



## Corridor Program

Congestion Relief & Bus Rapid Transit Projects

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October 3, 2007

Mr. Joe Hickey  
Toxics Cleanup Program  
Washington Department of Ecology, NWRO  
3190 160th Avenue SE  
Bellevue, Washington 98008-5452

**RECEIVED**

OCT 09 2007

DEPT. OF ECOLOGY  
TCP-NWRO

**Re: Notification of Intent to Purchase Property formerly owned by Puget Western, Inc.,  
Parcel 1 and Parcel 3, 915 South Grady Way, Renton, Washington**

Dear Mr. Hickey:

The Washington Department of Transportation (WSDOT) is presently negotiating with Sam's Real Estate Business Trust (Sam's Club) to purchase a portion of two parcels of land which were formerly owned by Puget Western, Inc. In doing a title search on the property, WSDOT determined that restrictive covenants were placed on both parcels, Parcels 1 and 3, to ensure that residual contamination remaining from an independent remedial action is not disturbed. The restrictive covenants require advance notification to the Washington Department of Ecology (Ecology) of the Owner's intent to convey any interest in the property. WSDOT, with the submittal of this letter, is providing the required notice to Ecology on behalf of Sam's Club.

As part of a separate, future transaction an easement across a portion of Parcel 2 will be acquired for relocation of Puget Sound Energy (PSE) utilities. The potential impacts of PSE activities on Parcel 2 will be described in a future submittal to Ecology from WSDOT.

We have reviewed the requirements of the restrictive covenants and are confident that our proposed project will not adversely affect the remedial action that occurred on this site. Therefore, WSDOT will not be affecting, or taking responsibility for, future monitoring, operation or maintenance of the Remedial Action.

I have included a brief project description, a description of the work we are proposing to do, a description of the property rights to be acquired, and a site map and cross-section of the work we are proposing to do for your consideration. Also attached are copies of the restrictive covenants for the two parcels of property we are planning to acquire.

### Project Description

The I-405 / I-5 to SR 169 Stage 2 - Widening and SR 515 Interchange Project includes improvements along I-405 as well as along local streets. The Project constructs one additional

general-purpose (GP) lane on I-405 in both the northbound (NB) and southbound (SB) directions between SR 167 and SR 169. In addition, the Project builds a new half-diamond interchange at SR 515 (Talbot Road) which includes a new on-ramp from SR 515 to NB I-405 and a new off-ramp from SB I-405 to SR 515. The Project also includes reconstructing Benson Road from just south of I-405, north to almost Renton City Hall; widening SR 515 within the project limits; and realigning Renton Village Place to the north to align with the new off-ramp.

### **Proposed Work**

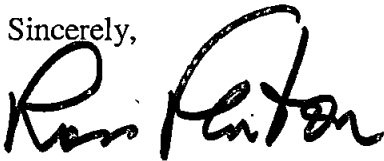
As part of the reconstruction of Benson Road, the Project includes work within the Sam's Club Parcels 1 and 3. This work generally consists of reconstruction of the local road including clearing; grading and construction of a retaining wall; roadway drainage; and paving operations. The soil disturbance area will be limited to the sloped area between the Sam's Club parking lot and the existing Benson Road (Figure 1). The bottom of the wall will generally be about 15 to 20 feet above the parking lot elevation, though several feet of excavation will be required for construction of the retaining wall. No existing ground water wells will be disturbed from the construction of the project.

### **Proposed Interests in Real Property to be Acquired**

To accomplish the work described above, it is necessary for WSDOT to acquire 16,136 square feet of fee property and 8,733 square feet of temporary construction easement from the subject parcels, which are collectively known as King County Assessor's Parcels #202305-9007, 915460-0010, and 172305-9183. The area impacted is an irregular strip, is steeply sloped, vegetated, and lies on the downhill slope between the western edge of Benson Road and the eastern edge of the Sam's Club parking lot.

If you have any questions or require additional information, please contact me at 425-456-8538 or at [ross.fenton@i405.wsdot.wa.gov](mailto:ross.fenton@i405.wsdot.wa.gov).

Sincerely,



Ross Fenton

I-405, I-5 to SR 169 Deputy Contract Manager

### **Attachments**

Figure 1

Restrictive Covenants: Parcel 1 and Parcel 3

Map and Photos from Appraisal

cc: Miriam Rose, I-405 Right of Way  
Ann Kenny, I-405 Permitting