SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Seattle DOT Mercer Parcels – Cleanup Action

2. Name of applicant: 800 Mercer, LLC

3. Address and phone number of applicant and contact person:

Christian Gunter
Senior Vice President – Development
Alexandria Real Estate Equities, Inc.
400 Dexter Ave. N, Suite 200
Seattle, WA 98109
206-408-1550

4. Date checklist prepared: November 18, 2021

5. Agency requesting checklist: Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):

Site preparation and remedial excavation is expected to begin in approximately third quarter of 2022, with excavation expected to take eight months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans for further activity related to this proposal are proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following environmental information has been or will be prepared specifically for the proposed project:

Remedial Investigation, Seattle DOT Mercer Parcels, 800 Mercer Street, Seattle, Washington. Prepared by Hart Crowser, a division of Haley & Aldrich, June 25, 2021.

Public Review Draft, Focused Feasibility Study, Seattle DOT Mercer Parcels, 800 Mercer Street, Seattle, Washington. Prepared by Hart Crowser, a division of Haley & Aldrich, July 13, 2021.

Public Review Draft Cleanup Action Plan, Seattle DOT Mercer Parcels, Seattle, WA. Prepared by Ecology, November 2021.

Cultural Resources Overview for the Mercer Mega Block Project, Seattle, Washington. Cultural Resources assessment prepared by Perteet and submitted to EA Engineering, Science and Technology on October 13, 2020.

Mercer Mega Block Project South Lake Union, Seattle. Cultural Resources Monitoring and Inadvertent Discovery Plan. Prepared by Perteet for Mercer Mega Block Project. April 1, 2021.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, there is a Master Use Permit application pending for City of Seattle approval of redevelopment of the Property, known as the Mercer Blocks Development project. This Seattle DOT Mercer Parcels – Cleanup Action project is limited to implementation of remediation and associated compliance monitoring activities consistent with the final Cleanup Action Plan to be issued by Ecology for the Seattle DOT Mercer Parcels Site after public review and comment. This cleanup project can proceed with or without the future redevelopment of the Site.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed cleanup action would be conducted subject to the requirements of a Prospective Purchaser Consent Decree (PPCD). Because the cleanup action would be performed under a Consent Decree, it is exempt from the procedural requirements of certain state laws and all local permits (WAC 173-340-710[9][b]) but must comply with the substantive requirements of these laws and permits. The exemption from procedural requirements applies to the following Washington State laws: Clean Air Act (RCW 70A.15), Solid Waste Management (RCW 70A.205), Hazardous Waste Management (RCW 70A.300), Construction Projects in State Waters (RCW 77.55), Water Pollution Control (RCW 90.48), and Shoreline Management Act (RCW 90.58).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal associated with this SEPA Environmental Checklist is for performing a cleanup action on the Seattle DOT Mercer Parcels Site (Site), which is entirely within the property located at 800 Mercer Street in Seattle, Washington (Property). The 2.35-acre Property is in Seattle's South Lake Union neighborhood and is currently vacant.

Gasoline-range petroleum hydrocarbons (GRO) and lead are present in shallow soil at the Site at concentrations exceeding the cleanup standards. These impacts are present in soil at depths ranging from approximately 5 to 25 feet below ground surface (bgs). GRO, diesel-range petroleum hydrocarbons (DRO), and benzene are present in shallow groundwater at the Site at concentrations exceeding the cleanup standards. These dissolved impacts are present in groundwater at depths between approximately 25 and 40 feet bgs. Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and arsenic are also present in shallow soil (5 to 30 feet bgs) on the Property at concentrations that exceed regulatory levels, but are associated with the Broad Street Alignment Contaminated Fill site, a separate cleanup site that is present within the former Broad Street alignment that runs through the Property. Chlorinated volatile organic compounds (CVOCs) including tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-DCE), 1,1-dichloroethene, and vinyl chloride (VC) are also present in saturated soil and groundwater on the Property (between 25 and 110 feet bgs), but are associated with the upgradient American Linen Supply Co Dexter Ave site (American Linen site) originating at 700 Dexter Avenue North. The proposed cleanup action will fully remediate the GRO and lead contamination in soil and the GRO, DRO, and benzene contamination in groundwater, and will address portions of the other sites that are present on the Property.

The cleanup action will include excavation and off-site disposal of contaminated soil on the Property. The planned excavation will extend to an approximate elevation of 7.75 feet bgs, corresponding to depths ranging from 26 to 51 feet across the Property. The planned excavation will also remove shallow groundwater contamination on the Property during temporary construction dewatering. Collected water will be conveyed to a water treatment system prior to being discharged to the storm sewer under the required permits issued by the City of Seattle and Ecology. Compliance monitoring, including soil and groundwater sampling and analysis, will be conducted, as necessary, to meet regulatory compliance and confirm that the cleanup action for the Site has attained cleanup standards.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located in Seattle's South Lake Union Urban Center at 800 Mercer Street. The 2.35-acre Property occupies a large block that is bordered by Roy Street on the north, Ninth Avenue North on the east, Mercer Street on the south, and Dexter Avenue North on the west. The Site is located with the NE quarter of Section 30, Township 25N, Range 4E. The Property is comprised of King County parcel numbers 2249000055 and 2249000006. The abbreviated legal descriptions from the King County tax assessor website for the two parcels are: "Eden Add Parcel "A" City of Seattle Lot Boundary Adjustment No 3033220-LU Recording No 20190524900001 (being a portion of SW qtr NE qtr and NW qtr SE qtr STR 30-25-04), Plat Block: 2, Plat Lot: Ports 1—8" and "Eden Add Parcel "B" City of Seattle Lot Boundary Adjustment No 3033220-LU Recording No 20190524900001 (being a portion of SW qtr NE qtr and NW qtr SE qtr STR 30-25-04), Plat Block: 1, Plat Lot: Ports 2—7)," respectively. The following attachments have been provided for additional detail:

Figure 1-1- Vicinity Map
Figure 2-1- Site Conditions Map

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The Property generally slopes down from the west to the east, at an average grade between approximately 3 and 5 percent, with ground surface elevations ranging from about 34 to 59 feet (North American Vertical Datum of 1988 [NAVD88]).

The western half of the Property is relatively flat and gradually sloping. The eastern half of the Property has been graded and includes several soil berms and ditches. The steepest slope on the Property is approximately 4.5 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The western portion of the Property is underlain by fill materials of variable thickness over competent glacial soils (glacial till and very dense sand). The eastern portion of the Property is underlain by up to about 30 feet of relatively soft/loose soils consisting of fill and/or lake deposits (lacustrine). Beneath this layer are competent glacial soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

According to the Geotechnical Engineering Design Report prepared for the Property, it appears that liquefiable zones are present in the eastern portion of the Property.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 13,000 bulk cubic yards of contaminated soil will be excavated and transported for off-site disposal as part of the cleanup action at the Site. This affects a total area of approximately 17,500 square feet. Excavated soil is assumed to be non-hazardous, and assumed to be disposed of off-site at a regulated Subtitle D landfill facility or other permitted landfill or thermal treatment facility. No fill would be required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Site work would expose soils, but the implementation of a Temporary Erosion Sedimentation Control (TESC) plan would mitigate potential impacts.

The completed project would not increase the potential for erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 24 percent of the Property is covered with impervious surfaces under existing conditions, and approximately 99 percent of the Property would be covered with impervious surfaces after future redevelopment. As an interim step, the cleanup action will not change the total impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

There are no anticipated significant adverse impacts to the earth from the proposed cleanup action.

Post-construction erosion potential would be eliminated because approximately 99 percent of the Property will be covered with impervious surfaces after redevelopment.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During implementation of the cleanup action, heavy equipment and vehicle traffic may generate particle pollution from dust and emissions that includes nitrogen oxides (NOx), carbon monoxide (CO), and PM10 (dust). The release of emissions would be temporary, limited to the duration of construction, and localized at the Property.

During excavation and dewatering in the area of shallow petroleum contamination, there may be a localized increase in GRO, DRO, and/or benzene vapor emissions. During dewatering and/or excavation below the water table, there may also be a localized increase in vapor emissions of the CVOCs (PCE, TCE, cis-DCE, VC). The release of these emissions would be temporary, limited to the duration of construction, and localized within the excavation for the building basement.

No air emissions are expected after project completion.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The source of potential CVOC emissions is from historical releases of dry-cleaning solvents at the adjacent American Linen site that have migrated onto the Property.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, dust would be controlled through best management practices (BMPs) for construction as specified by the City of Seattle construction permit. Dust suppression would include misting/watering and covering of stockpiles, if needed, during excavation and loading to minimize generation of visible dust. Construction vehicle emissions would be controlled by state- and federally required vehicle emissions control devices, keeping vehicles and equipment properly maintained and in good repair, and avoiding unnecessary periods of long vehicle idling. Trucking contaminated soil from the project site could be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways and Implementing TESC measures to minimize fugitive dust release

Petroleum-related vapor emissions and/or emissions of CVOCs that may accumulate in the excavation during construction would be addressed through air monitoring in the worker breathing zone and implementing corrective actions as needed in accordance with an approved site-specific health and safety plan.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The nearest surface water body is Lake Union, located approximately 450 feet to the northeast of the project site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, the project will not require any work over, in, or adjacent to (within 200 feet) of any water body.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, the proposed project would not require any surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the project site does not lie within a 100-year floodplain and is not identified as a flood prone area on the City of Seattle Environmentally Critical Areas map.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Groundwater encountered during temporary construction dewatering will be treated as required (e.g., using an air stripper and/or activated carbon) to reduce concentrations of potential contaminants to below the discharge limits, appropriately characterized via sampling and analysis, and discharged to the storm sewer under the Construction Stormwater General Permit (CSWGP) issued by Ecology. The anticipated average discharge rate is between 30 and 75 gallons per minute (gpm).

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The elevation of the water table is heavily influenced by the level of Lake Union and has been affected, to some extent, by the recent subgrade construction in the area. Groundwater may fluctuate because of variations in rainfall, temperature, season, and other factors. Zones of perched water sitting on the glacial till above the regional groundwater table are anticipated.

Temporary construction dewatering would be required when excavations are below the groundwater table or when areas of perched groundwater are encountered. Water removed from the excavation area would be treated on site as required and discharged to the storm sewer under the CSWGP.

Post-construction groundwater analysis, which requires minor groundwater withdrawal, would be conducted following implementation of the cleanup action. Although the exact volume of groundwater withdrawn from monitoring wells is unknown, the volume of groundwater withdrawn would be negligible.

Groundwater would not be withdrawn for drinking water use. Discharges to groundwater would not occur.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste material would not be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater from paved surfaces is directed to existing storm sewers. In unpaved areas of the Property, stormwater infiltrates through gravel or vegetated areas. The completed proposal would not change the stormwater runoff conditions.

2) Could waste materials enter ground or surface waters? If so, generally describe.

During construction, stormwater and erosion controls measures will be installed by the contractor prior to initiation of ground-disturbing activities to mitigate the potential for waste materials to enter surface waters. See response to question B.3.d for description of measures to be implemented to reduce the potential for materials to discharge to surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposal would not alter or otherwise affect drainage patterns in the site vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

There are no anticipated significant adverse impacts to water. A project-specific TESC plan will be prepared. The best management practices (BMPs) outlined in this plan will be implemented by the contractor to reduce or control stormwater runoff during construction. The proposed project would not result in long-term runoff impacts that warrant additional control measures.

*4. **Plants*** [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation on the site would be removed.

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered species are located on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed cleanup action does not include a landscaping or vegetation preservation/enhancement component. However, all 10 existing street trees along Mercer Street, two along Dexter Avenue North, and two along Ninth Avenue North would remain.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds or invasive species are known to be on or near the site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Urban dwelling species, such as songbirds, pigeons, seagulls, and squirrels could potentially be on site.

b. List any threatened and endangered species known to be on or near the site.

The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

Yes. The entire Puget Sound is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or traveling to overwintering sites.

d. Proposed measures to preserve or enhance wildlife, if any:

No significant adverse impacts to plants or wildlife would occur and no specific measures are proposed to enhance wildlife and/or habitat.

e. List any invasive animal species known to be on or near the site.

Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project consists of remediating contamination on the Property, during which the temporary use of portable generators or electricity may be required for lighting and pumping equipment. No energy or natural resources are required once the cleanup action has been implemented.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project does not include construction of vertical elements that could preclude adjacent properties from their ability to collect or use solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed project would not result in energy or natural resources impacts; therefore, no energy conservation or control measures are required or proposed.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Yes. The purpose of the proposed project is to implement a cleanup action in order to remediate soil and groundwater contamination to prescribed cleanup levels. In the short-term, project construction would require excavation/handling of contaminated material, which would temporarily increase construction personnel's potential for exposure to environmental health hazards. In addition, excavation during project construction would require use of heavy machinery that requires fossil fuels for operation. Use of this machinery could result in an

increase in spill or fire potential. Short-term environmental health concerns resulting from the proposed project would be mitigated to the maximum extent practicable, as discussed in the response to question B.7.a.5.

The completed project will have a positive impact on the environment and human health by reducing risks since all of the Site contamination will be addressed by excavation and disposal.

1) Describe any known or possible contamination at the site from present or past uses.

   The Property is impacted by contamination from: (i) fill material extending across the majority of the project site, which contains cPAHs, lead, and arsenic, (ii) petroleum-related contamination in localized areas of soils (GRO) and shallow groundwater (GRO, DRO, and benzene) in specific areas of the project site due to historical operations, and (iii) CVOC contamination in saturated soil and groundwater from an off-site upgradient groundwater plume.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

   Petroleum (GRO, DRO, and benzene) and lead contamination is associated with the listed Seattle DOT Mercer Parcels Site (Facility Site ID: 27913, Cleanup Site ID: 14784) and will be remediated as part of this project. The proposed work is expected to also remove cPAH and arsenic contamination that is present in soil on the Property from the Broad Street Alignment Contaminated Fill site and a portion of the CVOC-contamination from the American Linen site. Any remaining contamination from those other sites will be addressed through other actions specific to those sites, but is not expected to adversely impact this project. The proposed cleanup action takes into consideration the ongoing and/or future investigations, cleanup actions, and monitoring related to those other sites so as not to interfere with those efforts.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

   None anticipated. Contaminated soil would be excavated, temporarily stockpiled on the Property, and transferred by truck off-site for disposal. However, contaminated soil is assumed to be non-hazardous, and assumed to be disposed of off-site at a Subtitle D landfill facility or other permitted disposal facility. Any waste soils containing detectable CVOCs are expected to meet criteria as a non-dangerous solid waste for disposal under a contained-in determination from Ecology.

   After implementation of the cleanup action, no toxic or hazardous chemicals are anticipated to be stored, used, or produced as part of this cleanup action.

4) Describe special emergency services that might be required.

   No special emergency services are anticipated to be required as a result of the project. As is typical of urban cleanup actions, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Seattle.

5) Proposed measures to reduce or control environmental health hazards, if any:

The purpose of the proposed project is to clean up the Site to prescriptive cleanup levels by removing environmental health hazards (contamination). The cleanup action will be performed in accordance with the Model Toxics Control Act (MTCA) under a consent decree that will be entered into with the State of Washington, Department of Ecology. There are no anticipated significant adverse impacts to environmental health associated with the cleanup action.

The cleanup action will be implemented in accordance with the applicable requirements of state and federal rules for contaminated site work, including Chapter 296-62 WAC, Chapter 296-843 WAC, and 29 CFR parts 1910.120 and 1926.65. These regulations address worker health and safety at cleanup sites, including worker training, preparation of a health and safety plan, site control and monitoring requirements, and personal protective equipment.

Contaminated soil has been appropriately characterized via sampling and analysis and will be disposed of off-site at a permitted facility. Contaminated groundwater encountered during temporary construction dewatering will be treated as required (e.g., using an air stripper and/or activated carbon), appropriately characterized via sampling and analysis, and discharged. The cleanup action will be conducted by a contractor who will be responsible for implementing BMPs that mitigate the potential for contaminated media to migrate off-site via erosion or stormwater.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise from area streets is relatively loud at certain times of day. Noise from seaplanes traveling to and from Lake Union may also be occasionally audible. This noise would not be expected to affect the proposed cleanup action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction-related noise would occur as a result of on-site construction activities associated with the project. During construction, localized sound levels and localized vibration would temporarily increase in the vicinity of the project site and streets used by construction vehicles accessing the construction site. The increase in sound levels and vibration would depend upon the type of equipment being used, the duration of such use, and the proximity of the equipment to the property line (and sensitive land uses). Noise from construction would be subject to the limits in the Seattle Noise Ordinance (SMC, Chapter 25.08). Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. This noise would generally occur during normal working hours, as noted in B.7.b.3.

The proposed project would not produce noise after construction is complete.

3) Proposed measures to reduce or control noise impacts, if any:

There are no anticipated significant adverse noise impacts. The project would comply with provisions of the City's Noise Ordinance (SMC 25.08); specifically: construction hours would be limited to standard construction hours (non-holiday) from 7 AM to 6 PM and Saturdays and Sundays from 9 AM to 7 PM. If extended construction hours are necessary, the applicant would apply for a noise variance.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The Property is currently vacant. Surrounding land uses include:

- North - The future Dexter Yard project (two 14-story office towers), a 2-story Seattle City Light maintenance building, and a one-story former restaurant (Buca Di Beppo) that is a future redevelopment site
- East - The 6-story Allen Institute for Brain Science building
- South - A 4-story medical/dental office (Brotman Building), a 5-story UW Medicine Research Campus building, and a site that is temporarily being used for construction staging. To the south of the construction site are two 8-story, 120' tall UW Medicine campus buildings
- West - Currently a one-story warehouse (Copiers Northwest) - future 601 Dexter project site (12-story office) and two one-story buildings used by Copiers Northwest - future 615 Dexter project site (18-story residential building).

The project would not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farmlands or forest lands for over 100 years.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. The site is located in an urban area and would not affect or be affected by working farm or forest land; no working farm or forest land is located in the vicinity of this urban site.

c. Describe any structures on the site.

There are no aboveground structures on the site. There are existing below-grade utilities that will not be impacted by the cleanup action.

d. Will any structures be demolished? If so, what?

No. No structures will be demolished.

e. What is the current zoning classification of the site?

The site is zoned SM-SLU 75/85-280.

f. What is the current comprehensive plan designation of the site?

The Future Land Use Map in the Seattle Comprehensive Plan identifies the site as an Urban Center.

g. If applicable, what is the current shoreline master program designation of the site?

The project site is not located within the City's designated shoreline boundary.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area by the city or county.

i. Approximately how many people would reside or work in the completed project?

The completed project would not directly provide housing or employment opportunities.

j. Approximately how many people would the completed project displace?

The site is currently undeveloped. The completed project would not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No significant adverse displacement impacts would occur and no mitigation measures are necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project is limited to cleanup of Site contamination. This project activity would have no long-term adverse effect on existing or projected land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project site is not located near agricultural or forest lands and no mitigation measures are necessary.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed project does not include construction of new housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing presently exists on-site and none would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts would occur; therefore, no impact reduction or control measures are required or proposed.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No vertical structures/buildings are proposed as part of this cleanup project.

b. What views in the immediate vicinity would be altered or obstructed?

During construction, existing views would be temporarily altered as additional construction vehicles/equipment would be located and used at the Property. After project completion (cleanup at the Site), there would be no alterations or obstructions of views in the immediate vicinity.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No significant adverse aesthetic impacts are anticipated and no mitigation measures are proposed.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Project construction would temporarily result in area lighting of the job site (to meet safety requirements), which will be noticeable proximate to the project site. In general, light and glare from construction of the proposed project are not anticipated to adversely affect adjacent land uses.

The completed project would not result in an increase of light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. The completed project would not result in light or glare that could constitute a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare are anticipated to affect the proposed project.

d. Proposed measures to reduce or control light and glare impacts, if any:

The proposed cleanup project would not result in light or glare impacts. Therefore, no light or glare reduction or control measures are required or proposed.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Lake Union Park is located approximately one block to the northeast of the project site. The Cheshiahud Lake Union Loop trail, which generally follows the shoreline of Lake Union, is also located approximately one block to the northeast of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed project would not result in recreation impacts. Therefore, no recreation impact control or reduction measures are required or proposed.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There are no existing buildings located on the project site.

There is one City-designated Landmark (also determined eligible for National Register of Historic Places) located to the north of the project site: the 1926 Puget Sound Power & Light Company Utilities building. This is a single-story structure made up by three distinct sections (U-shaped building), each characterized by different framing materials, massing, and façade compositions.

There is one City-designated Landmark located to the east of the project site: the 1925 Pacific McKay and 1922 Ford McKay buildings at 601-615 Westlake Avenue North.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The project site is located within an area that is designated as the Government Meander Line Buffer area. This is an area that extends a distance of 200 feet from the location of the U.S. Government Meander Line. The meander line was a line established by government survey in the late 1800s for the purpose of defining the shoreline (or mean high water mark) of what became Lake Union. Properties that are located within the Government Meander Line Buffer are required to prepare an archaeological investigation. A Cultural Resources Study was prepared

to evaluate the potential for archaeological resources to be present on the project site and determined that the project area has a probability for archaeological material.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Potential impacts to historic resources on and near the site were evaluated by consulting the City of Seattle database of historic properties, the 'My Neighborhood Map' (http://web6.seattle.gov/mnm/), the Downtown Historic Resources Survey and Inventory, the Washington State Department of Archaeology and Historic Preservation WISAARD database, and preparation of a Cultural Resources Overview Study (Perteet 2020), which was submitted to the City, the Washington State Department of Archaeology and Historic Preservation (DAHP), and local Tribes.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Measures identified in the Cultural Resources Assessment (Perteet 2020), including preparation of a Cultural Resources Monitoring and Inadvertent Discovery Plan (MIDP; Perteet 2021), would be implemented to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Portions of the project excavation will be directly monitored by a professional archaeologist, and the entire project will proceed under Cultural Resources (MIDP).

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is bounded by Mercer Street on the south, Dexter Avenue North on the west, Roy Street on the north, and Ninth Avenue North on the east. The proposed project would not alter the existing ingress/egress points to these roads.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project site is well served by public transit with the Streetcar, RapidRide bus, commuter bus, and local bus service. The project site is directly served by transit with stops located at the Dexter Avenue North/Roy Street intersection adjacent to the Property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposed project would not add or eliminate any parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No, the proposal does not include any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project site is located approximately 0.25 miles south of Kenmore Air's South Lake Union terminal, which provides short-distance air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The completed environmental cleanup project is not expected to produce any vehicle trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposal will not interfere with, affect, or be affected by the movement of agricultural or forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

No significant adverse transportation impacts are anticipated. Therefore, no measures to reduce or control transportation impacts are required or proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed project would not establish a new land use or increase the intensity of an existing land use. Therefore, the completed project would not increase the demand for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No reduction or control measures are proposed as no adverse impacts on public services would result from the proposed project.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed project is a cleanup action, and utilities would only be used on a temporary basis of the duration of cleanup work and would be limited to storm sewer, water, and electricity. Electricity would be provided from existing sources on or near the Property (provided by Seattle City Light) or from contractor-provided generators. Water is expected to be obtained from existing sources on or near the Property (provided by Seattle Public Utilities). The storm sewer

would be provided from existing sources on or near the Property (provided by Seattle Public Utilities).

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Mark A. Dagel……

Position and Agency/Organization Principal Hydrogeologist - Hart Crowser,

a division of Haley & Aldrich

Date Submitted: November 18, 2021

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are:

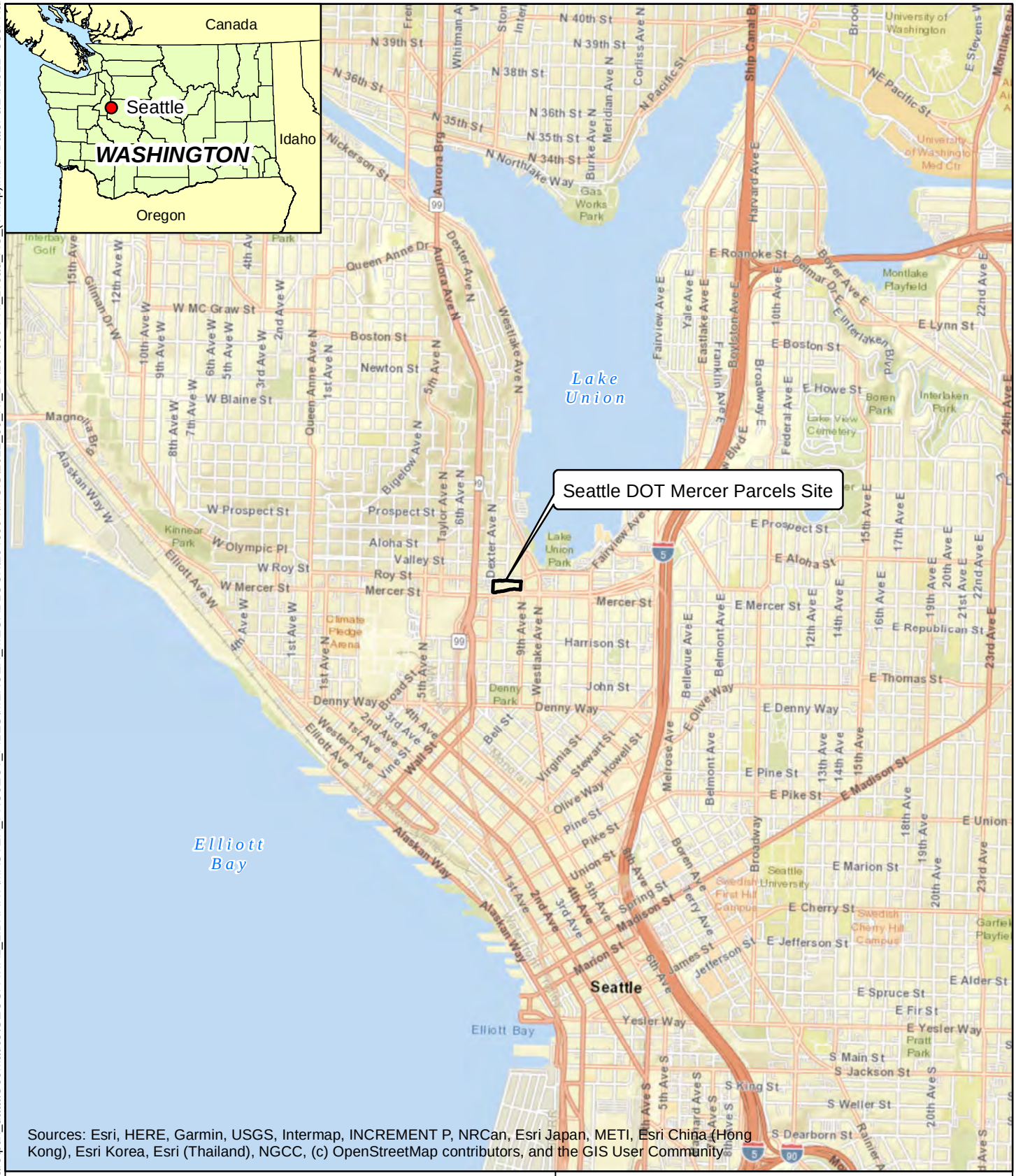
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



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N

Seattle DOT Mercer Parcels Site
Seattle, Washington

Vicinity Map

19409-04 06/21

HARTCROWSER
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Figure
1-1

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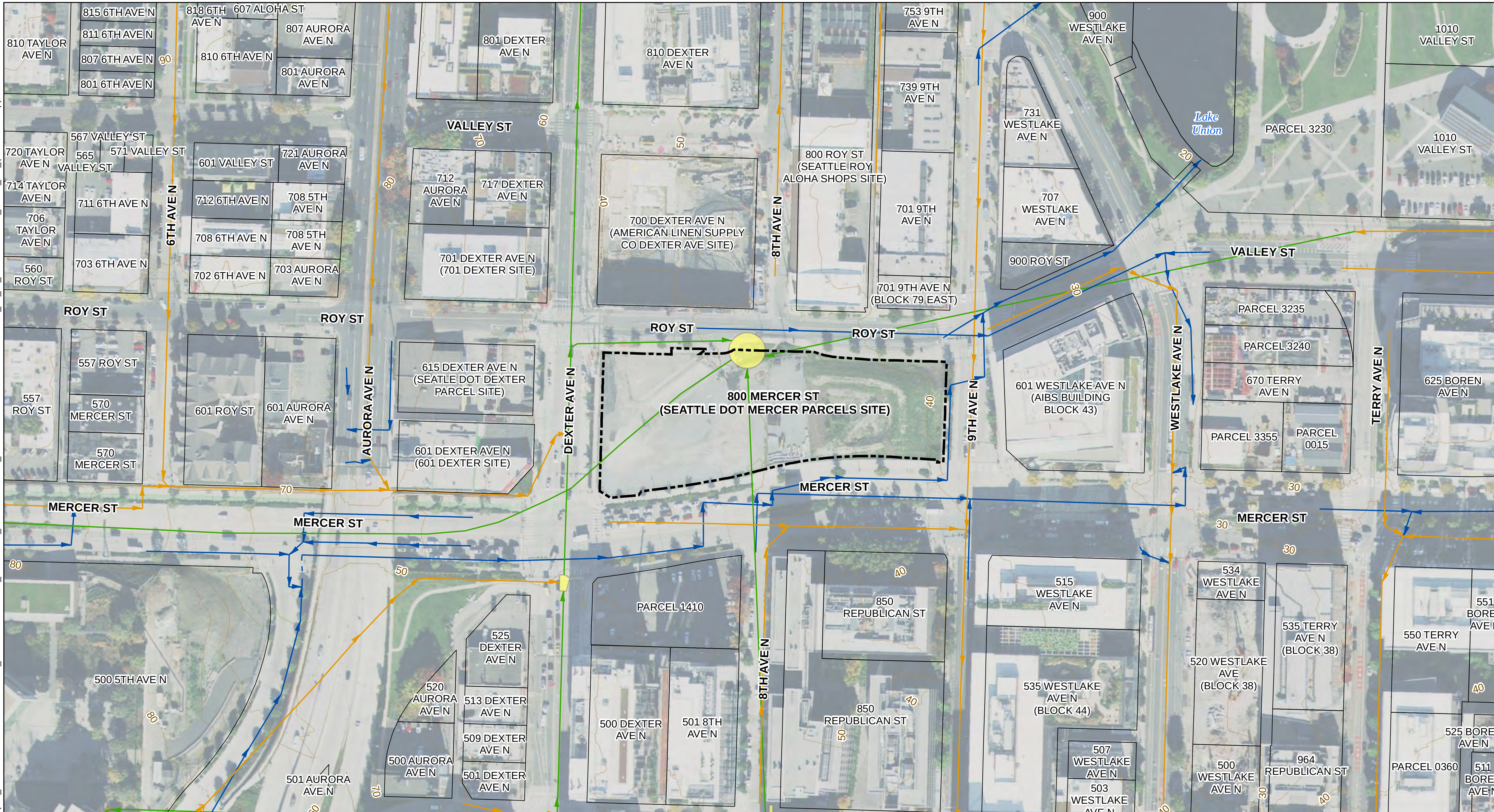

Legend

- Other Parcel Boundary
- Property Boundary

Underground Sewer Lines

- King County Main
- SPU Drainage Main
- SPU Combined Main

- King County Main Facility Structures
- Elevation Contour (King County LiDAR, 2016)

0 75 150 300 Feet

N

Sources: Aerial photograph provided by Hexagon Imagery Program Data. Address information

Seattle DOT Mercer Parcels Site
Seattle, Washington

Site Conditions Map

19409-04 06/21

HARTCROWSER
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Figure
2-1

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