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The City of Seattle
Pike Place Market Historical Commission

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December 9, 2010

MHC 238/10

Angela Freudenstein
AWV Environmental Manager
AWV Project Office (Wells Fargo Building)
999 Third Avenue, Suite 2424
Seattle, WA 98104-4019

Dear Ms. Freudenstein:

Thank you for the opportunity to comment on the Alaskan Way Viaduct Replacement Project 2010 Supplemental Draft Environmental Impact Statement and Section 4(f) Evaluation. The Pike Place Market Historical Commission provides the following comments and requests for clarifications:

2004 Draft EIS:

C-025-001 | A vent structure for the tunnel is variously described to be located north of Union Street adjoining the Pike Place Market Historical District (March 2004 Historic Technical Memorandum/DEIS Appendix L - Historic Resources, pp. 41-42; 52; 61) and Pike Street (Noise and Vibration Discipline Report pp. 29 and 54) but is not shown on the maps in the EIS and does not appear in the supplemental updates in 2006 and 2010. Has the proposal to locate a ventilation building/structure near the Pike Place Market Historical District been eliminated from the plans?

2006 Supplemental Draft EIS:

C-025-002 | The documentation includes potential proposals for a Steinbrueck Park Lid/Walkway (July 2006 Alternatives Description and Construction Methods Technical Memorandum, pp. 26 and 31). The proposal does not appear in the 2010 Supplemental Draft EIS. Was the proposal eliminated from the plans? Are there any current plans that would impact Victor Steinbrueck Park directly?

2010 Supplemental Draft EIS:

Historic, Cultural and Archaeological Resources Discipline Report

Administered by The Historic Preservation Program, The Seattle Department of
Neighborhoods
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C-025-001

FHWA, WSDOT, and the City of Seattle appreciate receiving your comments. The project has evolved since comments were submitted in 2004, please refer to this Final EIS for information on the current alternatives. The preferred Bored Tunnel Alternative would not have a tunnel operations building near Pike Place Market. The Cut-and-Cover Tunnel Alternative does include a tunnel operations building that would be constructed on the block bounded by Pine Street, SR 99, and the Alaskan Way surface street.

C-025-002

The Steinbrueck Park Lid is part of the Cut-and-Cover Tunnel Alternative in this Final EIS. The preferred Bored Tunnel Alternative and the Cut-and-Cover Tunnel Alternative would have beneficial effects on the views from the Market and Victor Steinbrueck Park, as the aerial viaduct structure that currently intervenes in the views to the west, would no longer be part of the landscape.

- C-025-003** | 1) On p. 11, there is a description of mitigation measures, including monitoring historic building areaways in Pioneer Square. Would the areaways in Pike Place Market also be monitored?
- C-025-004** | 2) On p. 49, it indicates that WSDOT plans to meet with the Commission to discuss the project and potential impacts. Please indicate when this meeting will occur;
- C-025-005** | 3) The list of areaways in Pike Place Market on pp. 75-76 needs to be expanded to include the areaway at the Butterworth Building, 1921 First Avenue, located in the Pike Place Market Historical District;
- C-025-006** | 4) On p. 104, there is a discussion of mitigation measures where it states that approval would be sought from the Pike Place Market Historical Commission for any exterior alterations. Per SMC 25.24.06, interior alterations also require approval from the Historical Commission;
- C-025-007** | 5) On p. 105, it says that if historically significant areaways in Pioneer Square are damaged, necessary repairs would be made. Does this plan extend to the areaways in the Pike Place Market Historical District?
- C-025-008** | 6) On p. 118, it states that placement of pilings between Pike Street and Virginia Street may adversely affect Native American or historic period archaeological material. Will there be any damage to historic buildings as a result of the pile driving between Pike Street and Virginia Street? Identify the construction methodology and measures you have taken to mitigate damage to historic buildings in the Pike Place Market Historical District;
- C-025-009** | 7) Did the DEIS consider carefully the effects of the vibrations for the construction of the deep bore tunnel on Pike Place Market buildings, located near First Avenue? Although the DEIS addresses this problem in general and specifically raises a red flag concerning the Commerce and Polson Buildings located in the Pioneer Square Historic District, it seems to imply that there will be minimal effects on the Pike Place Market, outside of noise and dust. The Commission is specifically concerned about the Butterworth Building, which has known structural problems, particularly at the areaway level, and the neighboring Alaska Trade Building.

Sincerely,



Sara Patton, Chair
Pike Place Market Historical Commission

Cc: Ben Franz-Knight, Pike Place Market Preservation & Development Authority

C-025-003

There is no monitoring planned specifically for areaways in Pioneer Square or Pike Place Market since the areaways are some distance away from the bored tunnel. However, when individual building monitoring plans are developed some areaways may be included and monitored as needed. A number of Pike Place Market buildings on First Avenue and Pike Place would be routinely monitored for potential settlement. At least 5 of these buildings have areaways, which are believed to be in good condition.

C-025-004

WSDOT briefed the Commission on the project in April 2011. The meeting had been re-scheduled due to the Commission's workload in reviewing on-going renovation projects.

C-025-005

The Butterworth Building areaway has been noted.

C-025-006

The need for approvals from the Pike Place Market Historical Commission has been clarified.

C-025-007

Yes, any damage to either buildings or areaways in the Pike Place Market Historical District would be repaired in the same manner as those in Pioneer Square.

C-025-008

No damage to historic buildings is anticipated as a result of pile driving. Please see the Final EIS Appendix B, Alternatives Description and Construction Methods Discipline Report, for more information.

C-025-009

The potential for damage to Pike Place Market buildings due to vibration caused by deep bore tunnel construction has been studied. At this point, the tunnel is approximately 200 feet below the surface and no damage is anticipated. Building monitoring will continue throughout construction as discussed in the Final EIS Appendix I, Historic, Cultural, and Archaeological Resources Discipline Report.