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: 1120 John Street Development / Former Seattle Times Site

2. Name of applicant: Onni John Street (Land) LLC

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

Stephen Porter
Onni John Street (Land) LLC
1411 4th Avenue, Suite 1501
Seattle, WA 98101
(206) 691-8998

4. Date checklist prepared:

A SEPA checklist for earth moving activity associated with the redevelopment at the site was initially prepared on January 28, 2020. This SEPA checklist has been prepared for the earth moving activities associated with remediation of the site as documented in the Interm Action Work Plan and in response to Ecology's recent comments on April 4, 2022. and updated on April 5, 2022.
The initial checklist was prepared and contemplated the need to remove and address contaminated soils as part of redevelopment of the property. For example and without limitation, the trip counts and estimated amount of soil removal in the original checklist are inclusive of the the trips and soil volume excavations for the IAWP. The City of Seattle reviewed the checklist and issued a Mitigated Determination of Nonsignificance on March 10, 2022 ("March MDNS"). The March MDNS may be adopted by Ecology pursuant to WAC 197-11-600 for the IAWP. Onni provides this updated checklist in order to acknowledge the proposed IAWP. The substance of this information was provided to the City of Seattle during its SEPA review process.

5. Agency requesting checklist:

Washington Department of Ecology

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

Planned redevelopment has received master use permit approval from the City of Seattle (SEPA completed) and groundbreaking is planned for the second quarter of 2022 (2Q2022).

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 development of the project site are proposed.

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

- Greenhouse Gas Emissions Worksheet (EA, 2019);
- Environmental Site Assessments (Farallon Consulting, January 8, 2010; Environmental Partners, 2013; EHSI, 2017);
- Viewshed Analysis (EA, January 2020);
- Light and Glare Analysis (EA, January 2020);
- Shadow Analysis (EA, January 2020);
- Cultural Resources Overview (Perteet, January 4, 2019);
- Transportation Impact Analysis (Heffron Transportation, March 12, 2019); and,

- Seattle Times Project Site Redevelopment EIS Addendum (City of Seattle, 2016);
- 1120 John Street MUP Project #3030079 Construction Management Plan February 2019, approved March 2022
- Landmarks package by Perkins + Will 3/11/2019
- Geotechnical due diligence services by GeoEngineers May 23, 2013
- Geotechnical addendum by Terracon January 10, 2020
- Geotechnical Engineering Report by Terracon February 6, 2019
- Technical Memorandum by TRC (Remedial Investigation) dated September 14, 2021
- Memorandum re parking demand, by Heffron, July 21, 2021
- Agreed Order No. DE 20468 between Washington Department of Ecology and Onni John Street (Land) LLC, November 10, 2021;
- Revised Remedial Investigation Report (Final), March 10, 2022;
- Interim Action Work Plan (Final) March 10, 2022, and,
- City of Seattle Analysis and Decision of the Director fo Seattle DCI and Mitigated Determination of Nonsignificance, Project No. 3030029-LU dated March 10, 2022.

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.

There are no other applications pending for governmental approvals of other proposals directly affecting this project.

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

- Washington Department of Ecology: Construction General NPDES Permit;
- Seattle-King County Department of Health: Plumbing Permits;
- City of Seattle, Dept. of Construction and Inspections: Master Use Permit - Type II (including SEPA Compliance, Zoning Review and Design Review), Demolition Permit, Grading/Shoring Permit, Building Permit, Mechanical Permits, Electrical Permits, Elevator Permits, Occupancy Permits, Comprehensive Drainage Control Plan Approvals (includes Construction Best Management Practices, Erosion and Sediment Control approvals);
- City of Seattle, Dept. of Transportation - Term Permit, Street Improvements, Street Use Permits

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 interim remedial action involves excavating contaminated soil within an area of approximately20,000 square feet to a maximumdepth of approximately 50 feet, which corresponds to an elevation of about 55 feet above Mean Sea Level (AMSL). The interim action will result in the full removal of all contaminated soil from the property and associated with the historical Seattle Times activities. The effectiveness of the remedial action will be documented through performance and confirmation soil sampling both during excavation and at the terminal vertical and lateral limits of the remedial excavation. All impacted soils both under the Model

Toxics Control Act and the Hazardous Waste Management Act will be property handled, transported and disposed.

The remedial action will result in substantial improvement in the environmental quality of the property using a permanent remedy (i.e., excavation). There will be no adverse environmental effects to the site as a result of the remedial action.

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 Proposed Action is is located in Seattle's South Lake Union Neighborhood on a full block site that is bounded by Thomas Street on the north, Fairview Avenue N on the east, John Street on the south and Boren Avenue on the west. The approximate area of the site is 110,607 sq. ft. (MUP 3030079-LU). The entire project is located on King County Parcel No. 1986200525 with Township and Range coordinates: Section 30, Township 25 North, Range 4 East.

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 steepest slope on the site is approximately 7.3 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.

Soils at the site consist of fill of variable thickness and recent deposits overlying glacially consolidated soils. The recent deposits consist of sand, silt and clay deposits. Glacially consolidated soils consist of very stiff to hard clay underlain by very dense sand and gravel with variable silt content.

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

No, there are no steep slopes, known slide areas, or liquefaction prone Environmentally Critical Areas mapped on the site.

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 250,000 cubic yards of excavation and limited fill would be required for the project. Any fill material required would be locally sourced. The volume of soil removed for the proposed interim remedial action is included within the redevelopment excavation volume. No additional soil will be excavated due to the interim remedial action. Cotaminated soils will be disposed in accordance with applicable regulations and appropriately permitted facilities.

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

Erosion is possible in conjunction with any construction activity. Site work would expose soils, but the implementation of a Temporary Erosion Sedimentation Control (TESC) plan would mitigate potential impacts. Once the building is operational, no erosion is anticipated.

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

100 percent of the site is covered with impervious surfaces under existing conditions, and 100 percent of the site will be covered with impervious surfaces after project construction.

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

There are no significant adverse impacts to earth that would occur. However, comprehensive Drainage Control Plan approvals (including Construction Best Management Practices, Erosion and Sediment Control approvals) will be submitted as an element of the Building Permit and meet the requirements of the Grading Code.

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.

The proposed interim action is being performed during the redevelopment excavation. The interim action will not result in any additional air emissions beyond those that will result from the redevelopment activity.

The proposed project as approved by the City of Seattle could result in localized increases in air emissions (primarily carbon monoxide) due to construction vehicles, equipment and activities. In order to evaluate the climate change impacts of the proposed project, a Greenhouse Gas Emissions Worksheet has been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis. The Worksheet estimate is based on building use and size. In total, the estimated lifespan emissions estimate for the expansion project is approximately 1,449,813 MTCO2e . The Greenhouse Gas Emissions Worksheet used to estimate the project emissions is contained in Appendix A of this Checklist. This emissions estimate does not take into account any sustainability measures that would be incorporated into the project such as LEED Gold certification.

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

There are no offsite sources of air emissions or odors that may affect the proposed project.

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

There are no significant adverse impacts to air that would occur as a result of the interim action. However, the following measures could be implemented to control emissions and/or dust during construction activities:

- Using well-maintained equipment would reduce emissions from construction equipment and construction-related trucks as would avoiding prolonged periods of vehicle idling.
- Using electrically operated small tools in place of gas powered small tools, wherever feasible.
- Trucking building materials to and from the project site could be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.

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 0.4 mile to the north 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 (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.

3) 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.

No. There will be no discharge of waste materials to surface waters.

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.

No groundwater would be withdrawn or water discharged to groundwater.

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 will not be discharged into the ground from septic tanks, septic leach fields, etc. The proposed building will connect to the municipal sewer system and will discharge directly to this system.

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.

Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project. The proposed development is subject to the stormwater regulations in the 2017 City of Seattle Stormwater Manual. These requirements would be met utilizing a detention vault, vegetated roof surfaces, and non-infiltrating bioretention planters.

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

No. The proposed stormwater collection system and associated mitigation measures would prevent waste materials from entering the ground water or surface waters.

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

Increased impervious area will result in less water percolating into the soil and more water entering the storm sewer system.

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

Stormwater from new impervious surfaces would be mitigated per the City's stormwater code so no additional mitigation is necessary.

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
____shrubs
____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?

There is no vegetation on the site currently. Street trees are present along Boren Avenue N and Fairview Avenue N. Project will meet City of Seattle Tree Protection Code, no further mitigation is required.

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

No known threatened or endangered species are located on or proximate to the project site.

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

The site is bound from the north and south by two "green streets", John St. and Thomas St., that emphasize pedestrian-scale experiences with feature paving, furnishing, lush planting and signage. Each perimeter street will be lined with either existing or proposed street trees and understorey buffer planting, and all will feature a strategic entry to the site's middle area - an activated open-air "public paseo" intended to draw people into the site with a range of programming, uses and activities that respond to the various building uses. Within this paseo, a series of integrated stairs, ramps, walls and seats address the 26-foot grade change from John St. to Thomas Street, creating a series of terrace plazas that provide structure to the public realm. This grade also accommodates rainwater management via the inclusion of rain gardens, biofiltration planters, tree canopies and possibly permeable paving to maximize the absorption and re-use of rainwater in the landscape. The rainwater strategy extends to the upper levels and rooftops, with a combination of raised planters, shade trees, and rooftop pre-grown sedum mats and grass plugs collectively aiming to maximize permeable surfaces and the retention of rainwater into the planters to promote re-uptake by the plants.

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

The site is located in an urban, developed area and 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 _____

Transient songbirds, pigeons, and seagulls. No nests have been observed at the 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 area 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.

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

No significant adverse impacts to wildlife will 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.

Electricity and natural gas are the primary sources of energy that would serve the proposed project. A thermal energy system is proposed at 1120 Denny Way as part of the project. The system would focus primarily on heat recovery by the use of boilers, chillers, and cooling towers to add or remove energy, as needed. The system would harvest energy onsite and take advantage of waste energy that has the lowest greenhouse gas impact and lifecycle costs.

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

The interim action will have no effect on the use of solar energy on the site.

The proposed development would contribute to shading a portion of Cascade Playground and P-Patch during the Vernal and Autumnal Equinoxes at 5 PM, and during the Winter Solstice at 4 PM. A detailed shadow analysis was submitted to SDCI under a separate but nearly identical SEPA Checklist. Overall, no significant shadow impacts would be anticipated to occur.

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 interim action will have no effect on any energy conservation measure or features.

During redevelopment, no significant adverse energy impacts are anticipated. The project is targeting LEED Gold ND certification and a thermal energy system is proposed at 1120 Denny Way as part of the project. The goal of the system is to balance energy performance, greenhouse gas emissions, and life cycle costs. The system would focus primarily on heat recovery by the use of boilers, chillers, and cooling towers to add or remove energy, as needed. The system would harvest energy onsite and take advantage of waste energy that has the lowest greenhouse gas impact and lifecycle costs. The energy plant would be located in the northeast corner of Level P2 of the parking garage at 1120 Denny Way. Piping would serve the 1120 Denny Way development and four thermal pipes would extend north and cross under John St. to also serve the 1120 John St. development.

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, during project construction and the implementation of the interim action, potential excavation and shoring worker exposure to minor concentrations of petroleum and dry cleaner solvent compounds in soil and soil vapor is possible but will be monitored and mitigated using protocols specified in the Interim Action Work Plan and Site-Specific Health and Safety Plan. Upon completion of excavation, residual concentrations of dry cleaner solvent compounds that may be present from the Troy Laundry Site groundwater plume will be evaluated for potential vapor intrusion and a chemical vapor barrier may be constructed to mitigate potential vapor intrusion as necessary.

The interim action will result in substantial improvement in environmental quality at the siteThe completed project would have no known environmental health hazards that could occur as a result of this proposal.

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

A Phase I Environmental Site Assessment (ESA), Limited Surbsurface Investigation were completed for the site in 2010 and 2013, respectively. An Updated ESA Report was conducted for the project site in 2017 to confirm findings from the first two reports as well as to characterize any new environmental conditions found on-site (if any). The report contains a comprehensive compilation of identified Recognized Environmental Conditions (RECs) on the site. These reports and the sum of data within were incorporated into the Revised Remedial Investigation Report

(March 10, 2022) submitted for evaluation by the Washington Department of Ecology per the Agreed Order No. DE 20468.

Environmental contaminants at the property originate from two general sources, one on property (Seattle Times historical operations) and one off-property (Troy Laundry Site). A summary of each is as follows. The substance of this information was provided to the City of Seattle during its SEPA review process:

1. Seattle Times historical operations of automotive fuel systems released gasoline and diesel, historical operation of printing presses and ancillary compressed air systems released polychlorinated biphenyls (PCBs) and possibly chlorinated solvents including trichloroethylene as a cleaner. Impacts are confined to the northern end of the property and extend no further than approximately 50 feet below current ground surface. Soil and perched groundwater are the affected media and will be removed for off-property disposal during redevelopment per the Interim Action Work Plan.
2. Troy Laundry historical operations on the north adjacent property released dry cleaner solvents to the subsurface where they migrated downward to the regional groundwater aquifer occurring at approximately 90 to 100 feet below current ground level. Impacted groundwater has migrated south and beneath the project property. Chorinated solvent compounds include tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene and trans-1,2-dichloroethylene (cDCE and tDCE, respectively), and vinyl chloride (VC). Impacted madia include groundwater and potentially soil vapor.

The contaminants from each source do not appear to be comingled and are treated as separate Sites by the Washington Department of Ecology. Additional information about contaminatation at the site can be found in the Revised Remedial Investigation Report.

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.

Except as set forth in the Revised Remedial Investigation Report referenced above, there are no known hazardous chemicals/conditions or hazardous liquid or gas transmission lines on or in the vicinity of the project site that could affect the proposed project.

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.

No toxic or hazardous chemicals are anticipated to be stored, used or produced during the interim action or the project’s development, construction or operation.

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 development, 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:

Previously identified environmental chemical hazards within soil and perched groundwater at the property will be removed for off-property disposal per the Interim Action Work Plan previously

submitted to the Washington Department of Ecology. Potential vapor intrusion from dry cleaner solvent compound occurring in the Troy Laundry Site groundwater plume will be evaluated and a chemical vapor barrier may by constructed beneath the planned construction as necessary, all in compliance with applicable regulations.

If potentially contaminated soils or groundwater are encountered during excavation for and placement of the utility lines, the soils/groundwater would require special handling, remediation, and disposal.

b. Noise

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

Traffic noise associated with surrounding streets is relatively high at certain times of day. Traffic noise is not expected to adversely affect the proposed interim action or redevelopment .

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.

The interim action will not result in any additional noise beyond the redevelopment and construction-related noise. Construction-related noise would occur as a result of on-site construction activities associated with the project. Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. The proposed project would comply with provisions of Seattle's Noise Ordinance (SMC, Chapter 25.08).

Once the building is operational, no significant long-term noise impacts are anticipated; the development would comply with provisions of the Seattle Noise Ordinance.

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

As noted, 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 site is presently used for surface parking, construction staging and contains the facades of the former Seattle Times office building and printing plant, which consists of several buildings. Surrounding land uses include:

-North-12-story Amazon Houdini office;
-Northeast - 1-story retail building;
-East - 1-story restaurant (Laadla) and the 6- and 7-story Cascade II apartments;
-Southeast - the 12-story Mirabella Retirement facility;
-South - the South Block of the Seattle Times Redevelopment project;
-Southeast - the 8-story Seattle Times office building;
-East - the 11-story Amazon Phase 5 office building; and,

-Northeast - the 12-story Amazon Phase 4 office building (Ruby).

No impact is anticipated on land uses on nearby or adjacent properties. The proposal is consistent with development patterns in the area.

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?

No, 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.

Previously existing structures have largely been demolished with off-property disposal of building materials. Remaining at the property are historic building facades and support structures for the facades. These will be incorporated into the new development construction.

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

Subsurface support structures will be removed as part of the planned redevelopment. No additional demolition is necessary or planned.

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

The site is zoned SM-SLU 175/85-280. A City-sponsored text amendment that amends Section 23.48.002 of the Seattle Municipal Code created additional development capacity on the site in the form of an increase in the amount of structure height and floor area that is allowed by zoning on large block project sites in zoning districts that are designated SM-SLU 175/85-280. Projects that are part of a multi-block development, contain a landmark structure, and provide certain defined public benefits may exceed residential structure height limits up to a height of approximately 320-360 feet and commercial structure height limits up to a height of approximately 190-208 feet and would receive an additional 126,000 gross sq. ft. of additional development area as a result. Tower spacing requirements on the project site may be averaged. Tower spacing requirements for projects incorporating landmarks are departable.

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?

This question is not applicable to the interim action but relates to the redeveloped site. At full occupancy, approximately 3,831 people could work in the building's 957,700 sq. ft. of office space and approximately 315 people could work in the buildings 94,000 sq. ft. of retail space. Office employment assumes 250 sq. ft. per employee and retail employment assumes 300 sq. ft. per employee, based on the King County Buildable Lands Report, 2014.

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

The completed project would not displace any residents, as no housing currently exists on-site.

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:

No significant adverse impacts would occur to existing or projected land uses or plans. The proposed project is located within one of the City of Seattle's six designated Urban Centers – the South Lake Union Urban Center. Consistent with the goals and policies identified for Urban Centers, the concept for the 1120 John Street Development would provide employment-generating uses (office and retail) on-site in a compact, mixed use pattern. The project would also concentrate employment growth in a location with direct access to major bus routes, the Sound Transit Light Rail, and the Seattle Streetcar, as well as convenient access to residential areas in nearby neighborhoods, such as First Hill, Capitol Hill, Queen Anne, and South Lake Union.

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, therefore 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.

No housing would be provided as part of the 1120 John Street Development.

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

No housing presently exists onsite and none would be eliminated.

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

No significant adverse housing impacts would occur and no mitigation would be necessary. The City has adopted Mandatory Housing Affordability (MHA) zoning to address potential housing demand impacts that can result from new development. MHA zoning requires applicants to pay a mitigation fee/cash contribution to the Office of Housing based on the total chargeable square footage for the project, or incorporate affordable housing into a proposed development. The 1120 John Street projects compliance with MHA zoning constitutes mitigation for any potential off-site housing demand generated by the proposed project and new employee generating uses. Specific MHA contribution calculations associated with the project are detailed in the MUP plans that are on file with the City of Seattle.

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?

The tallest height of the proposed building would be approximately 322 feet, excluding including the mechanical penthouse. This height was derived using the average grade of the site. Principal exterior building materials would include vision glazing, terra cotta fins and precast concrete.

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

Views of the existing landmark facades and surface parking on the site would change with the introduction of a new, modern mixed-use building complex containing a 16-story and 17- story tower, and incorporation of the Landmark buildings according to the incentives and controls placed on these buildings by the Landmarks Preservation Board.

It is not anticipated that the proposed project will significantly affect views from City-designated public viewpoints, landmarks, view corridors, or designated views of the Space Needle. A complete Viewshed Analysis was submitted and reviewed by SDCI as part of the March MDNS.

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

No significant adverse aesthetic impacts are anticipated. The proposed project has been designed to be consistent with the South Lake Union Neighborhood Design Guidelines. The West Design Review Board reviewed the proposed project as part of the Early Design Guidance and Design Recommendation phases of the design review process. The Board recommended approval of the project at the Final Recommendation meeting on December 4, 2019. Per SMC 25.05.675.G., the Design Review process is presumed to be sufficient mitigation for any height, bulk, and scale impacts of the project.

11. Light and Glare [help]

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

The proposed project is not expected to result in light or glare-related impacts from stationary sources or mobile sources (vehicles). At times during the construction process, area lighting of the job site (to meet safety requirements) may be necessary, which will be noticeable proximate to the project site. In general, however, light and glare from construction of the proposed project are not anticipated to adversely affect adjacent land uses.

Once operational, interior and exterior building lighting could at times be visible from adjacent land uses and streets. A Solar Glare Analysis was prepared to address the potential impacts associated with solar glare reflecting from the building onto area roadways and any adjacent residential buildings in the area. A complete Solar Glare Analysis was submitted as part of the SDCI MUP permit approved in March 2022.

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

While some shadow impacts to nearby private properties are anticipated, the impacts are not expected to be significant. SEPA substantive policies in SMC 25.05.675Q do not authorize mitigation of shadow impacts on private property. A shadow analysis analyzing potential shading to parks in the site vicinity was submitted and reviewed by SDCI as part of the March MDNS.

Regarding solar glare, while motorists on Fairview Avenue N or Westlake Avenue N could experience reflected solar glare from the proposed development, such glare would primarily be outside the cone-of-influence and would not be expected to cause problems for motorists nor differ substantially from periodic glare from stationary and mobile sources that motorists typically experience.

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 proposed1120 John Street Development.

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

No significant adverse light or glare impacts are expected; therefore, no mitigation measures are necessary. The following measures would help to reduce overall light and glare from the project as it relates to the neighborhood surrounding the site:
-It is anticipated that no excessively reflective building materials are proposed to be used.
-Building facade modulation would reduce the effect of any potential reflected solar glare
-Proposed street trees and the use of building materials with relatively low-reflectivity at street level would minimize reflective glare-related impacts to pedestrians, motorists, and nearby residents.
-Pedestrian-scale lighting would be provided with code, function, and safety requirements. Exterior lighting would include fixtures to direct the light downward and away from off-site land uses.

12. Recreation [help]

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

Recreational opportunities in the immediate vicinity include Cascade Playground and P-Patch, located approximately one block to the northeast and the Seattle Times Park located directly south of the project site.

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

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:

No significant adverse recreation impacts would occur and no mitigation is necessary.

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.

Yes. The project site contains three City-designated Landmark buildings including the Seattle Times Office Building, the Seattle Times Printing Plant, and the Seattle Times Office Addition. A certificate of approval has been issued by the Landmarks Preservation Board.

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.

A Cultural Resources Assessment was prepared for the project site and was submitted to the City and DAHP. The project site is located on a glacial upland landform where there is typically relatively low potential for encountering intact, significant pre-contact or ethnographic period archaeological resources. If present, any pre-contact cultural materials would probably not be buried deeper than 3 feet below the base of fill. Historical development of the project area began prior to 1886 with the construction of a building on the site, followed by a series of single-family residences constructed on the west half of the site through several construction episodes until the Seattle Times building was constructed in 1930-31. Potentially significant historical material may, therefore, be located within the project area.

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 cultural resources on the project site were assessed via completion of a Cultural Resources Assessment.

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.

Given the presence of potentially significant historical material within the project area, archaeological monitoring during construction is recommended to identify any significant archaeological sites that may be present. Monitoring should focus on the west side of the parcel at depths where the fill intersects underlying sediments, and where outhouses and historical buildings were identified on Sanborn maps. The monitoring should be guided by a monitoring and discovery plan submitted to DAHP and affected Tribes for review prior to construction.

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.

A Traffic Analysis Update (March 12, 2019) expands upon information provided in this section and was presented and reviewed by SDCI as part of the March MDNS.

This project site is bounded by Thomas Street on the north, Fairview Avenue N on the east, John Street on the south and Boren Avenue N on the west.

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 site area is well served by public transit with the Streetcar, RapidRide bus, commuter bus, and local bus service located in the immediate vicinity. The site is directly served by transit with a stop located on Fairview Avenue N, adjacent to the site.

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

The project will have 1,017 parking spaces in an underground garage. The site would eliminate 111 existing surface 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).

The project would not require any new street or related facilities, or improvements to existing facilities. The project proposes to provide landscaping and other features along its frontages along with replacing or repairing sidewalks as needed.

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/proposal would not use water, rail, or 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?

Estimates of vehicular trips per day that would be generated by the completed 1120 John Street project were presented and reviewed by SDCI as part of the March MDNS.

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.

The project would not interfere with or be affected by the movement of agricultural and forest products on the roadway network near the site area.

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

Mitigation measures proposed include payment of a pro-rata share fee to South Lake Union project and the Denny Way Adaptive Signal Control program, as well as implementation of a Transportation Management Plan.

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.

It is anticipated that the proposed project would generate an incremental need for increased public services due to the addition of office and retail employees and visitors associated with the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.

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

While the increase in employees and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within the South Lake Union area to preclude the need for additional public facilities/services.

16. Utilities [help]

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

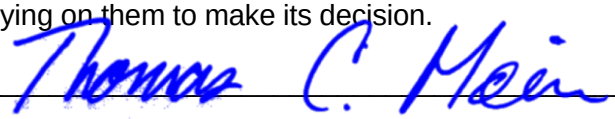
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities and providers (in parentheses) proposed for the project would include the following:

- Water – (Seattle Public Utilities)
- Sewer –(Seattle Public Utilities)
- Natural Gas – (Puget Sound Energy)
- Telecommunications – (Century Link, Comcast, cellular networks)
- Electrical – (Seattle City Light)
- Refuse/Recycling Service (Cleanscapes/Recology)

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 Thomas C. Morin

Position and Agency/Organization Vice President, TRC Environmental Corporation

Date Submitted: March 29, 2022

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?

The interim action would not increase the discharge of water, emissions to air, the production, storage, or release of toxic or hazardous substances or the production of noise. The interim action will remove known contaminants from the site and will result in substantial improvement in environmental quality.

Proposed measures to avoid or reduce such increases are:

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

The interim action would have no effect. There are no plants, animals, fish or marine life at the site.

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?

The interim action will not 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?

The interim action will have no effect.

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?

The interim action will have no effect.

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?

The interim action will have no effect.

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.

The interim action will not conflict with applicable regulations or requirements.