimeter fence.

Air Discharge Permit: The Puget Sound Clean Air Agency (PSCAA) has determined that this project is exempt from permit requirements because it has “a de minimis impact on air quality and does not pose a threat to human health or the environment.” (Notice of Construction No. 11093, Exemption from NOC Requirements). However, treatment will be utilized in order to control odor and air discharge samples will be collected on a weekly basis and laboratory results will be posted on the website within 72 hours of receiving sample results.

Based on questions from the board during the August 2018 regarding recent PSCAA air quality studies in the International District, Aspect contacted Matt Harper at PSCAA to learn more about his research on air quality in the International District and reviewed the PSCAA report from June 2018 titled “Near-Road Air Toxics Study in the Chinatown-International District.” Based on the report, the majority (75%) of the potential cancer risk in the International District is from diesel particulate matter from vehicle exhaust, which this project will not have any impact on. There were slightly elevated levels of PCE (one of the target contaminants for this cleanup) near the sampling location at Denise Louise Education Center versus the national average. Based on the analysis done by PSCAA, these higher PCE levels are most likely due to the dry-cleaning activities at Spic’n Span Cleaners, which is located two to three blocks west of the Denise Louie Education Center. Concentrations of PCE in the air are not expected to increase as a result of our project’s remediation activities, as confirmed by the exemption letter from PSCAA referenced in the previous paragraph and are likely to decrease since active cleaner operations at the property will cease and all air emissions from the treatment system will be treated. The Board had inquired whether a community group meeting should be considered to discuss air quality impacts; Mr. Harper suggested that, given the de minimis nature of expected project impacts, a meeting was not warranted but that an article about the project could be posted in the International Examiner (discussed below under public outreach).

Wastewater Discharge Permit: A permit from the King County Industrial Waste Program will be obtained to discharge treated process water into the sanitary sewer at the site. This water will be sampled on a weekly basis, and laboratory results will be posted on the website within 72 hours of receiving the sample results.

To promote transparency, a copy of both the Puget Sound Clean Air Agency exemption letter and a copy of the King County Industrial Waste permit will be posted on the website along with weekly sample results. Additionally, contact info for each agency and the Aspect Consulting project manager will be posted on the website.

Water Supply Pipes and Lead

The board indicated a concern with the potential for subsurface heating to mobilize lead in water pipes. Aspect reviewed available subsurface maps for water supply pipes that may pass through the treatment area. No active water supply pipes were identified within the heated treatment area.

Community Outreach

The board requested outreach to local community organizations. Aspect contacted the following agencies:

- Seattle Chinatown International District Preservation Development Authority
- Chinatown International District Business Improvement Area
- Department of Archeology and Historic Preservation

Based on conversations with these agencies, Aspect will distribute flyers at the beginning of the construction period explaining what the project is and the website address where the community can obtain permit compliance information. The flyers and website will have information presented in both English and Chinese. Additionally, Aspect will write up an article for the local newspaper, the International Examiner, giving an overview of the project and the website address.

SPECIAL DISTRICT AND LANDMARK REVIEW			
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ATTACHMENT J

Puget Sound Clean Air Agency Exemption Letter

SPECIAL DISTRICT AND LEAD AGENCY REVIEW	
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INITIALS 42/43	APPROVED BY CONDITIONS ☒
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	DATE 12/17/18



Clean healthy air for
everyone, everywhere,
all the time.

Board of Directors

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Patty Lent, Mayor

Everett
Ray Stephanson, Mayor
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King County
Dow Constantine, Executive

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Edward Wolfe, Commissioner

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Public-at-Large
Stella Chao

Seattle
Ed Murray, Mayor

Snohomish County
Dave Somers, Councilmember

Tacoma
Ryan Mello, Councilmember

Executive Director
Craig T. Kenworthy

Phone
206.343.8800
800.552.3565

Fax
206.343.7522

Mail
1904 Third Avenue, Suite 105
Seattle, WA 98101-3317

February 25, 2016

Eric Geissinger
Aspect Consulting, LLC
401 2nd Ave S, Ste 201
Seattle, WA 98104

Dear Mr. Geissinger:

Facility Registration No. 22449
Notice of Construction No. 11093
Exemption from NOC Requirements

We have reviewed your 1/25/16 request for an exemption from Notice of Construction permit requirements for soil & groundwater remediation at Spic N Span Cleaners dry cleaning facility (Reg. 22449) using an electrical resistance heating and vapor extraction system controlled by two carbon vessels arranged in series.

The Puget Sound Clean Air Agency (Agency) concludes that this project does not require a Notice of Construction permit. This determination is made under the authority of Agency Regulation I Section 6.03(b)(10). This section exempts "Any source not otherwise exempt under Section 6.03(c) of this regulation that has been determined through review of a Notice of Construction application by the Control Officer not to warrant an Order of Approval because it has a de minimis impact on air quality and does not pose a threat to human health or the environment."

If you have any questions about this determination, please contact Gerry Pade at 206-689-4065 or me at 206-689-4061.

Sincerely,

Carole Cenci, P.E.
Compliance Manager

CJC:ns

cc: Gerry Pade
Walter Voegtlin

Jae Lee
Spic N Span Cleaners
652 S Dearborn St
Seattle, WA 98134

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