



**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  
ADOPTION of EXISTING DOCUMENT**

**Date of Issuance:** November 7, 2022

**Lead agency:** Washington State Department of Ecology (Ecology)

**Agency Contact:** Julia Schwarz, [Julia.schwarz@ecy.wa.gov](mailto:Julia.schwarz@ecy.wa.gov), (425) 515-5992

**Agency File Number:** Cleanup Site ID 4765, Facility/Site ID 2050

**Description of proposal:** The Georgetown Flume Off-Leash Area and multi-use trail project will create a dog off-leash area, a multi-use trail, and a large bioretention cell to manage stormwater for the site. The proposal will also add approximately 80 new trees, pedestrian lighting, a new water line, and parking spaces. The project is located on City of Seattle property that is part of the North Boeing Field - Georgetown Steam Plant site which is a formal cleanup site under an agreed order with Ecology. This project is considered an interim action by Ecology. The proposed project includes excavation and offsite disposal of shallow soils containing contaminants of concern for the project area (cPAHs, PCBs, and arsenic), and replacement with clean backfill. Groundwater in the area also contains low concentrations of volatile organic compounds.

**Location of proposal:** 7242 East Marginal Way South, Seattle, WA 98108  
Longitude: -122.319171 Latitude: 47.538529

Mike Schwindeller, Sr. Capitol Projects Coordinator  
c/o Seattle Parks and Recreation  
Planning, Development & Maintenance Division  
300 Elliott Ave W, South Suite 100  
Seattle, WA 98119  
(206) 615-1165

**Title of document being adopted:** Determination of Non-Significance and SEPA Environmental Checklist

**Date adopted document was prepared:** December 2021

DETERMINATION OF NONSIGNIFICANCE

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November 7, 2022

**Description of document (or portion thereof) being adopted:** The original DNS and SEPA checklist were prepared by the City of Seattle Development and Maintenance Division, Seattle Parks and Recreation. These documents went through a comment period which ended on January 10, 2022.

The adopted document is available at:

<https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202106551> and is included as Appendix I of the Interim Action Work Plan.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

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). This determination is based on the following findings and conclusions:

The project removes soil contaminants in shallow soil and replaces the soil with clean backfill. Mitigation measures for short-term safety during project construction are adequate. Additional project information requested during the original SEPA review is provided in the Georgetown Flume Off-Leash Area and Trail Interim Action Work Plan.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on December 21, 2022.

Responsible Official:

Robert W. Warren  
Section Manger  
Toxics Cleanup Program, NWRO  
Department of Ecology  
PO Box 330316  
Shoreline, WA 98133  
206-594-0093



Signature \_\_\_\_\_  
(electronic signature or name of signor is sufficient)

Date 10/5/2022

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.

**DETERMINATION OF NON-SIGNIFICANCE**

Description: **Georgetown Flume Park Development** – The Georgetown Flume Off-Leash Area and multi-use trail development project is a multi-agency City project. Seattle City Light has transferred the property to the Seattle Department of Transportation and Seattle Parks and Recreation as part of a public benefit for a street vacation. The combined development will create a dog off-leash area, a multi-use trail, and large bio-retention cell to manage stormwater for the site, and plant approximately 80 new trees. The multi-use trail will be a link of the Georgetown to South Park Trail. Improvements include pedestrian scaled lighting and six parking spaces, including one accessible parking space in the South Myrtle Street right-of-way on the north side of the site. The project will also construct a new 12" water main from Ellis Avenue South along Myrtle Street to bring water to the site and includes approximately 1,000 cu.yds of grading.

Proponent: **Seattle Parks and Recreation**

Location: **7242 East Marginal Way South, Seattle WA 98108**


Lead agency: **Seattle Parks and Recreation**

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of publication (December 23, 2021).

Written comments must be submitted by **January 10, 2022**.

Responsible official: Andy Sheffer  
Position/title: Director, Planning, Development & Maintenance Division, Seattle Parks and Recreation  
Phone: (206) 684-7041  
Address: 300 Elliott Avenue West, Suite 100, Seattle, WA 98119

Date: 12/17/2021 Signature: 

**Please contact:** David Graves, Strategic Advisor, Seattle Parks and Recreation if you have questions or written comments about this determination. **Phone:** (206) 684-7048; **Fax:** (206) 233-3949; or, **e-mail:** [david.graves@seattle.gov](mailto:david.graves@seattle.gov). You may appeal this determination to **Office of the Hearing Examiner** at **PO Box 94729, Seattle, WA 98124-4729** or 700 Fifth Avenue, Suite 4000, Seattle, WA 98104 no later than **5:00 pm** on **January 18, 2022** by **Appeal Letter** and **\$85.00 fee**. You should be prepared to make specific factual objection. Contact the Seattle Examiner to read or ask about the procedures for SEPA appeals.

## SEPA ENVIRONMENTAL CHECKLIST

### A. Background

1. Name of proposed project, if applicable:  
**Georgetown Flume Dog Off Leash Area and Trail**
2. Name of applicant:  
**City of Seattle, Dept of Parks and Recreation**
3. Address and phone number of applicant and contact person:  
**Mike Schwindeller, Sr. Capitol Projects Coordinator  
c/o Seattle Parks and Recreation  
Planning, Development & Maintenance Division  
300 Elliott Ave W, South Suite 100  
Seattle, Washington 98119  
(206) 615-1165**
4. Date checklist prepared:  
**12/8/21**
5. Agency requesting checklist:  
**City of Seattle, Seattle Parks and Recreation (SPR)**
6. Proposed timing or schedule (including phasing, if applicable):  
**Construction is proposed to start in the summer of 2022 with completion in Spring 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**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
The following documents will be prepared directly related to this proposal: **Storm Water Drainage Report, Property Transfer Soil Sampling Memo, SWPPP and a Geotechnical Memo**
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.  
**None known**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**City of Seattle, Drainage Review  
City of Seattle, Construction Permit  
City of Seattle ECA Exemption (Prepared by SPR)**

**City of Seattle, Seattle Public Utilities (SPU) review of water main extension**

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.)

**To summarize:**

The Georgetown Flume Off-Leash Area (OLA) and multi-use trail development project is a multi city agency project. Seattle City Light (SCL) has transferred the linear property between East Marginal Way S and S Myrtle Street to Seattle Department of Transportation (SDOT) (9,989 sq ft) and Seattle Parks and Recreation (SPR) (36,349 sq ft) as a part of a public benefit for SCL;s Diagonal Ave S Street Vacation at their South Service Center location. The combined development will create a dog off-leash area, a multi-use trail, and large bio-retention cell to manage stormwater for the site, and plant at least 80 new trees. The multi-use trail will be a link of the Georgetown to South Park Trail and will have 12 pedestrian scaled lights. There will be six parking spaces, including one accessible parking space in the ROW on the north side.

The OLA will include two separate areas for dogs, the small and shy dog area will be approximately 3,000 sq ft and the main OLA will be approximately 17,000 sq ft. The remaining area on SPR property will be split between the bioretention cell and a planting buffer on the south side to increase tree canopy and buffer the OLA from E Marginal Way S. The small and shy area will feature a set of "airlock" or double gates and the main OLA will include three sets of gates spread out at the north central and southern portions. Each access point will be fully accessible to people with disabilities and a concrete pad with seating will be located at each access point. The project will also construct a new 12" water main (approximately 320') from Ellis Ave S along S Myrtle St to bring water to the site for dogs and for irrigation. During construction the project will remove the top 9" of existing soil from the surface and import clean fill and aggregate for the park.

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 proposal site is currently known as Georgetown Flume Off Leash Area (Park to be named at a future date), and is located at 7242 E Marginal Way S, Seattle, Washington 98108, King County.**

**Legal:**

**(PER FIRST AMERICAN 1TTIE INSURANCE COMPANY FILE NO.; 4209-3352852  
EFFECTIVE DATE SEPTEMBER 1 O, 2020 AT 8:00 A.M.)**

**CITY OF SEATTLE, A MUNICIPAL. CORPORATION OF THE STATE OF WASHINGTON  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING,  
STATE OF WA. AND IS DESCRIBED AS FOLLOWS:**

**THAT PORTION OF LAND WITH THE NORTHEAST QUARTER &: THE SOUTHEAST**

QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 4 EAST,  
W.M., RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF GOVERNMENT MEANDER LINE AND  
THE SOUTHERN LINE OF SOUTH MYRTLE STREET;  
THENCE SOUTHERLY SOUTH 09°49'16" WEST A DISTANCE OF 108.333 FEET;  
THENCE SOUTHERLY SOUTH 01°45'40" EAST A DISTANCE OF 201.015 FEET;  
THENCE SOUTH 09°38'02" EAST A DISTANCE OF 122.173 FEET TO A POINT THAT  
IS COINCIDENT WITH THE NORTHERLY BOUNDARY OF EAST  
MARGINAL WAY SOUTH;  
THENCE SOUTHEASTERLY SOUTH 49°00'00" EAST A DISTANCE OF 130.00 FEET;  
THENCE NORTHERLY NORTH 06°57'48" WEST A DISTANCE OF 309.801 FEET;  
THENCE NORTH 03°34'03" EAST A DISTANCE OF 218.131 FEET;  
THENCE NORTHEASTERLY NORTH 12°14'45" EAST TO THE SOUTHERN LINE OF  
SOUTH MYRTLE STREET;  
THENCE WESTERLY TO THE POINT OF BEGINNING.

Parcel: 700670-0570

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

**The Georgetown Flume site was acquired from Seattle City Light. It is an empty lot with no structures. The entire site is generally flat, with a slight slope from the northeast corner of the property to the southwest corner.**

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

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

**The steepest slope on the site is approximately 8% for a drainage swale.**

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.

**Site soil consists of up to 5 feet of loose to medium dense sand with silt (fill) overlying very loose to medium dense sand to silty sand with occasional layers of medium stiff sandy silt with organics (alluvium).**

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

**None known.**

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.

**The following estimated quantities of earth moving in cubic yards (cy) are approximate at the time of writing:**

**Finished grades OLA area will be gently mounded up to 2 feet at the high point. Imported material will include type 17 fill material, bioretention soil, planting soil and crushed rock. Additional earthwork will be required beyond the parcel extents for the right-of-way improvements coordinated by SDOT. Approximate earthwork numbers are as follows:**

**Cut: 263 CY**

**Fill: 723 CY**

**Max Cut: 1 FT**

**Max Fill: 2 FT**

**Disposal of unsuitable materials will be at a permitted fill site.**

**Engineered aggregates will be sourced from licensed, permitted commercial sand & gravel pits or quarries.**

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

**Surface erosion is always a possibility as a result of clearing and grading operations. Minor localized erosion may occur as a result of construction activities, however these impacts will be prevented from extending beyond the project limits, groundwater, or local utilities by Storm Water Pollution Prevention Plan (SWPPP) best management practices. Use of on-site**

erosion control measures such as silt fence, a construction exit, catch basin inlet protection, interceptor swales, mulching, dust control, and other standard construction erosion control practices, as well as seasonal limitations of construction will control potential on-site erosion.

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

**Approximately 15% of the entire site (both ROW and SPR property) will be covered with impervious surfaces after the project is completed including concrete and asphalt paths.**

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

**To the extent possible the disturbed area of the Proposal site will be limited to minimize erosion potential. Structural practices to control erosion include a stabilized construction exit, filter fabric fence for perimeter siltation control, temporary interceptor trenches, check dams and a sediment settling tank. All catch basins in the vicinity of the work will have erosion protection throughout the construction period. All work will be performed in compliance with local and state code and permitting requirements.**

## **2. Air**

- 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 construction, emissions to the air in the form of dust and exhaust from transportation and construction equipment can be expected to occur. Earth moving activities and resulting airborne dust are restricted by state and local code, however there will be an increase in passenger vehicle trips to and from the site during the construction work week. No additional emissions than currently exist on the site would result following completion of construction.**

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

**The adjacent Boieng Field is a source of emissions, but is not likely to affect this project.**

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

**All work will be performed in compliance with Federal, State and Local Codes, and permitting requirements. BMPs such as spraying water to control dust on site will be used.**

## **3. Water**

- a. Surface Water:

- 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.

**There are no known surface water bodies located within the project area or immediate vicinity. The Duwamish Waterway is approximately 270' to the nearest waterway access point and 1400' to the main Duwamish waterway channel.**



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.**

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.

**Not Applicable.**

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

**No, the project will not require 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 is not within a 100-year floodplain.**

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, the project does not propose discharges of waste materials to surface waters.**

b. Ground Water:

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, there are no onsite wells and water service will be through Seattle Public Utilities.**

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.

**No waste materials will be discharged into the ground water due this project.**

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.

**The source of runoff will be storm water runoff from walkways/gathering areas, seating areas, landscaped areas and the multi-use trail. Stormwater will be treated and managed with an onsite bioretention cell. The stormwater overflow from the bioretention cell and the other new improvements will be collected and conveyed to the municipal storm system under the site, which discharges to the Duwamish Waterway via outfall.**

2) Could waste materials enter ground or surface waters? If so, generally describe.  
**No waste material is anticipated to be discharged to groundwater as a result of the proposed project. Stormwater best management practices will be in place per the stormwater code, including signage and pet waste bags to avoid pet waste from entering the drainage system.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**The proposal will enhance the drainage patterns in the vicinity of the site by providing a new curb and gutter system in the right-of-way as well as slowing and treating on site stormwater in the bioretention cell.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
**During the construction phase, appropriate temporary erosion control best management practices will be implemented and maintained to control runoff. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, swales, and an infiltrating bioretention cell.**

#### 4. **Plants**

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

- deciduous tree: poplar
- evergreen tree: none
- 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?  
**Removal is limited to two multi-stemmed Lombardy Poplar trees on the site and they will be replaced by approximately 80 new trees.**

c. List threatened and endangered species known to be on or near the site.  
**None known or observed.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**The park development proposes to plant 80 trees on the site. All disturbed areas on the site not receiving surfaces as described previously will be restored with erosion control and hydroseeding or new landscaping consistent with public use.**

- e. List all noxious weeds and invasive species known to be on or near the site.  
**None known.**

## 5. *Animals*

- 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: **birds typical of suburban environments such as jays, crows, sparrows, etc are likely to be on or near the site.**

mammals: deer, bear, elk, beaver, other: **Small mammals typical of suburban environments such as rodents/squirrels, raccoons, are likely to be seen or on near the site.**

fish: bass, salmon, trout, herring, shellfish, other: **None.**

- b. List any threatened and endangered species known to be on or near the site.  
**None known**

- c. Is the site part of a migration route? If so, explain.  
**The Pacific Flyway, one of two major migratory bird routes in North America, covers much of the West coast including the proposed site. Key rest stops are not known to be located within this site.**

- d. Proposed measures to preserve or enhance wildlife, if any:  
**None proposed.**

- e. List any invasive animal species known to be on or near the site.  
**None known**

## 6. *Energy and Natural Resources*

- 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 local utility Seattle City Light provides electricity to the site for lighting and general convenience power. Power to the trail lighting system and automatic irrigation system shall be provided. No other energy sources are used on this site.**

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.  
**No, not with the initial development. There are no structures proposed on this site that would obscure adjacent property building roofs from obtaining solar power. Over time the proposed trees may grow tall enough to partially shade adjacent properties to the west. However the properties to the west is a warehouse and a motel and are not likely to be affected.**

- 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:  
**Planting of drought tolerant plants to reduce the need for irrigation. LED light fixtures.**

## **7. Environmental Health**

- 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.

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

**The project site is part of the former Georgetown Steam Plant flume. The portion of the flume on the property was removed in 2009. The purpose of the removal was to remove contamination from within and adjacent to the flume, provide for stormwater conveyance for the Georgetown Steam Plant and the South Myrtle Street right of way, and implement controls so that the flume no longer acted as a potential conveyance for contamination from the Georgetown Steam Plant to reach Slip 4 of the Duwamish Waterway, an Early Action Area in the Lower Duwamish Waterway Superfund Site. Confirmation samples collected after the removal project were all below the Remedial Action Objectives.**

**There is no known soil contamination in the right-of-way where the water line will be installed; however, sampling conducted as part of the North Boeing Field/Georgetown Steam Plant Remedial Investigation found some low level volatile organic compound (VOC) contamination in shallow groundwater.**

- 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.

**There are no known underground hazardous liquid and gas transmission pipelines located within the project area.**

- 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 known.**

- 4) Describe special emergency services that might be required.

**The project health and safety plan outlines a protocol for any emergency services that could result from an accident during construction.**

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

**A stamped site survey has reviewed the utilities in the area including gas lines.**

**The contractor will complete 811 locates prior to any excavation. Any remaining soil**

**contamination discovered during the Property Transfer Soil Investigation will be disposed of appropriately or otherwise remediated prior to park construction.**

**b. Noise**

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

**Existing ambient and peak noise levels produced off site are generally limited to traffic and neighboring industrial use. Noise from Boieng Field could have some impacts on the Proposal.**

- 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.

**Short-term noise impacts from the Proposal are all construction related and will occur as allowed under the City of Seattle Construction Permit, 7:00 a.m. - 6:00 p.m., weekdays. 9:00 a.m. - 6:00 p.m., weekends and holidays only with expressed written consent from owner.**

**Long term operation of the facility will not result in significant changes to current noise levels. As a public park, it will generate noise typically associated with recreational activities such as children yelling and shouting, playing basketball and occasional crowd noise for gatherings such as picnics.**

**Public Park operations have certain exemptions from the general noise ordinance. Park operations and park users are subject to Seattle Municipal Code Section 25.08.520.**

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

**Short term noise impacts will be mitigated to some degree by local noise ordinances regulating hours of construction, of operation and maximum noise levels.**

**Long term, noise effects are mitigated largely by limiting the hours of operation of the Park. SPR policies require that the park closes at 11:30pm.**

**8. Land and Shoreline Use**

- 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 currently vacant. Surrounding industrial uses appear consistent with the zoning classifications. The proposal will 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?

**There is no documented farm or forest land use on this site.**

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:

**There are no nearby working farms or forest lands.**

c. Describe any structures on the site.

**There are no structures on the site.**

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

**No**

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

**The zoning classification for the site is Industrial - IG2 U/85. Park and open spaces uses are allowed uses in this zone.**

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

**City Owned Open Space**

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

**Not applicable.**

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

**The site has been classified only as a Liquefaction Prone area (ECA5).**

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

**No one will reside or work in the completed project.**

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

**None.**

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

**None proposed.**

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

**The project is intended to develop a park in a neighborhood that was identified as having a park and open space gap by the 2017 Park and Open Space Plan.**

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

**None proposed. There are no agricultural or forest lands of significance that will be impacted by this proposal.**

## **9. Housing**

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

**None.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**None.**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None proposed.**

### **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**No structures are being added with the current proposal.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**There will be minimal blockage of views due to new trees planted and twelve pedestrian light poles. However, given the topography, the views are of adjacent development.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None proposed.**

### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**The proposal will utilize LED pedestrian lighting on poles.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**For adjacent residential properties, no safety issues or interference with views are anticipated.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**The parking lot lighting of the industrial property to the east will create some glare on the site.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**City of Seattle has light and glare standards (SMC23.47A.022 - Light and Glare standards) that the City of Seattle Parks & Recreation will adhere to. The proposal utilizes high efficiency LED pedestrian lights designed to reduce light and glare impacts.**

### **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The Proposal site will be a new neighborhood/community Park that provides a variety of recreational opportunities. There is nearby Oxbow Park.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**The proposal will not displace existing recreational uses since there are none currently.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**Not applicable.**

### **13. Historic and cultural preservation**

- 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.  
**No.**

- 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.  
**None known.**

- 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.

**Research tools used include:**

- **Washington State Department of Archeology and Historic Preservation WISAARD (Washington Information System for Architectural and Archeological Records Data)**
- **City of Seattle – Seattle Municipal Archive**
- **City of Seattle Cultural & Historical Database (data.seattle.gov)**
- **City of Seattle GIS Data**

- 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.  
**None proposed.**

### **14. Transportation**

- 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 public streets surrounding the site are E Marginal Way S to the south, and S Myrtle St to the north. E Marginal Way S is an arterial.**

- 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?  
**King County Metro Bus Route 60 and 124 serves the area from two blocks to the west at E Marginal Way S and Ellis Ave S**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
**There are no formal parking spaces currently. The project proposes to formalize the street parking and provide six parking stalls, including one accessible parking stall and access aisle. No parking will be eliminated.**



- e. 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).  
**Yes, the project will construct a new multi-use bicycle trail on the west side of the site.**
  
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**This project does not occur near water or rail transportation. It is adjacent to Boeing Field for 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 no passenger vehicles). What data or transportation models were used to make these estimates?  
**Converting the site to a public park that serves the immediate neighborhood will likely create a minor increase in the number of vehicle trips generated by the site as many visitors will access the park on foot or bicycle. The proposed six parking stalls and adjacent on-street parking and a road network will accommodate those individuals who do drive to and from the park.**
  
- 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 - There is no nearby movement of agricultural and forest products.**
  
- h. Proposed measures to reduce or control transportation impacts, if any:  
**No proposed measures. The effect of that added traffic on peak period street and intersection operating quality is expected to be minimal.**

## **15. Public Services**

- 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.  
**These services are currently provided and the additional need is predicted to be minimal.**
  
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None proposed.**

## **16. Utilities**

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_  
**Electrical, domestic water, storm drainage.**

- f. 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 electrical service to the site will be provided by Seattle City Light. New water service will be required for water for dogs and for irrigation provided by Seattle Public Utilities and is anticipated to be run from S Myrtle St to the north side of the site.**

### **C. Signature**

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: Mike Schwindeller

Name of signee: Mike Schwindeller

Position and Agency/Organization: Sr. Capital Project Coordinator

Date Submitted: 12/8/21



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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January 10, 2022

David Graves, Strategic Advisor  
Seattle Parks and Recreation  
City of Seattle  
100 Dexter Avenue N  
Seattle, WA 98109

**Re: Georgetown Flume Park Development  
Ecology SEPA# 202106551**

Dear David Graves:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) determination of nonsignificance (DNS) for the Georgetown Flume Park Development project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

This project is within the boundaries of the North Boeing Field/Georgetown Steam Plant (NBF-GTSP) Agreed Order (AO; DE No. 5685); the formal contaminated site cleanup is currently undergoing a Remedial Investigation/Feasibility Study.

Typically, Ecology anticipates development projects that are within the boundaries of formal cleanup sites to provide Ecology with a request for written determination of whether the actions will constitute interim actions, as defined under the Model Control Toxics Act (MTCA). However, with the information provided to date Ecology considers the proposed work constitutes an interim action for a portion of the NBF-GTSP formal cleanup site. Under the AO, an interim action requires several courses of action under MTCA, including the submission of an interim action work plan for review by Ecology and for public comment.

Considering this information, Ecology requests the proposed project sufficiently coordinates with Ecology and other relevant stakeholder parties to ensure successful development of the park in adherence to the requirements of the formal cleanup site under MTCA. Additionally, since the proposed work is within a formal contaminated site cleanup and the work constitutes an interim action, review by Ecology and a public comment period will be required under AO No. 5685. The project timeline will need to be revised to incorporate this and other required actions for the cleanup.

Ecology anticipates the information below and in the following comments will be available for review as part of the requirements of the AO to conduct an interim action work plan:

- Property Transfer Soil Sampling Memo
- Geotechnical Memo
- Storm Water Drainage Report
- Construction plans, including: grading plan including cut/fill areas, storm water system

Section A, 11 and Section B, 1. e: Section A, 11 and B, 1. e indicate that soil removal and other disturbance work is anticipated within the proposed project location. Based on historical site uses and sampling results, there is the potential for the soil removal areas to encounter impacted soil. Since work planned at the SEPA project location has the potential to encounter soil and/or groundwater contamination, consider adding information describing anticipated health and safety measures, including the following:

- Hazardous waste operations worker training, health/safety plan, and site control requirements.
- Management of contaminated soil encountered during excavations, including sampling, containment, and disposal at a permitted facility.
- Management of contaminated groundwater encountered during dewatering, including sampling, containment, and disposal at a permitted facility.
- Potential impacts of the construction project on ongoing contaminant remediation at the site, including procedures to prevent damage to any monitoring wells within the project boundaries.

Ecology anticipates that a grading plan that shows the cut and fill areas, along with soil sampling results, will be available for review as part of the interim action work plan.

Section B, 3. b, Ground Water: Several groundwater monitoring wells are present on or near this property as part of the North Boeing Field/Georgetown Steam Plant site. These wells should be protected in place and if any changes in access are expected, these need to be communicated to the AO parties and Ecology.

Section B, 3, b/c. Ground Water, Water runoff: The checklist notes 'no waste materials will be discharged into the ground water...' Please provide additional details about the expected plan for storm water at the site, particularly within the dog run area. Ecology anticipates this information will be available for review as part of the requirements of the AO to conduct an interim action work plan. Some potential questions to consider include: Will storm water in the dog run area be infiltrated at the site? Will there be a liner beneath the dog run area, or will dog waste (e.g. urine) be infiltrated within the onsite swale and/or the dog run? This has potential implications for groundwater geochemistry and groundwater cleanup at the North Boeing Field site.

Section 7:

- This section is incomplete. Environmental data gaps still exist at this property that will need to be addressed prior to completing this work. At a minimum, a summary of current and historical soil and groundwater sampling results at this property, and how these will be addressed, should be prepared. As noted above, this property is part of a formal cleanup site under an AO and this proposed action would be considered an interim action subject to public comment.
- “Any remaining soil contamination discovered during the Property Transfer Soil Investigation will be disposed of appropriately or otherwise remediated prior to park construction.” As noted above, please provide additional information to Ecology within an interim action work plan regarding the proposed plans if additional soil contamination is encountered. How will soil impacts be screened for during construction? What if the contamination extend beyond the proposed excavation depth; will these areas be remediated as suggested in the statement above?

The proposed project is also within 750 feet of four other cleanup sites that are currently listed on the MTCA Confirmed and Suspected Contaminated Sites List:

- Vic Markov Tire Co (cleanup site 3987, facility site ID 4256186) has gasoline and unspecified petroleum products confirmed in groundwater and suspected in soil, and is implicated in the North Boeing Field/Georgetown Steam Plant cleanup site.
- ARCO 5218 (cleanup site ID 9979, facility site ID 63713485) has benzene, gasoline, and non-halogenated solvents confirmed above MTCA cleanup levels in soil and groundwater.
- Sternoff Metals Seattle (cleanup site ID 4466, facility site ID 2057) has priority pollutant metals, and PCBs confirmed above cleanup levels in soil and groundwater.
- Markey Machinery 8th Avenue (cleanup site ID 14476, facility site ID 52231) has diesel and hydraulic oil confirmed above MTCA cleanup levels in soil and groundwater.

Please ensure the proposed project reviews the complete records of the North Boeing Field/Georgetown Steam Plant and neighboring cleanup sites, and incorporates this additional information into the project plans.

Documents for neighboring cleanup sites are accessible in electronic form from the Cleanup Site Search website page: <https://apps.ecology.wa.gov/gsp/SiteSearchPage.aspx>. The complete records are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Visit our Public Records Request page, <https://ecology.wa.gov/publicrecords>, to submit a public records request or get more information about the process. If you require assistance with this process, you may contact the Public Records Officer at [publicrecordsofficer@ecy.wa.gov](mailto:publicrecordsofficer@ecy.wa.gov) or (360) 407-6040.

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Anthony Wenke, Source Control Scientist

David Graves  
January 10, 2022  
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from the Toxics Cleanup Program at (425) 515-5593 or by email at  
[anthony.wenke@ecy.wa.gov](mailto:anthony.wenke@ecy.wa.gov).

Sincerely,

*Kelli Sheldon*

Kelli Sheldon  
SEPA Coordinator

Sent by email: David Graves, [david.graves@seattle.gov](mailto:david.graves@seattle.gov)

ecc: Anthony Wenke, Ecology