



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: August 12, 2024

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

Agency Contact: David Butler, 206-518-3513, david.butler@ecy.wa.gov

Description of proposal:

A Model Toxics Control Act interim action will be conducted at the Dawn Food Products Site in accordance with an Agreed Order between the Department of Ecology and Bridge Point Seattle 130, LLC. The interim action consists of construction activities to address soil and groundwater contamination. Activities will include in-situ soil and groundwater treatment via injection of treatment media.

Location of proposal: 6901 Fox Ave South, Seattle, Washington

Applicant/Proponent:

Matt Gladney
Bridge Point Seattle 130, LLC
10655 NE 4th Street, Suite 500
Bellevue, WA 98004
Phone: (425) 749-4324
mgladney@bridgeindustrial.com

Determination: Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and the Interim Action Work Plan (available at: <https://apps.ecology.wa.gov/cleanupsearch/site/16678>).

This determination is based on the following findings and conclusions: The purpose of the interim action is to protect human health and the environment by addressing contamination in soil and groundwater. As such it is intended to significantly improve, rather than adversely impact, environmental conditions. Potential adverse impacts to the environment are associated with

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construction. These impacts include equipment noise and lights, construction traffic, inadvertent petroleum leaks and spills, diesel equipment emissions, etc. Standard methods will be used to reduce/mitigate these impacts.

The project will adhere to applicable local, state, and federal permit requirements.

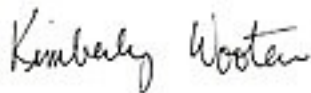
Comment: The public comment period for this Determination of Nonsignificance (DNS) corresponds with the public comment period on the Interim Action Work Plan for the Dawn Food Products Site, which ends September 11, 2024.

To submit comments on this DNS or the Interim Action Work Plan for the Dawn Food Products Site go to: www.bit.ly/Ecology-DawnFoodProducts-Comment

Responsible Official:

Kimberly Wooten
Section Manager
Toxics Cleanup Program, Northwest Region Office
PO Box 330316
Shoreline WA 98133-9716
(425) 324-1658

Signature



Date July 11, 2024

This SEPA decision may be appealed in accordance with WAC 197-11-680.

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Dawn Foods Site (Figure 1)

2. Name of applicant:

Bridge Point Seattle 130, LLC

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

Matt Gladney
mgladney@bridgeindustrial.com

Justin Carlucci
jcarlucci@bridgeindustrial.com

10655 NE 4th Street, Suite 500
Bellevue, WA 98004
Phone: 425 749 4324

Environmental Consultant
Grant Hainsworth, P.E., Principal
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CRETE Consulting Inc., PC
Phone: 253 797 6323

4. Date checklist prepared:

July 9, 2024

5. Agency requesting checklist:

WA Department of Ecology (Ecology)

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

Start - September 2024. Duration may take 6 to 12 months.

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

This proposal is for the Interim Action Work Plan (IAWP) – see response to Question 8. Additional environmental work may occur at the site; at this time the scope and extent are not known.

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

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

The proposal is being conducted by the applicant with oversight by Ecology through Agreed Order (Number DE 21602, dated 6/6/23). The proposed work will be completed under an Interim Action Work Plan (IAWP) that was finalized for public review on June 10, 2024. The IAWP will focus on treating specific groundwater contamination which is present above applicable state cleanup levels (referenced herein as screening levels). Treatment will be specific to select metals (zinc) and chlorinated volatile organic compound (cVOCs).

The Dawn Foods Site is being investigated and remediated pursuant to an Agreed Order entered into with Ecology pursuant to the Model Toxics Control Act (MTCA). The Agreed Order includes a summary of known site conditions (Section V). In addition to the IAWP, a Remedial Investigation and Feasibility Study (RI/FS) report and a draft Cleanup Action Plan (CAP) will be prepared under the Agreed Order to determine the final cleanup action for the Site.

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.

No other known applications.

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

For in-situ treatment, injection notifications will be required through Ecology's Underground Injection Control Program and all temporary wells will require a notice of intent from Ecology.

A Washington State Department of Archaeology & Historic Preservation (DAHP) Archaeological Site Alteration and Excavation Permit is required for the IAWP. An Archaeological Monitoring Plan and an Inadvertent Discovery Protocol were developed in compliance with permit requirements.

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 Dawn Foods Site includes the property located at 6901 Fox Avenue South along the Lower Duwamish Waterway. The property is currently vacant but it is expected that the property will be leased as warehouse storage or for a similar industrial use. This proposal does not change or alter the use of the property.

cVOCs and zinc are present in groundwater in the vicinity of MW-5 and MW-4 (shown on Figure 2), near the southwestern corner of the property. cVOCs are not present in groundwater sampled from the shoreline wells, but zinc is present above screening levels. cVOCs are also present in small areas in the southcentral and southeastern portions of the property (Figure 2).

To address both the cVOCs and zinc in groundwater, a nutrient-amended carbohydrate electron donor will be added to the impacted area. Delivery of the substrate throughout the

saturated zone will be optimized using several well points as injection locations. Figure 2 shows the proposed injection footprint, which will be delivered in 3 areas on the site. The treatment footprint is approximately 16,000 sq feet.

Injections will be completed using small drill rigs (likely a direct push type unit) and with a support truck and trailers for equipment/water tanks.

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 Site is generally located at 6901 Fox Avenue South (King County Parcel #00180-0113) along the Lower Duwamish Waterway in the Georgetown neighborhood of Seattle, Washington as shown in the Location Diagram (Figure 1).

The site is within portion of the SE ¼ , NW ¼ , Section 29 Township 24 North, Range 04 East W.M., Seattle, King County Washington.

The legal description is:

LUTHER M COLLINS DC #46 & POR OF ABANDONED BED OF DUWAMISH RIVER IN NW 1/4 29-24-4 & POR VAC S WILLOW ST BEG NXN SWLY MGN OF FOX AVE S & C/L OF VAC S WILLOW ST TH N 88-49-54 W 838.35 FT TO NELY LN C W W #1 TH S 42-24-31 E 384.40 FT TH S 89-03-52 E 834.98 FT TO SWLY MGN SD FOX AVE TH N 42-23-30 W 379.61 FT TO BEG

B. Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

The property covers 5.4-acres and is zoned for General Industrial IG1 U85. The property currently contains a warehouse building constructed in 1977 that is approximately 2.96 acres/128,800 square feet in size, with paved areas covering the remainder of the Property. The property is located in the Georgetown neighborhood of Seattle adjacent to the Lower Duwamish Waterway.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The property is relatively flat with a steep embankment on the western boundary with the Lower Duwamish Waterway.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

A very small portion of unpaved area is located along the western boundary, which is adjacent to the Lower Duwamish Waterway. The slope is nearly vertical along the Lower Duwamish Waterway. The distance between the top of the slope and the water level varies by tides but is generally around 20 feet.

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.

Near-surface soil predominately consists of fill material. Fill is present from ground surface (below pavement and structures) to a depth of 4 to 12 feet below ground surface (ft bgs). Fill material is predominately composed of poorly graded silty fine sand to gravelly sand or sandy silt to gravelly sandy silt. Locally, fill includes some organic matter, wood, and debris, including concrete rubble.

The first native soils encountered beneath the fill are interpreted to represent recent (i.e., predevelopment) alluvial deposits of the lower Duwamish Valley. These deposits range in composition from fine to medium sand to slightly silty to very silty fine to medium sand. Locally, within these deposits, fine sandy silt lenses are intercepted. Where fill is not present, these alluvial deposits range in depth from near-surface to the total depth investigated. These deposits have been interpreted to represent channel and floodplain deposits laid down by the modern Lower Duwamish Waterway (Booth and Herman 1998). These younger alluvial deposits are where the water table is encountered. Silt horizons may be present based on information from surrounding properties.

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

Slight ground settlement has occurred along the shoreline of the Lower Duwamish Waterway.

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.

No filling, excavation or grading is proposed for this proposal.

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

No. All work will be conducted on paved surfaces. Work includes only shallow small diameter drilling with a direct push type drill rig. All soil cuttings will be contained within the drilling sleeves, then placed in closed drums. Soil will be characterized and disposed of at an off site disposal facility.

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

No change in current impervious surface will result from the planned action.

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

As stated above, all work will occur over paved surfaces. Minimal soil will be generated during the action, limited to soil generated during soil borings. Temporary erosion sediment control measures will be implemented to ensure no drill cuttings migrate into on site catch basins. All equipment will include a spill kit with spill response equipment and materials.

2. Air

[Find help answering air questions⁴](#)

- 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 the construction phase of the project, emissions from construction equipment would be present from approximately 7 am to 6 pm Monday through Friday. Upon project completion, emissions from vehicular traffic to and from the site would be present during normal working hours which are expected to be from approximately 7 am to 6 pm Monday through Friday.

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

None exist to our knowledge.

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

Construction equipment will comply with state emissions standards. No other specific measures are proposed.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-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.**

The property is adjacent to the Lower Duwamish Waterway (LDW).

- 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.**

Yes. Injection work will occur within 200 feet of the LDW (Figure 2). As stated above, all of this work will be conducted on paved surfaces, which are currently parking areas, and will be completed with drilling equipment.

- 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.**

None. The proposal will not include any fill or dredge material placement.

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

No. The proposal will not include 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 per FIRM map panel 53033C0640G – see Figure 3.

- 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 proposal will not include any discharge of waste materials to surface water.

b. Ground:

[Find help answering ground water questions⁷](#)

- 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 a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn for drinking water.

Potable water (such as City of Seattle sourced water) will be used to dissolve a nutrient-amended carbohydrate electron donor which will be injected into the groundwater water table. It is expected that between 40,000 to 60,000 gallons of

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

potable water may be used to generate the solution and evenly distributed the injection over the target zone.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 material will be discharged into the ground.

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.**

Currently the runoff from building rooftop and pavement areas is managed through an onsite stormwater treatment system (Industrial Stormwater General Permit No. WAR011560). All site surface water will continue to be managed in the same way during and after construction.

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

No waste material will enter ground or surface waters.

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

No changes in drainage patterns will result from this proposal.

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

Not applicable. No changes in drainage patterns will result from this proposal.

4. Plants

[Find help answering plants questions](#)

- 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?

This construction action will not alter the existing vegetation.

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

No threatened or endangered plant species are known to be in the project area.

Species listed under the Endangered Species Act (ESA) that may be present in the LDW include: (1) Puget Sound Chinook salmon – threatened; (2) Coastal-Puget Sound bull trout- threatened; (3) Puget Sound Steelhead – threatened.

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

This construction action will not alter the existing vegetation.

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

Non-native Himalayan blackberry is present along the shoreline.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that 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:** songbirds and Canada geese are known to be present vicinity of the project site.
- **Mammals: deer, bear, elk, beaver, other:** Nutria, rats and mice are known to be in the vicinity of the project site.
- **Fish: bass, salmon, trout, herring, shellfish, other:** Salmon and trout are known to be in the LDW.

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

No threatened or endangered plant species are known to be in the project area.

Species listed under the Endangered Species Act (ESA) that may be present in the LDW include: (1) Puget Sound Chinook salmon – threatened; (2) Coastal-Puget Sound bull trout- threatened; (3) Puget Sound Steelhead – threatened.

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

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

The site, located in Western Washington, lies within the regional Pacific Flyway Migratory Route for birds.

South Elliott Bay, the East and West Waterways, and the Duwamish Waterway, comprise a portion of the migration corridor important to anadromous salmon species, linking Elliott Bay and the Green/Duwamish watershed. In particular, Puget Sound Chinook and bull trout are known to use the project area.

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

The proposed construction action will not alter the planted areas at the site.

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

Nutria (*Myocaster coypus*) is known to exist in the vicinity of the project site. Canada geese (*Branta canadensis*) are also abundant in the area.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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.

No significant change in use of energy is anticipated to result from the proposed project. No structures or other energy-requiring facilities are included in the proposed project.

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

The proposed project will have no adverse effect on potential use of solar energy at adjacent sites.

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.

Fuel-efficient electrical and motorized equipment will be used to the extent possible during construction of the proposed project. Please note that the proposed project does not include operations at the site with requirements for energy use.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

The proposed project does not include operations or activities with the potential to produce hazardous materials or waste products at the site. Motorized equipment used

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

for construction activities may include potentially hazardous materials in the form of fuel, lubricants, and associated materials. These materials will be subject to local, state, and federal controls and regulations pertaining to use, handling, and storage. No increase in exposure is anticipated.

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

Historical uses of the property resulted in the contamination of soil, groundwater and sub-slab vapor on and beneath the Site. Migration of contamination from upgradient sites has also contributed to contamination on and beneath the Site. Additional data is being collected to fully delineate the nature and extent of contamination and determine a preferred remedial alternative, with oversight and direction from Ecology.

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 hazardous chemicals and no hazardous liquid or gas transmission pipelines 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.

Materials that may be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, and/or lubricants associated with vehicles and equipment. A spill of one of these chemicals could potentially occur during construction as a result of either equipment failure or worker error. All equipment will have spill kits and spill response equipment. The completed project will not result in any environmental health hazards due to the presence of toxic or hazardous materials.

4. Describe special emergency services that might be required.

No special emergency services are anticipated or necessary due to the proposed project.

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

Potentially hazardous fuels, lubricants, and associated materials used for operation of motorized equipment as part of the proposed construction activity will be subject to existing local, state, and federal controls for use, handling, and storage, with the objective of avoiding potential environmental health exposure and hazards.

b. Noise

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

The site is in the Duwamish industrial area and existing sources of noise at the site include motor driven vehicles, particularly heavy trucks and industrial equipment.

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 activities are expected to take place during normal working hours. Noise generated from construction equipment (which will include drilling equipment) will be within existing industrial area day time baseline levels and noise levels are not expected to exceed noise code requirements included in the King County noise code (KCC Chapter 12.88). Adjacent properties are within the City of Seattle and would be subject to limits established by the Seattle Noise ordinance, SMC Chapter 25.08. No significant increase in noise resulting from public use of the site is expected from the proposed project.

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

All motorized construction equipment will be maintained and operated consistent with prudent measures to control potential noise emissions.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

Currently the property is vacant. Adjacent properties are industrial. The Lower Duwamish Waterway was channelized in 1911 and is maintained for maritime industrial purposes. The proposed project will not affect current land uses on or around the site.

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 because 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 project site is largely filled former mudflat and has no historical agricultural or silvicultural use to our knowledge. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal.

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. No farms or forest land are in the vicinity of the project site.

c. Describe any structures on the site.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The Property includes a warehouse building built in 1977 that is approximately 128,800 square feet (2.96 acres). The warehouse is in good condition.

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

No structures will be demolished. Interior features of the warehouse will be altered/modified to provide updated system or be built out for future tenants.

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

The property is zoned for General Industrial IG1 U85 use. Historical records indicate that usage of the property appears to be generally consistent with its zoning.

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

The King County Comprehensive Plan includes goals and policies for aquatic resources and industrial uses within the county.

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

The present King County shoreline environment designations are High Intensity shoreline.

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

No, not to our knowledge.

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

The completed project will not result in any change to residential or people working at the site.

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

The completed project is not expected to result in displacement of workers.

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

No displacement of residents will result from the proposed proposal; therefore, no measures for avoiding or reducing displacement impacts are included in the present proposal.

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

The proposed proposal does not affect any land use plans.

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

The project site is within the Duwamish industrial corridor. It is not nearby agricultural or forest lands of long-term commercial significance.

9. Housing

[Find help answering housing questions](#)¹²

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

No housing units are included in the proposed project.

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

No housing units would be eliminated due to the proposed project.

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

Since no housing resources will be affected, no measures to reduce or control adverse effects on housing are included in the present proposal.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- 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 will be constructed as part of this proposal.

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

No views will be altered or obstructed as part of this proposal.

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

As the proposal does not include any measure to alter aesthetics, no measures are included to reduce or control impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

During construction, work will be completed during the day light hours. It is possible that small working lights or vehicle lights will be used at the start or end of the workday depending on timing/weather.

No lights are included in the finished construction; thus, no light glare will be produced.

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

No light or glare from the finished project will be a safety hazard or interfere with existing views.

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

No off-site sources of light and glare in the area of the project site are expected to adversely affect the present proposal.

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

None are proposed.

12. Recreation

[Find help answering recreation questions](#)

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

The likelihood of in-water recreation activities adjacent to the site is low due to the industrial nature of the waterway and because of the restricted public access. The Port of Seattle has constructed and maintains three public shoreline access sites in the Duwamish Waterway downstream from the project site: (1) Duwamish Public Access at Terminal 105, 4260 West Marginal Way Southwest; (2) Diagonal Avenue South Public Access at Terminal 108, west of East Marginal Way South on Diagonal Avenue; and, (3) Duwamish Public Access at Terminal 107, 4700 West Marginal Way Southwest. Additional public use areas near the project site include public right-of-way at the east shoreline Eighth Avenue South street-end and public access and fish and wildlife habitat areas in the area of Turning Basin Number Three, upstream of the project site.

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

The proposed project will not alter or disrupt existing public shoreline or recreational uses in the project area.

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

None proposed.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

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 property currently contains a warehouse building constructed in 1977 that is approximately 2.96 acres/128,800 square feet in size. Examination of Washington Information System for Architectural and Archaeological Records Data (WISAARD) records indicate that no historic register properties are recorded at the project location.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

Examination of WISAARD records indicate that no archaeological sites are recorded at the project location, but a historic-era cemetery (Potters Field/Duwamish Cemetery/King County Poor Farm Cemetery [45KI1158]) is mapped as overlapping the southeastern part of the project.

- 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.**

Archaeological research included review of previous cultural resource assessments, archaeological sites, historic built environment properties, Traditional Cultural Places (TCPs), and other cultural resources recorded in close proximity to the project location on the WISAARD database.

- 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.**

A Washington State Department of Archaeology & Historic Preservation (DAHP) Archaeological Site Alteration and Excavation Permit is required for the IAWP and an application has been prepared and submitted to DAHP. As part of the permit application, an Archaeological Monitoring Plan and an Inadvertent Discovery Protocol (AMP/IDP) were developed. Archaeological monitoring will follow the findings and recommendations of the AMP/IDP and DAHP permit requirements.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 is located in the Georgetown neighborhood of Seattle WA, on the west side of East Marginal Way South and south of the 1st Ave South Bridge. Public streets serving the site are: Fox Ave S., S. Willow St, and S. Myrtle St.

- 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?**

No public transit is located directly adjacent to the site. The nearest transit stop is at East Marginal Way S. & Corson Ave S. and is served by Metro Routes 124 and 60.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

The proposal does not include any changes or improvements to existing roads, streets or other transportation facilities.

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

The proposal does not include water, rail or air transportation.

- e. **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?**

No additional vehicular traffic will be generated by this proposal.

- f. **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 movement of agricultural products would be affected as a result of the proposal.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

No negative effects on transportation in the area of the project site are anticipated. No additional measures for reduction/minimization of potential adverse transportation effects are included in the project.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

No increase in the need for public services.

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

No measures for offsetting, reducing or controlling adverse effects on public services are required.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

The project site receives electric, natural gas, sanitary sewer, stormwater and water service – See Figure 4 for utilities.

- 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.**

No modifications to utilities will result from this action.

C. Signature

[Find help about who should sign](#)¹⁹

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.

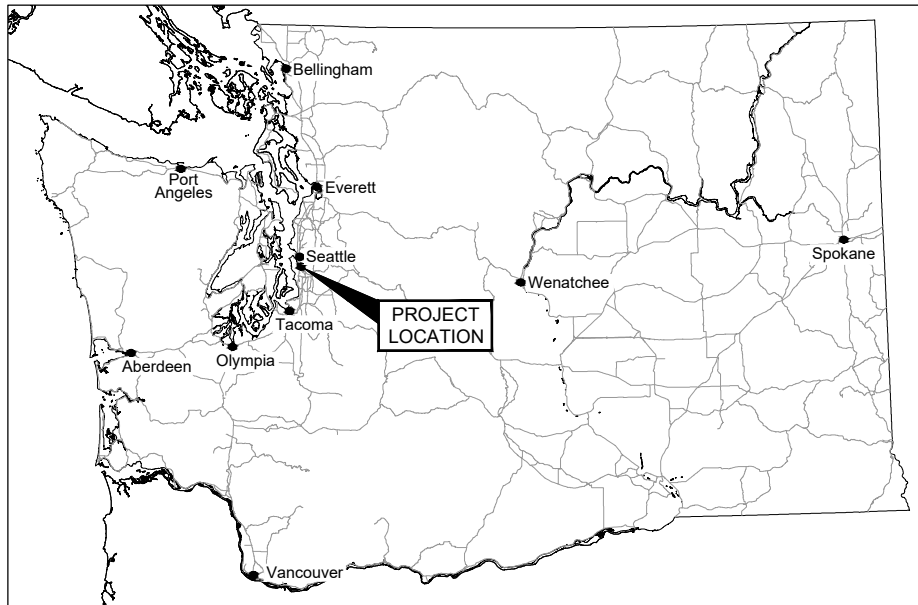
X  _____

Type name of signee: Matt Gladney

Position and agency/organization: Senior Vice President, Development - Bridge Point Seattle 130, LLC

Date submitted: July 9, 2024

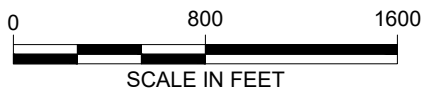
¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



WASHINGTON LOCATION MAP



VICINITY MAP



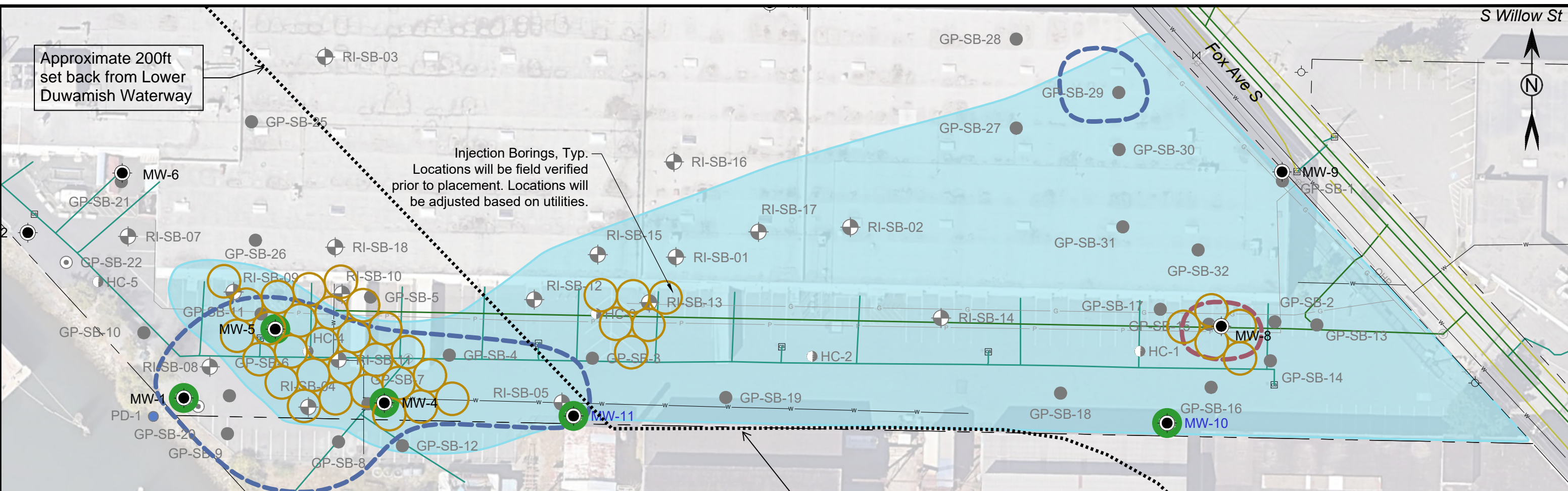
Source: Google Earth. Image date 8/22/2022



Former Dawn Foods Site
 Bridge Point Seattle 130, LLC
 1/22/2024

Figure 1
 Vicinity Map

File: D:\Projects\Crete\Crete\Dawn Foods Sample_2024.dwg Date: 4/25/2024 | Cabry



Approximate 200ft set back from Lower Duwamish Waterway

Injection Borings, Typ. Locations will be field verified prior to placement. Locations will be adjusted based on utilities.

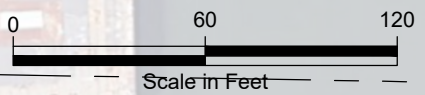
Approximate 200ft set back from Lower Duwamish Waterway

LEGEND

- Injection Temporary Borings Estimated Radius of Influence
- Monitoring Point for System Performance
- Monitoring Well
- 2021-2024 Temporary Boring
- Well Point
- 2020 Temporary Boring
- 2020 Temporary Boring using Pre-Pack Screens
- Boring (Hart Crowser, 1996)

- Estimated Extent of CVOC Groundwater Plume
- Estimated Zinc Extent
- Estimated Arsenic and TPH Gasoline Extent

Utilities	
	Water Main or Service
	Water Valve
	Fire Hydrant
	Drainage Pipe
	Wastewater Pipe
	Culvert
	Catch Basin
	Manhole
	Powerline - Overhead
	Powerline - Underground
	Power Pole
	Gasline



NOTES

1. Utility locations are based on City of Seattle GIS map information and in-field observations, and should be considered approximate.



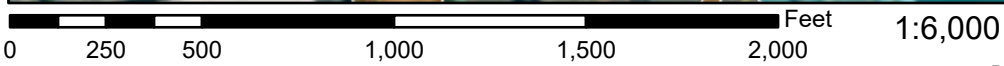
Former Dawn Foods Facility
 Bridge Point Seattle 130, LLC
 April 19, 2024

Figure 2
 Proposed Interim Action - Groundwater

Figure 3 National Flood Hazard Layer FIRMMette



122°20'3"W 47°32'38"N



122°19'25"W 47°32'14"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

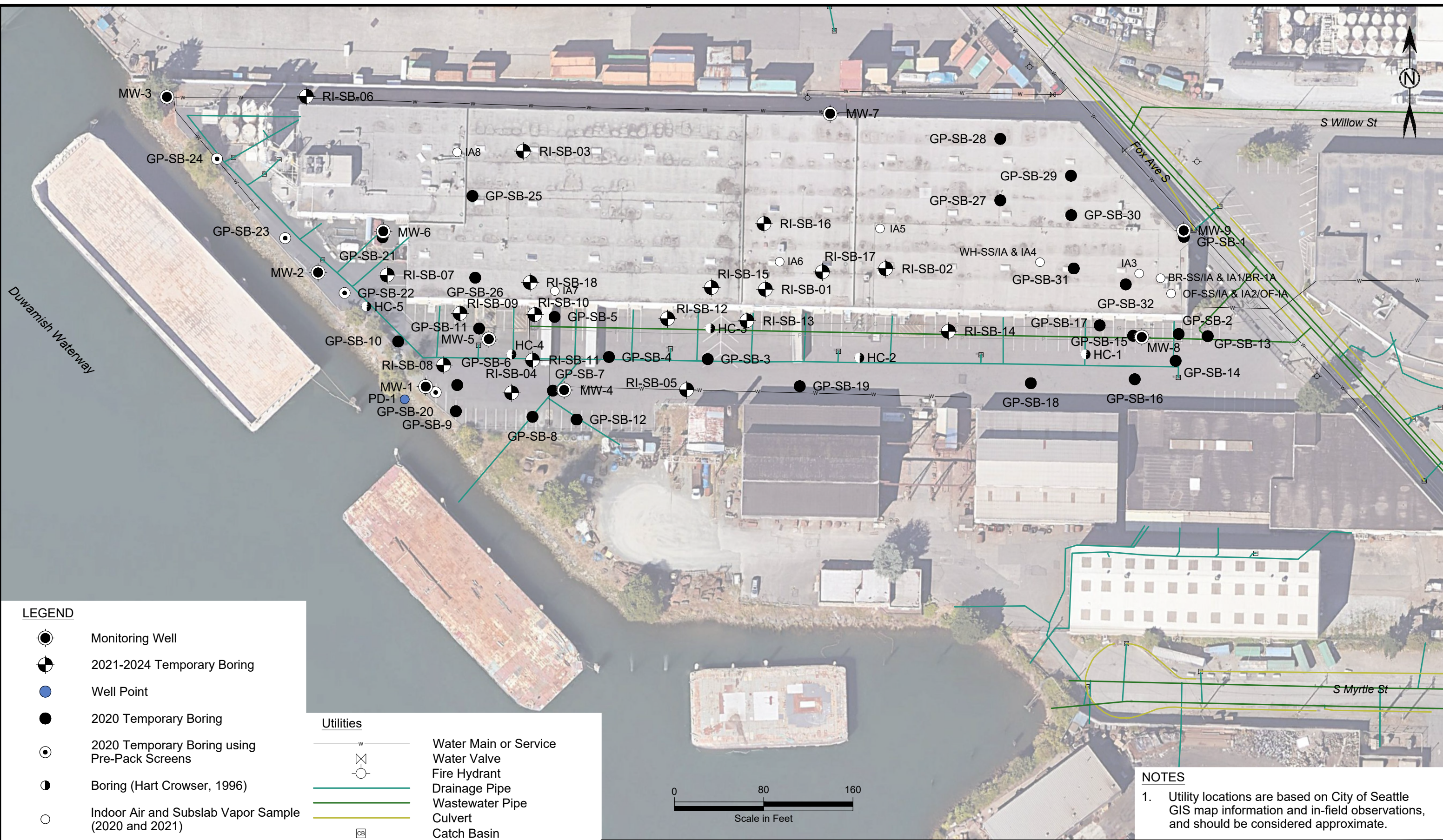
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/3/2024 at 1:49 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LEGEND

- Monitoring Well
- 2021-2024 Temporary Boring
- Well Point
- 2020 Temporary Boring
- 2020 Temporary Boring using Pre-Pack Screens
- Boring (Hart Crowser, 1996)
- Indoor Air and Subslab Vapor Sample (2020 and 2021)

Utilities

- Water Main or Service
- Water Valve
- Fire Hydrant
- Drainage Pipe
- Wastewater Pipe
- Culvert
- Catch Basin
- Manhole
- Powerline - Overhead
- Powerline - Underground
- Power Pole
- Gasline

NOTES

1. Utility locations are based on City of Seattle GIS map information and in-field observations, and should be considered approximate.



Former Dawn Foods Facility
 Bridge Point Seattle 130, LLC
 April 19, 2024

Figure 4
 Utility Map