



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

**Northwest Region Office**  
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

**STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: July 13, 2022

Lead agency: Department of Ecology, Toxics Cleanup Program, and Northwest Region Office

Agency Contact: Tanner Bushnell, [tanner.bushnell@ecy.wa.gov](mailto:tanner.bushnell@ecy.wa.gov), (425) 691-0571

Description of proposal:

The Subject Property is composed of 1 tax parcel totaling approximately 0.54 acres located in a mixed-use commercial and residential area of the South Lake Union area of Seattle, Washington. The Subject Property is currently occupied by a commercial tenant, Seattle Copies Northwest. The single story retail building on the property was constructed in 1919 and expanded in 1962. Historical records indicate a laundry business operated on the property in the 1930's and 1940's, and a small fueling station was present on the property in the 1940's and 1950's. Four underground storage tanks in the alley directly north of the property were decommissioned in 1997. An additional gas station and auto repair facility was previously located at the property to the north. Petroleum related contamination has been detected in soil, groundwater, soil vapor, and indoor air at the Subject Property.

The proposed interim cleanup action consists of excavation and off-property disposal of contaminated soil, dewatering and disposal of contaminated perched groundwater, and sampling after excavation. The interim action will be limited to the parcel located at 601 Dexter Avenue North, Seattle, Washington.

Property redevelopment plans include demolishing the existing building to accommodate a 12-story commercial building with office and research laboratory uses and 3 levels of below-grade parking.

Location of proposal: 601 Dexter Site- 601 Dexter Avenue North, Seattle, WA 98109

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Applicant/Proponent:

ARE-Seattle No 32, LLC  
c/o Ginger Hutton  
ghutton@are.com  
(206) 408-1549  
400 Dexter Ave N, Suite 200  
Seattle, WA 98109

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## DETERMINATION OF NONSIGNIFICANCE

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Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist, and the Draft Agreed Order and associated Exhibits for the Site. These are available at: [601 Dexter Documents](#)

This determination is based on the following findings and conclusions:

The project proponent is removing the detected soil contaminants where needed for property redevelopment. Encountered groundwater contamination will be properly disposed of. The interim cleanup and redevelopment will not interfere with final cleanup actions at the site.

The comment period for this DNS corresponds with the comment period for the Agreed Order, which will end on September 13, 2022.

Responsible official:

Robert Warren  
Section Manger  
Toxics Cleanup Program, NWRO  
Department of Ecology  
15700 Dayton Ave N  
Shoreline, WA 98133  
206-594-0093

Signature



Date

July 13, 2022

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the permit, rule amendment, plan, order or other may be appealed by the applicable citation and summary of timeline.

# 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: [601 Dexter – Interim Cleanup Action](#)
2. Name of applicant: [ARE-Seattle No. 32, 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: April 19, 2022
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 the first quarter of 2023..](#)
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:](#)

[Final Phase I Environmental Site Assessment, 601 Dexter Avenue N, Seattle WA. Prepared by Hart Crowser, May 23, 2019.](#)

[Final Hazardous Building Materials Due Diligence Survey, 601 Dexter Avenue N, Seattle WA. Prepared by Hart Crowser, May 23, 2019.](#)

[Final Phase II Environmental Site Assessment, 601 Dexter Avenue N, Seattle WA. Prepared by Hart Crowser, May 23, 2019.](#)

[Remedial Investigation – Seattle DOT Dexter Parcel \(615 Dexter\), 615 Dexter Avenue N, Seattle WA \(February 3, 2022\).](#)

[Remedial Investigation Work Plan, 601 Dexter Site, 601 Dexter Avenue N, Seattle WA \(Date to be determined, anticipated in 3<sup>rd</sup> quarter 2022\).](#)

[Remedial Investigation / Feasibility Study Report, 601 Dexter Avenue N, Seattle WA \(Date to be determined, anticipated in 4th quarter 2022\).](#)

[Interim Action Work Plan, 601 Dexter Avenue N, Seattle WA \(Date to be determined, anticipated in 1st quarter 2023\).](#)

*Remedial Investigation – Seattle DOT Dexter Parcel (615 Dexter), 615 Dexter Avenue N, Seattle WA (February 3, 2022).*

*Historic Preservation and SEPA Review- Appendix A for the 601 Dexter Avenue N Building. Prepared by Hillis Clark Martin & Peterson, February 2020.*

Seattle Department of Neighborhoods, Determination of Landmark Ineligibility. Prepared by Tom Quckenbush, March 13, 2020.

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 601 Dexter project. This 601 Dexter – Interim Cleanup Action project is limited to implementation of remediation and associated compliance monitoring activities consistent with the final Interim Action Work Plan for the 601 Dexter Site. This remediation project will be performed in conjunction and concurrent with future redevelopment of the Site.

10. List any government approvals or permits that will be needed for your proposal, if known. The proposed Interim Cleanup Action would be conducted subject to the requirements of an Agreed Order (AO). Because the Interim Cleanup Action would be performed under an AO, 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 Interim Cleanup Action on the 601 Dexter Site (Site), which is generally located at 601 Dexter Avenue North in Seattle, Washington (Property). The 0.544-acre property is in Seattle's South Lake Union neighborhood and is currently occupied by Copiers Northwest as a storage warehouse and surface parking lots.

Petroleum-impacted soil and shallow, perched groundwater are present in the eastern portion of the Property.

Gasoline-range organics (GRO) and several volatile organic compounds (VOCs) associated with a gasoline release have been detected in soil at the Property and on the north-adjacent property. Soil concentrations of GRO and VOCs occur at depths ranging from 25 to 35 feet below ground surface (bgs). While on-Property soil concentrations are less than their respective cleanup levels (CULs), the presence of these compounds will necessitate special handling and disposal when excavated as part of the planned property-wide redevelopment.

Benzene, toluene, ethylbenzene, and xylenes (BTEX), GRO, and diesel-range organics (DRO) have been detected in shallow groundwater in the northeastern portion of the property and are likely the result of a release of petroleum fuels from a historical service station on the north-adjacent property. Reported BTEX, GRO, and DRO concentrations are less than their respective CULs.

Soil vapor compounds detected at the Property include:

- 1,3,5-Trimethylbenzene
- 1,3-Butadiene
- 1,3-Dichlorobenzene
- 1,4-Dichlorobenzene
- 2-Butanone
- Isopropyl alcohol
- 4-Methyl-2-pentanone
- Acetone
- Acrolein
- Benzene
- Carbon tetrachloride
- Chlorobenzene
- Chloroform
- Chloromethane
- Cyclohexane
- Dichlorodifluoromethane
- Ethylacetate
- Ethylbenzene
- Heptane
- Xylenes
- Naphthalene
- N-Hexane
- 4-Ethyltoluene
- Propylene
- Styrene
- Methyl t-butyl ether (MTBE)
- Tetrachloroethene (PCE)
- Toluene
- Trichloroethene (TCE)
- Trichlorofluoromethane
- Aliphatic and aromatic petroleum compounds

Generally, the detected compounds are either ubiquitous in atmospheric air or associated with a nearby release of petroleum fuels. The reported concentrations of these compounds in soil vapor were generally less than applicable MTCA screening levels. Exceptions include acrolein (a common sewer gas) and naphthalene (associated with a petroleum release or roofing compounds).

Planned redevelopment includes excavation from Property boundary to Property boundary to a depth of at least 35 feet (25 feet above mean sea level [ams]). The Interim Cleanup Action will be completed simultaneously and will include management and off-Property disposal of petroleum-impacted soil and water. Excavation dewatering operations may need to incorporate mitigation measures prior to permitted release to the combined sewer.

Based on current data, a chemical vapor barrier will not likely be necessary to mitigate soil vapor compounds that may remain after redevelopment. Additional data will be collected and evaluated during the planned remedial investigation of the Property. If changed conditions warrant a chemical vapor barrier, one will be constructed prior to placement of building foundations and footings.

Post-Interim Cleanup Action monitoring of groundwater and soil vapor is anticipated.

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 601 Dexter Avenue North. The 0.544-acre Property is bordered by an alley on the north, Aurora Avenue North on the west, Mercer Street on the south, and Dexter Avenue North on the east. The Site is located with the NE quarter of Section 30, Township 25N, Range 4E. The Property is comprised of King County parcel number 2249000100. The abbreviated legal description from the King County tax assessor website is: "Eden Add Less St Less Alley, Plat Block: 3, Plat Lot: 1, 2, 7, and 8." The following attachments have been provided for additional detail:

Figure 1- Vicinity Map

Figure 2- Site Representation

## **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 twenty percent. There is also a retaining wall on the site that was created through prior legal grading.

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 generally consist of fill over native glacial till. The fill thickness generally increases from northwest to southeast, with the depth to glacial till ranging from 1 to 12 feet bgs across the Property.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

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.

Over 50,000 tons of excavated soil will be excavated and transported for off-site disposal as part of the Interim Cleanup Action at the Site, affecting a total area of over 23,100 square feet. Excavated soil is assumed to be non-hazardous, and as such will be disposed off-site at a regulated Subtitle D landfill facility or other appropriately permitted facility. No fill would be required for the interim action and/or for site redevelopment.

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)?

100 percent of the Property is currently covered with impervious surfaces under existing conditions, and post-redevelopment conditions will be similar. As an interim step, the Interim 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 Interim Cleanup Action. Post-construction erosion potential would be eliminated because approximately 90 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 Interim Cleanup Action, heavy equipment and vehicle traffic may generate particle pollution from dust and emissions that includes nitrogen oxides (NO<sub>x</sub>), carbon monoxide (CO), and PM<sub>10</sub> (dust). During excavation in the area of the GRO contamination, there may be a localized increase in GRO and/or benzene vapor emissions. The release of emissions would be temporary, limited to the duration of construction, and localized at the Property.

Ongoing monitoring for the Interim Cleanup Action would be a source of emissions produced by the completed project. Monitoring would require periodic vehicle trips to and from the Site until cleanup levels are achieved. Ecology would also periodically visit the Site for inspections to verify the Interim Cleanup Action remains effective. The vehicle trips produced by these activities would not result in a significant source of air emissions.



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

There are no off-site sources of emissions or odor that may affect the proposed project.

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 TESC measures could be implemented to minimize fugitive dust release.

Vapor emissions 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 0.2 miles (1,060 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.

Excavation will not extend below the regional groundwater level. Temporary construction dewatering may be required if areas of perched groundwater are encountered. Groundwater encountered during temporary construction dewatering will be treated as required (e.g., using activated carbon) to reduce concentrations of potential contaminants to below the discharge limits, appropriately characterized via sampling and analysis, and discharged to either the combined sewer or storm sewer under the King County Industrial Waste Program (KCIW) or Construction Stormwater General Permit (CSWGP) issued by Ecology, respectively.

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.

Groundwater would not be withdrawn for drinking or personal hygiene water use.

Temporary construction dewatering may be required if areas of perched groundwater are encountered. If temporary construction dewatering is required, water removed from the excavation area would be treated on site as required and discharged to either the combined sewer or storm sewer under the KCIW or CSWGP, respectively.

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

- 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. 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
- 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?

Approximately 600 square feet of ornamental landscape vegetation will be removed from the southeast corner of the property during the project. Post-redevelopment landscaping will reestablish a total similar area.

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 Interim Cleanup Action does not include a landscaping or vegetation preservation/enhancement component. However, existing street trees would remain and reestablishment of the total ornamental vegetation (Item 4b above) will occur post-development.

- 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 Site, during which the temporary use of portable generators or electricity may be required for lighting and pumping equipment.

- 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 an Interim Cleanup Action in order to remediate soil and groundwater contamination. In the short-term, project construction would require excavation/handling of impacted 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.

Long-term performance monitoring would be used to evaluate residual contaminant concentrations in groundwater. Monitoring events would require personnel to handle/contact potentially contaminated material/equipment.

Environmental health concerns resulting from short-term construction and long-term monitoring required for 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 exposure risks and removing contamination from the property.

- 1) Describe any known or possible contamination at the site from present or past uses.  
The Property and adjacent alley is impacted by petroleum-related contamination. Historical operations on the north-adjacent property (Seattle DOT Parcel Site, Facility Site ID: 81735, Cleanup Site ID: 14785) has been identified as a possible source. A localized area of impacted soil and shallow groundwater is present in the eastern portion of the Property. Various VOCs have been detected in soil gas and air at the Site.
- 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.

Contamination noted in the previous response will be remediated on the 601 Dexter Property as part of this Interim Cleanup Action.

- 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 as such disposed off-site at a Subtitle D landfill facility or other appropriately permitted facility.

After implementation of the Interim Cleanup Action, purge and decontamination groundwater generated from groundwater monitoring may be temporarily stored on the Property, but is also expected to be non-hazardous.

- 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 Interim 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 cleanup the Property by removing environmental health hazards (petroleum impacts to soil and shallow groundwater) during redevelopment activities (i.e., construction excavation). The Interim Cleanup Action will be performed in accordance with the Model Toxics Control Act (MTCA) under an Agreed Order 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 Interim Cleanup Action.

The Interim 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.

Petroleum impacted soil and shallow groundwater encountered during the Interim Cleanup Action will be characterized and appropriately disposed off-site in accordance with local, state, and federal requirements. Construction worker spaces during the Interim Cleanup Action will be monitored and appropriate mitigation measures employed as necessary to minimize human exposure to the compounds identified herein.

#### *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 Interim 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 occupied by a one-story warehouse. The building is used by Copiers Northwest, which is a printing business that also occupies the building on the property adjacent to the north. The alley that is impacted by the Site runs east-west along the northern Property boundary with access points from Aurora Avenue North and Dexter Avenue North, and is paved with asphalt and concrete. Surrounding land uses include:

- North- one-story warehouse and surface parking lot (future 615 Dexter development site)
- East- vacant land (future Mercer Blocks development site)
- South- one-story retail building across Mercer Street
- West – Aurora Avenue North roadway corridor

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 is a one-story warehouse building on the Property.

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

The building on the Property would be demolished as part of the 601 Dexter redevelopment project considered under a separate SEPA Environmental Checklist.

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.

A retaining wall on the site, created through prior legally permitted activity, is a mapped critical area. This area will not be disturbed by the Interim Cleanup Action.

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

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

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

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 Interim Cleanup Action 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 Interim Cleanup Action 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 three blocks 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 three blocks 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.

The existing building on the Property was constructed in 1919. A Historic Preservation Report was reviewed by the Seattle Department of Neighborhoods (DON) to determine whether Landmark nominations would need to be prepared and submitted to the City. DON determined the building does not appear to meet the landmark designation standards set in SMC 25.12.350.

There are no City-designated Landmark buildings adjacent to the site or in the immediate site vicinity.

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.

There is no visible evidence of Native American or historic use or occupation on the site. The project site is located outside the Government Meander Line Buffer area, which 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 has not been prepared since the project site is outside the Government Meander Line Buffer 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 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, and preparation of a Historic Preservation Report .

- 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.

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

#### **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 an alley on the north, Dexter Avenue North on the east, Mercer Street the south, and Aurora Avenue North on the west. 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 interim cleanup project would remove approximately 10 parking spaces. The redevelopment immediately following the cleanup would add up to four levels of underground parking.

- 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?

Vehicle trips produced by the completed environmental cleanup project would be negligible. Vehicle trips would be generated during monitoring and maintenance activities after implementation of the Interim Cleanup Action, and would include the following:

- Performance and Confirmational Monitoring: Personnel would visit the Site to conduct performance and confirmational monitoring (including groundwater and air monitoring and/or cap inspection) after implementation of the Interim Cleanup Action. This monitoring is expected to occur quarterly for two years, semiannually for three years, and then annually for up to 20 years.
- Site Inspections: Periodic reviews of the Interim Cleanup Action with potential visits to the Site would be conducted by Ecology until cleanup levels are met. This would happen periodically over the assumed 20-year period to achieve soil and groundwater cleanup levels.

These trips would generate a negligible amount of 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 Interim Cleanup Action, and utilities would only be used on a temporary basis of the duration of cleanup work and would be limited to storm or combined 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 or combined sewer would be provided from existing sources on or near the Property (provided by Seattle Public Utilities or King County Wastewater Treatment Division).

**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 Jerry Boyd

Position and Agency/Organization Senior Geologist, TRC Environmental Corporation

Date Submitted: \_\_\_\_\_

**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.