



Response to Comments

**Remedial Investigation & Feasibility Study
Cleanup Action Plan
Prospective Purchaser Consent Decree
Public Participation Plan
SEPA Determination of Non-Significance**

**UW Mount Baker Laundry Cleanup Site
2901 27th Ave S, Seattle
King County**

Toxics Cleanup Program

Washington State Department of Ecology
Northwest Region Office
Shoreline, Washington

July 2026

Publication Information

This document is available on Ecology's [UW Mount Baker Laundry site page](#).¹

Cover photo credit

- Department of Ecology

Related Information

- Cleanup Site ID: 17017
- Facility Site ID: 19911937

Contact Information

[Toxics Cleanup Program](#)²

Augie Nuszer, Outreach Specialist
Augie.Nuszer@ecy.wa.gov
425-533-5537

Northwest Region Office
PO Box 330316
Shoreline, WA 98133-9716
Phone: 206-594-0000

Zak Wall, Site Manager
Zak.Wall@ecy.wa.gov
425-758-5231

Northwest Region Office
PO Box 330316
Shoreline, WA 98133-9716
Phone: 206-594-0000

ADA Accessibility

The Department of Ecology is committed to providing people with disabilities access to information and services by meeting or exceeding the requirements of the Americans with Disabilities Act (ADA), Section 504 and 508 of the Rehabilitation Act, and Washington State Policy #188.

To request an ADA accommodation, contact the Ecology ADA Coordinator by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or TTY call 711 or 877-833-6341. Visit [Ecology's website](#)³ for more information.

Language Access

The Department of Ecology offers free translation and interpretation services. If you need help in your preferred language, please call Augie Nuszer at 425-533-5537 and request an interpreter, or email Augie.Nuszer@ecy.wa.gov.

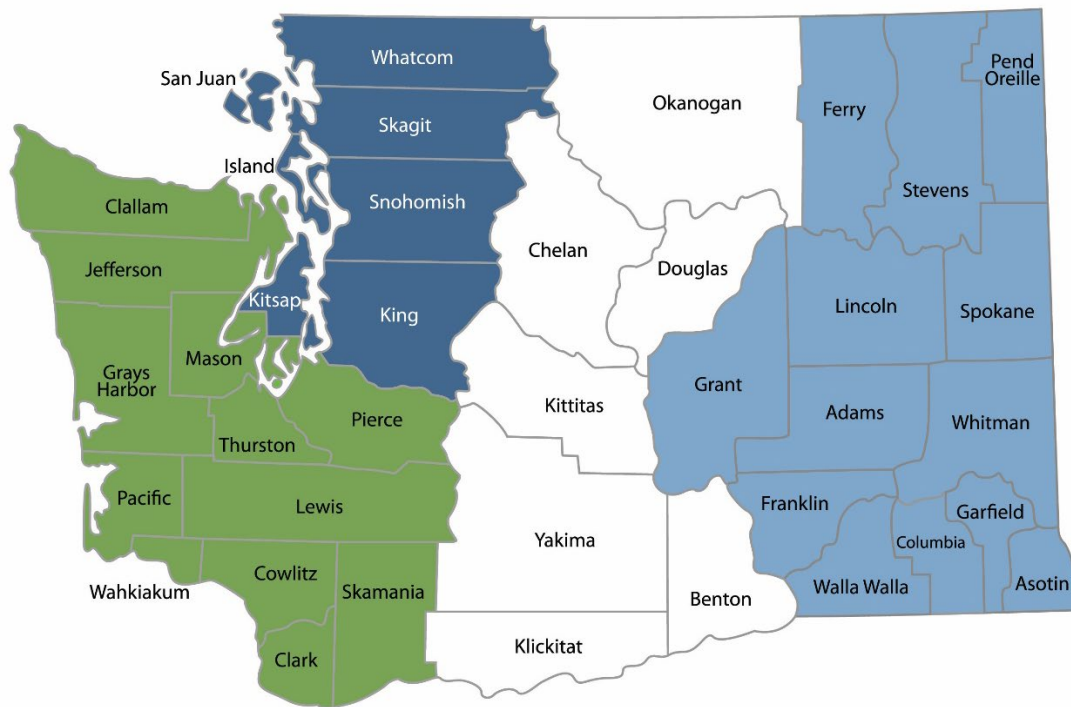
¹ <https://apps.ecology.wa.gov/cleanupsearch/site/17017>

² <https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup>

³ <https://ecology.wa.gov/ADA>

Department of Ecology's Region Offices

Map of Counties Served



Southwest Region
360-407-6300

Northwest Region
206-594-0000

Central Region
509-575-2490

Eastern Region
509-329-3400

Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 47600 Olympia, WA 98504	360-407-6000

Response to Comments

**Remedial Investigation, Feasibility Study, Cleanup Action Plan,
Prospective Purchaser Consent Decree, Public Participation Plan, SEPA
Determination on Non-Significance**

**UW Mount Baker Laundry Cleanup Site
2901 27th Ave S, Seattle, WA**

Toxics Cleanup Program
Washington State Department of Ecology
Northwest Region Office
Shoreline, WA

July 2026



DEPARTMENT OF
ECOLOGY
State of Washington

Table of Contents

List of Figures and Tables 5

 Figures.....5

 Tables5

Public Outreach Summary 6

Comment Summary 8

Next Steps 9

Public Comments and Responses..... 9

 Comment from: Tuan Nguyen9

 Comment from: Rochelle House.....12

Appendix A – Comments in Original Format 14

Appendix B – Environmentally Critical Areas Letter 15

List of Figures and Tables

Figures

Figure 1: Washington's cleanup process.....	9
---	---

Tables

Table 1: List of Commenters	8
-----------------------------------	---

Public Outreach Summary

The UW Mount Baker Laundry cleanup site located in Seattle's Mount Baker neighborhood is continuing Washington State's [formal cleanup process](https://ecology.wa.gov/MTCA-process)⁴ as directed under the Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca))⁵. El Centro de la Raza and Mercy Housing Northwest are addressing contamination at the site under a legal agreement with Ecology.

The Department of Ecology's public involvement activities related to this site's 45-day comment period (May 4 – June 17, 2026) included:

- **Fact Sheet:**
 - US mail distribution of a fact sheet providing information about the cleanup documents and the public comment period to over 3,200 addresses including neighboring businesses and other interested parties.
 - Email distribution of the fact sheet to over 100 people, including interested individuals, local/county/state/federal agencies, neighborhood associations, and interested community groups.
 - The fact sheet was available digitally through Ecology's [cleanup site webpage](https://apps.ecology.wa.gov/cleanupsearch/site/17017)⁶ in English, Spanish, Chinese, Vietnamese, and Somali.
- **Legal Notices:**
 - Publication of one paid print display ad in *The Seattle Times*, dated Friday, May 1, 2026.
- **Contaminated Site Register newsletter:**
 - Publication of five notices in Ecology's Toxics Cleanup Program Contaminated Site Register:
 - Comment Period Notice:
 - April 30, 2026
 - May 14, 2026
 - May 28, 2026
 - June 11, 2026
 - August 6, 2026 (Response to Comments)
 - Visit [Ecology's Contaminated Site Register website](https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter)⁷ to download PDFs.

⁴ <https://ecology.wa.gov/MTCA-process>

⁵ <https://ecology.wa.gov/mtca>

⁶ <https://apps.ecology.wa.gov/cleanupsearch/site/17017>

⁷ <https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter>

- **Websites:**
 - Ecology announced the public comment period, open house, posted the fact sheet, and made the review document available on Ecology's [UW Mount Baker Laundry webpage](#)⁸ and [Ecology's Public Inputs & Events webpage](#).⁹
- **Document Repositories:**
 - Copies of the review documents and fact sheets were available for review at the Seattle Public Library's Beacon Hill Branch.
 - Outreach materials also directed the public to contact Augie Nuszer, Outreach Specialist, for document review assistance.

⁸ <https://apps.ecology.wa.gov/cleanupsearch/site/17017>

⁹ <https://ecology.wa.gov/Events/Search/Listing>

Comment Summary

From May 1 to June 17, 2026, Ecology asked for comments on multiple cleanup documents between Ecology, El Centro de la Raza, and Mercy Housing Northwest.

Ecology received two formal comments during the 45-day comment period.

Table 1: List of Commenters

	First Name	Last Name	Agency/Organization/Business	Submitted By
1	Tuan	Nguyen	N/A	Individual
2	Rochelle	House	N/A	Individual

Next Steps

Ecology has reviewed and considered the comments received on the cleanup documents. Based on Ecology's evaluation of the comments, no substantive changes to the document were necessary.

The documents will be finalized and preparations will begin for designing the cleanup and cleaning up the site, which are the two next steps for this site. See the graphic below and visit Ecology's [cleanup process webpage](https://ecology.wa.gov/MTCA-process)¹⁰ to learn more about Washington's cleanup process.



Figure 1: Washington's cleanup process

Public Comments and Responses

The public comments are presented below, along with Ecology's responses. The Appendix contains the comments in their original format.

Comment from: Tuan Nguyen

Good evening,

I am excited for this future project to transform this site into the affordable housing, early learning, and open space. I appreciate the transparency in the clean up process and below are my comments.

1) There is an existing daycare within 500 feet of the clean up site (Hoa Mai). How will the clean up process potentially affect the children that are attending this site? They have an outdoor playground which abuts the Mt Baker Light Rail so children are outside during school hours when there could be potential overlap when the clean up work is occurring.

2) In the report, I did not see any mention about historical landslides that have occurred along 25th Ave S. This is noted on the City of Seattle SDCI Property Information Map (GIS) which shows an outline of the known landslide which is close to the soil cleanup and underground

¹⁰ <https://ecology.wa.gov/MTCA-process>

storage areas (see attachment). Also the Seattle Landslide Study prepared by Shannon and Wilson in January 2000 which is publicly available here: <https://www.seattle.gov/Documents/Departments/SDCI/About/LandslideStudyFigures.pdf> . It noted a total of ten landslides in this area. Does any of these landslides have a potential effect on the clean up area and/or further complicate the cleanup process?

3) How will traffic be affected by the proposed clean up work? Will S Forest Street and/or 27th Ave S be closed to vehicular traffic when the work is occurring? 27th Ave S is more of a concern since this dead end street is the location of pick up/drop off for Light Rail Riders especially those with a disability as defined by the ADA.

4) How will pedestrian traffic be affected by the proposed clean up work? Will there be a pedestrian detour and/or closure?

Thank you,

Tuan Nguyen

Response:

Thank you for your comment. We appreciate your participation in the cleanup process at this site. Below are detailed responses to your questions.

Best,

Augie Nuszer

Comment 1:

There is an existing daycare within 500 feet of the clean up site (Hoa Mai). How will the clean up process potentially affect the children that are attending this site? They have an outdoor playground which abuts the Mt Baker Light Rail so children are outside during school hours when there could be potential overlap when the clean up work is occurring.

Response 1:

The cleanup is a small part of a large, planned development, and is focused on two small areas in the NE corner of the property.

The cleanup approach will be excavation of heating-oil contaminated and lead contaminated soils, which will be directly loaded into trucks and disposed off-site at a permitted facility. This activity is not expected to impact air quality or pose an environmental risk to the general public. To further ensure the safety of the public and those working at the site, the workers performing the cleanup work will be required to have special hazardous material training and there will be fencing in place to prevent unauthorized access to the construction site. Measures will also be taken to make sure that contaminated soil doesn't get unintentionally tracked off site by trucks or personnel.

For the general construction part of the project, there should be no impact on the children utilizing the playground. Mercy Housing has strict policies and regulations that they enforce to

ensure no dust, debris, or anything else leaves the construction site. They will provide monthly newsletters throughout construction providing updates on progress and what the community can expect moving forward. Contact info will be provided in those newsletters, so if there are any concerns that develop during construction they can be brought up and addressed.

Comment 2:

In the report, I did not see any mention about historical landslides that have occurred along 25th Ave S. This is noted on the City of Seattle SDCI Property Information Map (GIS) which shows an outline of the known landslide which is close to the soil cleanup and underground storage areas (see attachment). Also the Seattle Landslide Study prepared by Shannon and Wilson in January 2000 which is publicly available here: <https://www.seattle.gov/Documents/Departments/SDCI/About/LandslideStudyFigures.pdf>. It noted a total of ten landslides in this area. Does any of these landslides have a potential effect on the clean up area and/or further complicate the cleanup process?

Response 2:

GeoEngineers provided an assessment of the known and potential landslide areas in their Environmentally Critical Areas (ECA) Letter dated March 24, 2026. Based on their assessment, the planned shoring, excavation and permanent construction will not adversely impact the stability of the mapped known slide areas and therefore is not anticipated to complicate the cleanup process. The letter can be found below in Appendix B.

Comment 3:

How will traffic be affected by the proposed clean up work? Will S Forest Street and/or 27th Ave S be closed to vehicular traffic when the work is occurring? 27th Ave S is more of a concern since this dead end street is the location of pick up/drop off for Light Rail Riders especially those with a disability as defined by the ADA.

Response 3:

There will be no road closures occurring during this scope of work on South Forrest Street or 27th Ave s. No Parking signs will be installed along South Forrest St (south side of street only) and 27th Ave s (West side of the street only) when cleanup and demo work is occurring next to the right of way boundary.

Comment 4:

How will pedestrian traffic be affected by the proposed clean up work? Will there be a pedestrian detour and/or closure?

Response 4:

Sidewalks will be closed periodically on the West side of 27th Ave and south side of Forrest Street when demo and cleanup work is occurring next to the property line. The sidewalk closure will reroute pedestrians to the other side of the street.

Comment from: Rochelle House

My apartment is in the Mt Baker Artist Lofts next door to the space that is being prepared to build. I have chemical sensitivities and asthma and am a singer. I wonder how will we be kept safe during the process of dig up the poisons and adding a "sealant."

I have read we should close up our window and use air filters. Our low income artist lofts do not have air conditioning and are built to hold heat in. It would be unlivable for us. Can you advise us?

Rochelle House
rochellehouse.net

Response:

Thank you for providing your comment. Ecology evaluated the upcoming cleanup work and determined that air quality impacts are not expected. Contaminated soils at the site consist of non-volatile heating oil and lead-impacted soil, located in a small area of the property. Soil will be excavated and directly loaded into trucks for off-site disposal.

Because contaminants are not airborne and will remain contained during excavation, no impacts to nearby residents or sensitive populations are anticipated. Workers will follow hazardous-material procedures, and fencing and on-site controls will prevent off-site tracking of soil.

In addition, the housing developer and contractor will use water suppression to control dust, conduct controlled demolition, use strict safety procedures, and use a third-party inspector to collect air samples during demolition to ensure compliance with safety standards.

Ecology does not anticipate a need for residents to close windows, use air filters, relocate, or take other special actions.

After submitting this comment, the commenter contacted Ecology through email and phone calls with additional questions. Those questions and our responses are below. The email exchanges can be found in their original form in appendix.

- How do I protect my lungs during removal of this building and the soil beneath it?
- How is the building knockdown going to affect the air?
- How will people in the building, and vulnerable populations in the vicinity, be protected?
- How long will the impact last after trucks leave at 5 p.m. – for example, can you open your windows after 5 p.m.?
- Would you need to move? Tape up your windows? Leave town for a month?
- What recommendations would we suggest if it was our mom or daughter living there?

How to protect your lungs during removal of this building and the soil beneath it; How is the building knockdown going to affect the air; How will people in the building, and vulnerable populations in the vicinity, be protected?

The cleanup is focused on two relatively small areas of soil contamination in the northeast corner of the property. The cleanup approach will be excavation of heating-oil contaminated and lead contaminated soils, which will be directly loaded into trucks and disposed off-site at a permitted facility. This activity is not expected to impact air quality or pose an environmental risk to the public, since the contaminants are not volatile and are limited to the soil. To further ensure the safety of the public and those working at the site, the workers performing the cleanup work will be required to have special hazardous material training and there will be fencing in place to prevent unauthorized access to the construction site. Measures will also be taken to make sure that contaminated soil doesn't get unintentionally tracked off site by trucks or personnel.

We also reached out to the affordable housing developer, Mercy Housing NW and their general contractor, Walsh Construction, and asked them to provide additional information regarding not just the cleanup work, but also the demolition and construction phases of work at the site. Below is their response:

"Walsh Construction and our subcontractors follow strict procedures to ensure the safety of our workers on site and the general public in the surrounding area. Ecology's response already covered a number of mitigation measures we will employ. In addition, we've installed a water service that will be utilized throughout the duration of the demolition phase to dampen and mitigate dust. Our demolition team will be taking the building down in a controlled manner, section by section, which will allow us to constantly monitor the building's integrity as well as avoid any dust kick-ups. Our client is also utilizing a third-party inspector to take air samples during the work to ensure conformance to all safety standards. As Ecology noted, we will be utilizing fencing to maintain a safety perimeter around the site; and when demolition or soils work is near the pedestrian sidewalks, we will also close pedestrian access to these areas with clear signage to ensure the public is not near any hazards. All access to the surrounding streets and the light rail station will remain open. All in all, this demolition will be fully self-contained within the project boundaries and will not require any additional efforts from the surrounding public to maintain a safe environment."

How long will the impact last after trucks leave at 5 p.m. – for example, can you open your windows after 5 p.m.? Would you need to move? Tape up your windows? Leave town for a month? What recommendations would we suggest if it was our mom or daughter living there?

Fortunately, you will not need to move, tape up your windows, or temporarily relocate, since Ecology does not anticipate that air quality will be impacted by the cleanup or construction work planned for the site.

Appendix A – Comments in Original Format

Tuan Nguyen

Good evening,

I am excited for this future project to transform this site into the affordable housing, early learning, and open space. I appreciate the transparency in the clean up process and below are my comments.

1) There is an existing daycare within 500 feet of the clean up site (Hoa Mai). How will the clean up process potentially affect the children that are attending this site? They have an outdoor playground which abuts the Mt Baker Light Rail so children are outside during school hours when there could be potential overlap when the clean up work is occurring.

2) In the report, I did not see any mention about historical landslides that have occurred along 25th Ave S. This is noted on the City of Seattle SDCI Property Information Map (GIS) which shows an outline of the known landslide which is close to the soil cleanup and underground storage areas (see attachment). Also the Seattle Landslide Study prepared by Shannon and Wilson in January 2000 which is publicly available here:

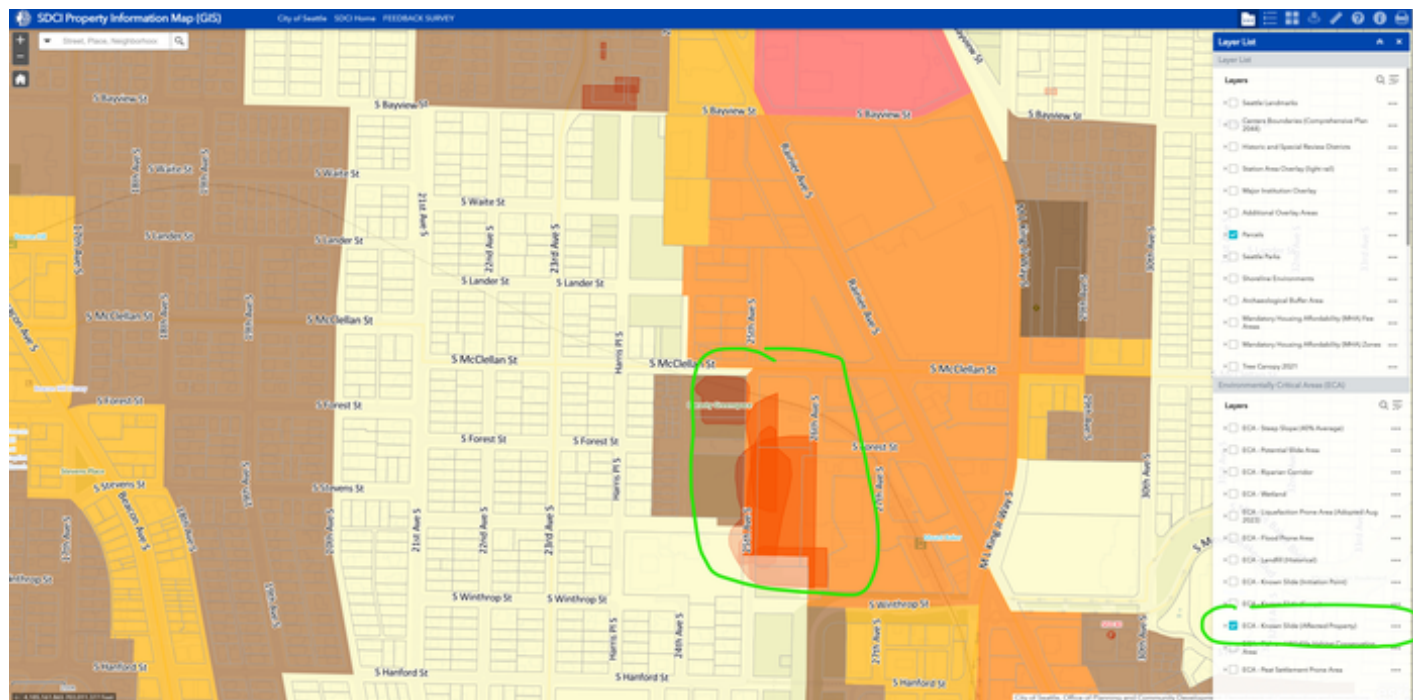
<https://www.seattle.gov/Documents/Departments/SDCI/About/LandslideStudyFigures.pdf> . It noted a total of ten landslides in this area. Does any of these landslides have a potential effect on the clean up area and/or further complicate the cleanup process?

3) How will traffic be affected by the proposed clean up work? Will S Forest Street and/or 27th Ave S be closed to vehicular traffic when the work is occurring? 27th Ave S is more of a concern since this dead end street is the location of pick up/drop off for Light Rail Riders especially those with a disability as defined by the ADA.

4) How will pedestrian traffic be affected by the proposed clean up work? Will there be a pedestrian detour and/or closure?

Thank you,

Tuan Nguyen



rochelle house

My apartment is in the Mt Baker Artist Lofts next door to the space that is being prepared to build. I have chemical sensitivities and asthma and am a singer. I wonder how will we be kept safe during the process of dig up the poisons and adding a "sealant."

I have read we should close up our window and use air filters. Our low income artist lofts do not have air conditioning and are built to hole heat in. It would be unlivable for us. Can you advise us?

Rochelle House
rochellehouse.net

From: [Rochelle House](#)
To: [Wall, Zak \(ECY\)](#)
Cc: [Nuszer, Augie \(ECY\)](#); [Heim, Elaine \(ECY\)](#); [Furmall, Ali \(ECY\)](#); [Jonathan Smith](#)
Subject: Re: UW Mount Baker Laundry: Connecting you with site manager Zak Wall
Date: Monday, July 13, 2026 9:30:35 AM

External Email

Thank you Zak,
I appreciate your effort, and your response.
Take care
Peace
Rochelle House

"As an artist, creator and dreamer of this world, we ask you not to be discouraged by what you see but to use your own lives, and by extension your art, as vehicles for the construction of peace."--Wayne Shorter + Herbie Hancock

<http://www.rochellehouse.net>
[Spotify Rochelle House](#)
<https://www.instagram.com/rochellehouse>
House Records
Orchard School of Music

On Jul 10, 2026, at 4:38 PM, Wall, Zak (ECY) <ZWAL461@ECY.WA.GOV> wrote:

Hi Rochelle, thank you for your patience while Augie and I tracked down some answers to your questions. I've summarized your concerns in **bold**, with our responses below.

How to protect your lungs during removal of this building and the soil beneath it; How is the building knockdown going to affect the air; How will people in the building, and vulnerable populations in the vicinity, be protected?

The cleanup is focused on two relatively small areas of soil contamination in the northeast corner of the property. The cleanup approach will be excavation of heating-oil contaminated and lead contaminated soils, which will be directly loaded into trucks and disposed off-site at a permitted facility. This activity is not expected to impact air quality or pose an environmental risk to the public, since the contaminants are not volatile and are limited to the soil. To further ensure the safety of the public and those working at the site, the workers performing the cleanup work will be required to have special hazardous material training and there will be fencing in place to prevent unauthorized access to the construction site. Measures will also be taken to make sure that contaminated soil doesn't get unintentionally tracked off site by trucks or personnel.

We also reached out to the affordable housing developer, Mercy Housing NW and their general contractor, Walsh Construction, and asked them to provide additional information regarding not just the cleanup work, but also the demolition and construction phases of work at the site. Below is their response:

"Walsh Construction and our subcontractors follow strict procedures to ensure the safety of our workers on site and the general public in the surrounding area. Ecology's response already covered a number of mitigation measures we will employ. In addition, we've installed a water service that will be utilized throughout the duration of the demolition phase to dampen and mitigate dust. Our demolition team will be taking the building down in a controlled manner, section by section, which will allow us to constantly monitor the building's integrity as well as avoid

any dust kick-ups. Our client is also utilizing a third-party inspector to take air samples during the work to ensure conformance to all safety standards. As Ecology noted, we will be utilizing fencing to maintain a safety perimeter around the site; and when demolition or soils work is near the pedestrian sidewalks we will also close pedestrian access to these areas with clear signage to ensure the public is not near any hazards. All access to the surrounding streets and the light rail station will remain open. All in all, this demolition will be fully self-contained within the project boundaries and will not require any additional efforts from the surrounding public to maintain a safe environment.”

How long will the impact last after trucks leave at 5 p.m. – for example, can you open your windows after 5 p.m.? Would you need to move? Tape up your windows? Leave town for a month? What recommendations would we suggest if it was our mom or daughter living there?

Fortunately, you will not need to move, tape up your windows, or temporarily relocate, since Ecology does not anticipate that air quality will be impacted by the cleanup or construction work planned for the site.

I hope you find this information helpful, and please feel free to reach out if you have any additional questions.

Thank you,

Zak

Zak Wall, LG (he/him)
Cleanup Project Manager
Northwest Region Toxics Cleanup Program
Washington State Department of Ecology
Phone: (425) 758-5231

<image001.png>

From: Rochelle House <rochellehouse@gmail.com>

Sent: Wednesday, June 24, 2026 2:12 PM

To: Nuszer, Augie (ECY) <naug461@ECY.WA.GOV>

Cc: Heim, Elaine (ECY) <ELHE461@ECY.WA.GOV>; Wall, Zak (ECY)

<ZWAL461@ECY.WA.GOV>; Furmall, Ali (ECY) <afur461@ECY.WA.GOV>

Subject: Re: UW Mount Baker Laundry: Connecting you with site manager Zak Wall

External Email

H Augie, Thank you. I appreciate it.

Peace

Rochelle House

"As an artist, creator and dreamer of this world, we ask you not to be discouraged by what you see but to use your own lives, and by extension your art, as vehicles for the construction of peace."--Wayne Shorter + Herbie Hancock

<http://www.rochellehouse.net>

[Spotify Rochelle House](#)

<https://www.instagram.com/rochellehouse>

House Records

Orchard School of Music

On Jun 22, 2026, at 3:13 PM, Nuszer, Augie (ECY)
<naug461@ECY.WA.GOV> wrote:

Hi Rochelle and others,

Zak and I are crafting some responses to your messages, but I wanted you to know that we see your thoughts and concerns and will get back to you very soon with some answers!

Thanks,

Augie Nuszer
Community Outreach & Environmental Education Specialist
Washington State Department of Ecology
[Northwest Regional Office](#) | Toxics Cleanup Program
Cell: 425-533-5537 | augie.nuszer@ecy.wa.gov
<[image001.png](#)>

From: Heim, Elaine (ECY) <ELHE461@ECY.WA.GOV>
Sent: Thursday, June 18, 2026 12:54 PM
To: rochellehouse@gmail.com; Wall, Zak (ECY) <ZWAL461@ECY.WA.GOV>
Cc: Nuszer, Augie (ECY) <naug461@ECY.WA.GOV>; Furmall, Ali (ECY) <afur461@ECY.WA.GOV>
Subject: UW Mount Baker Laundry: Connecting you with site manager Zak Wall

Rochelle House | 206-915-8316 | rochellehouse@gmail.com |
2915 Rainier Ave S, Apt. 415 | Seattle, 98144

Hello Rochelle:

Thank you for reaching out this morning and for sharing your concerns about the cleanup happening at [UW Mount Baker Laundry - \(CSID 17017\)](#) in Seattle.

You had asked about upcoming work that is happening at the site on Monday. Some of the concerns you expressed included:

- How to protect your lungs during removal of this building and the soil beneath it;
- How is the building knockdown going to affect the air;
- How will people in the building, and vulnerable populations in the vicinity, be protected;
- How long will the impact last after trucks leave at 5 p.m. – for example, can you open your windows after 5 p.m.?
- Would you need to move? Tape up your windows? Leave town for a month?
- What recommendations would we suggest if it was our mom or daughter living there?

I'm connecting you with Ecology's site manager for this project, **hydrogeologist Zak Wall**. Zak will be very happy to talk with you by phone or email and he'll connect with you shortly. For their awareness, I'm also cc'ing **Augie Nuszer**, public involvement coordinator for this project, and our Brownfields Lead at Ecology, **Ali Furmall**.

Rochelle, thanks again for calling—it was so good to talk with you, and I especially appreciate you being involved, attending the public meetings, and subscribing to the Cleanup and Tank Search for this project. That's just terrific.

Please let me know if I can help further.

Regards,

Elaine Heim (she/her)

Brownfields Communications Planner

Information & Policy Section | Toxics Cleanup Program

Washington Dept. of Ecology | Lacey, WA

360-584-3750 | elaine.heim@ecy.wa.gov |
ecology.wa.gov/brownfields

Check out our [brownfields spotlight & video](#), and [subscribe](#) to our [newsletter](#) to learn about brownfield resources.

Appendix B – Environmentally Critical Areas Letter

March 24, 2026

Mercy Housing Northwest
6930 Martin Luther King Jr. Way South
Seattle, Washington 98118

Attention: Jason Manges and Jonathan Smith

Subject: Environmental Critical Areas (Revised)
Mapped Landslides and Steep Slopes
Mount Baker TOD
2901 27th Avenue South
Seattle, Washington
File No. 17613-012-00

The purpose of this revised letter is to provide a geotechnical engineering assessment of the steep slope, known landslide, and potential landslide Environmental Critical Areas (ECAs) mapped at the Mount Baker Transit Oriented Development (TOD) site. The Mount Baker TOD site is located at 2901 27th Avenue South in Seattle, Washington.

Steep Slopes

Portions of the slope in the southwestern area of the site are 40 percent or steeper and therefore defined as a steep slope ECA per the Seattle Municipal Code (SMC). A site-specific topographic survey was completed on October 18, 2024, by Bush, Roed, and Hitchings. The steep slope ECA areas are shown in Figure 1 – Site Plan. There are two steep slopes that are mapped in the southwest area of the site (upper slope and lower slope). Development for the project will not occur within the minimum 15-foot setback of the upper steep slope. Development is planned within the setback of the lower steep slope. The maximum height of the lower slope is about 11 feet, where the top of slope is at approximate Elevation 70 feet and the toe of the slope is at approximate Elevation 59 feet. The lower and upper slopes are separated by a driveway and are at least 30 feet apart, as shown in Figure 1.

This project meets the requirements for relief from prohibition on steep slope development per SMC 25.09.180B (B2c), which states that relief can be granted “when development is located on steep slope areas that are less than 20 feet in vertical rise and that are 30 feet or more from other steep slope erosion hazard areas, if no adverse impact on the steep slope area will result.”

The proposed redevelopment of the site consists of constructing a six-level multifamily residential development with ground level retail and a partial below-grade parking level. The below-grade parking is

not planned to be located within the 15-foot steep slope setback. The building will be designed to resist the increased lateral earth pressures from the slope on a permanent basis. No adverse impacts to the steep slope area are anticipated.

In addition, there is evidence that the lower slope was created through previous legal grading. We reviewed a plot plan from Sheet A1 dated August 29, 1962, for 315 Marion Street. Sheet A1 is presented as Figure 2. The plot plan shows the driveway as 'black top' which currently separates the upper and lower slopes in the southwestern area of the site. We visited the site on October 24, 2024, to observe and evaluate the lower slope. The tree growth on the lower slope indicates potential past grading activities circa 1962. Tree growth on the lower slope consists of small diameter deciduous trees, including alders and maples. We did not observe native vegetation or large diameter conifer trees, which would otherwise be present absent previous grading activities. The presence of the driveway and lack of native plants and large diameter conifer trees suggests that the lower slope had been graded as part of constructing the existing driveway. A photo of the vegetation and tree growth on the lower slope is presented in Figure 3.

In our opinion, the project also meets the requirements for relief from prohibition on steep slope development per SMC 25.09.180.B.2 (B2b), which states that relief can be granted "when development is located on steep slope erosion hazard areas that have been created through previous legal grading activities... if no adverse impact on the steep slope area will result." Based on our observations of the slope and our review of the proposed development, no adverse impacts on the steep slope area are anticipated.

Landslide Areas

Known Slide and Potential Slide Areas are mapped at the site in the Seattle Department of Construction and Inspections (SDCI) GIS Map (see Figure 4). Areas mapped as Known Slides (red area) as well as the Potential Slide Areas (yellow area) within the site are in areas that are currently developed by existing buildings, by the Sound Transit paved parking lot immediately upslope and west of the site or by the City (retaining walls and buildings). There is an existing concrete wall located along the west edge of the Sound Transit parking lot (upslope of the site) that is up to about 8 feet high. Upslope of the retaining wall, the native slope is vegetated with large diameter deciduous trees and dense brush. A photo of the Sound Transit parking lot, which is mapped as a Known Slide Area, is presented in Figure 5. All areas east of the Sound Transit parking lot (Figure 5) are mapped as Known and Potential Slide areas, although they are areas currently occupied by buildings and a flat courtyard area in the southwest area of the site.

The site will be redeveloped in two phases. Phase 1 consists of constructing Buildings 1 and 2 in the eastern area of the site. Phase 2 consists of constructing Buildings 3 and 4 along the northern and western sides of the site. As shown in Figure 4, Buildings 1 and 2 are located outside of the mapped Known Slide area. Buildings 3 and 4 are located within areas mapped as Known Slide and Potential Slide Areas; however, these areas are presently developed with the existing buildings. Although Buildings 3 and 4 are located within the mapped Known Slide area, these buildings will in fact be constructed in areas occupied by existing buildings and paved areas and will not impact the slopes west of the site as currently designed. Note that current design concepts show Buildings 3 and 4 as one combined building referred to as Building 3.

Temporary shoring and excavation for both phases will be sequenced such that there will be no significant impact to the Sound Transit parking lot or the slopes west and south of the Sound Transit parking lot. Partial

demolition of existing structures that are currently retaining soil will not begin until the earth pressures are retained by either a rubble berm, structural bracing or ground anchors. This approach will maintain or enhance the resisting force and will not apply new loads to the driving force of the old slide mass west of the site.

For the permanent condition, soil associated with the Known Slide Area will either be retained by permanent shoring or by the below-grade portion of Building 3. Note that plans and specifications for Phase 2 will be prepared as part of a separate permitting process apart from Phase 1.

We evaluated the factors of safety for post-construction conditions for both static and pseudo-static (seismic) conditions at the critical slope section for Phase 1. The subsurface soil and groundwater conditions were developed based on cross section C-C' from our geotechnical report (see Figure 6).

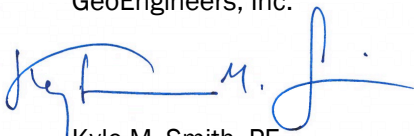
For the seismic case, a peak ground acceleration (PGA) of 0.642g was used, consistent with the PGA from our seismic design report dated September 9, 2025. A horizontal pseudo-static coefficient of $k_h = 0.5 \cdot \text{PGA}$ (0.321g) was used in the analysis in general accordance with the Washington State Department of Transportation (WSDOT) Geotechnical Design Manual (GDM) Chapter 6. The soil properties used in the Slope/W model are presented in the attached stability analysis figures. The lateral resistance of the permanent structure was developed using the design earth pressures presented in our report dated September 9, 2025 (see Figure 7).

The results of the stability analysis are presented in Figures 8 and 9 for static and seismic conditions, respectively. Our evaluation demonstrates that the factors of safety for slope stability exceed the standard enforced by the WSDOT GDM. The WSDOT GDM recommends that slopes that are supported by permanent retaining structures maintain a minimum factor of safety of 1.5 for static conditions and 1.1 for seismic conditions

Based on our analyses, the current design of the planned multi-family development provides a level of support to the mapped Known Slide ECAs that satisfies the stability standards for the State of Washington. In our opinion, the planned shoring, excavation, and permanent construction will not adversely impact the stability of the mapped Known Slide Area.

We trust that this letter meets your current needs.

Sincerely,
GeoEngineers, Inc.



Kyle M. Smith, PE
Associate Geotechnical Engineer



Robert C. Metcalfe, PE, LEG
Principal Geotechnical Engineer



Attachments:

- Figure 1. Site Plan (Topographic Survey)
- Figure 2. Sheet A1 dated August 29, 1962
- Figure 3. Photo of Lower Slope
- Figure 4. Landslide ECA Map
- Figure 5. Photo of Mapped Landslide Area
- Figure 6. Cross Section Analyzed in SlopeW
- Figure 7. Design Earth Pressures
- Figure 8. Global Stability – Static
- Figure 9. Global Stability - Seismic

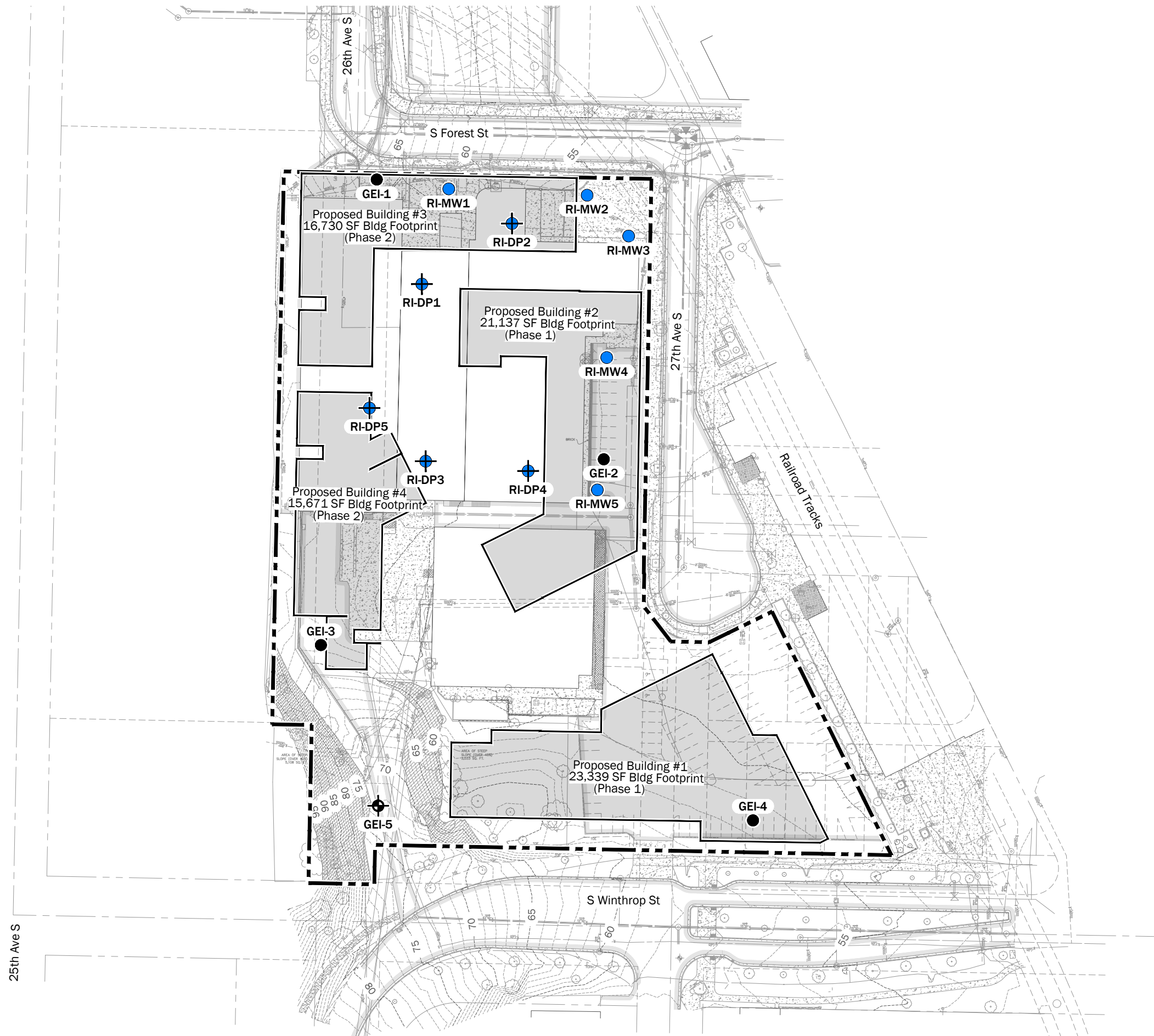
KMS:RCM:ijm

Proprietary Notice: The contents of this document are proprietary to GeoEngineers, Inc. and are intended solely for use by our client to evaluate GeoEngineers' capabilities and understanding of project requirements as they relate to performing the services proposed for a specific project. Copies of this document or its contents may not be disclosed to any other parties without the written consent of GeoEngineers.

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Copyright© 2026 by GeoEngineers, Inc. All rights reserved.

P:\17\17613012\CAD\00 Steep Slope ECA Letter\1761301200_F01_Site Plan.dwg 1 Date Exported:4/15/2025 11:17 AM - by Gabby Register

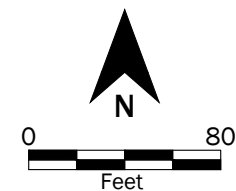


- Legend**
- Site Boundary
 - Proposed Building
 - Steep Slope Environmentally Critical Area (Defined as 40 Percent Slope or Steeper)
 - GEI-1 ● Geotechnical Boring with Monitoring Well by GeoEngineers, 2025
 - GEI-5 ⦿ Geotechnical Boring by GeoEngineers, 2025
 - RI-DP1 ⦿ Remedial Investigation Boring by GeoEngineers, 2025
 - RI-MW-1 ● Remedial Investigation Monitoring Well by GeoEngineers, 2025

Source(s): Survey from Bush, Roed and Hitchings, Inc., dated 10/18/2024

Coordinate System: WA State Plane, North Zone, NAD83, US Foot

Disclaimer: This figure was created for a specific purpose and project. Any use of this figure for any other project or purpose shall be at the user's sole risk and without liability to GeoEngineers. The locations of features shown may be approximate. GeoEngineers makes no warranty or representation as to the accuracy, completeness, or suitability of the figure, or data contained therein. The file containing this figure is a copy of a master document, the original of which is retained by GeoEngineers and is the official document of record.



Site Plan	
Mount Baker Transit Oriented Development Seattle, Washington	
GEOENGINEERS	Figure 1



Vegetation and tree growth on lower slope

Lower slope, facing northeast

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Data Source: Photo by Bob Metcalfe during site walk on October 24, 2024.

Photo of Lower Slope	
Mount Baker Transit Oriented Development Seattle, Washington	
	Figure 3



3/23/2026, 5:41:42 PM

 ECA - Potential Slide Area

 ECA - Known Slide (Initiation Point)

 ECA - Known Slide (Affected Property)



Approximate boundary of Sound Transit Parking Lot

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Landslide ECA Map

Mount Baker Transit Oriented Development
Seattle, Washington



Figure 4

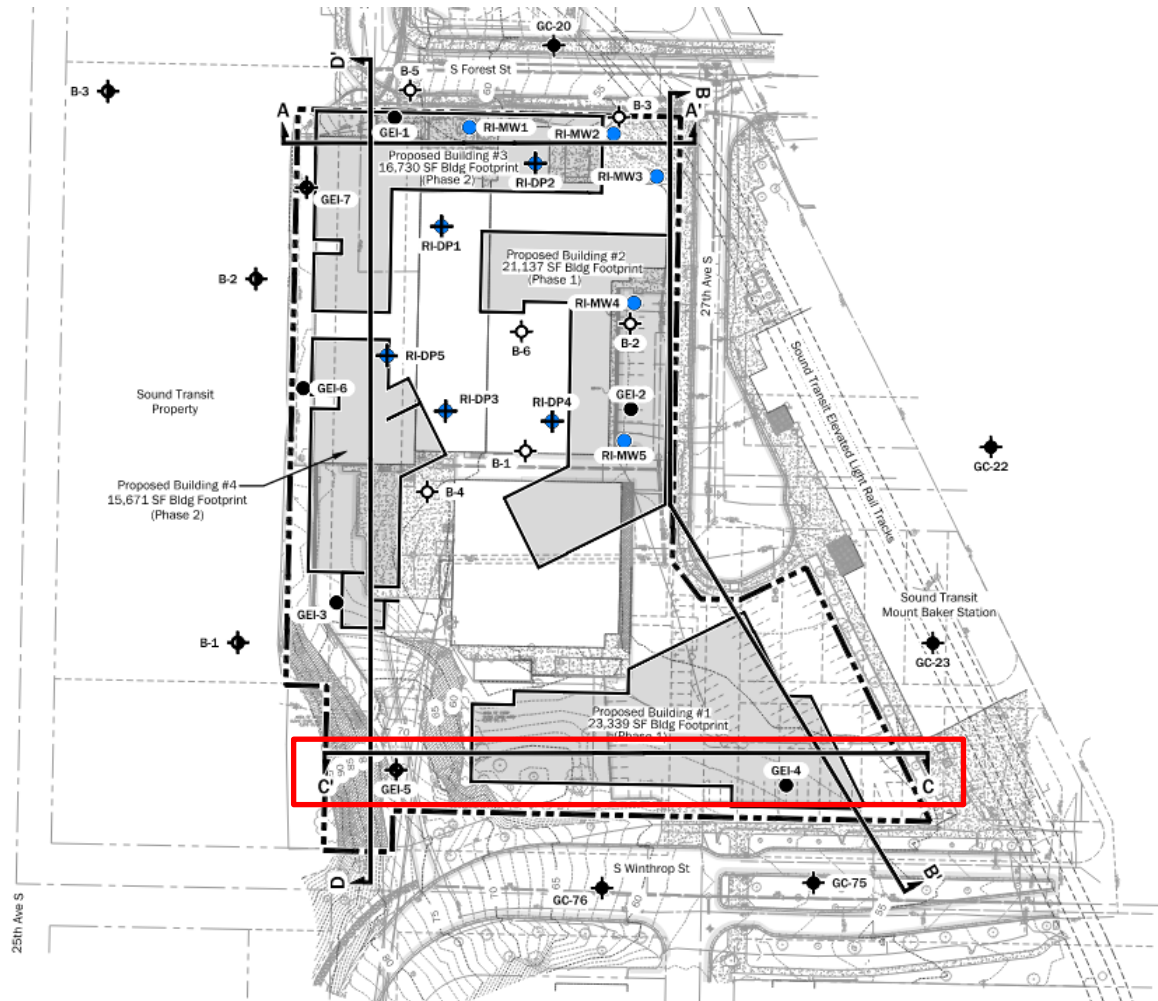


Sound Transit parcel west of site, facing north

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Data Source: Photo by Bob Metcalfe during site walk on October 24, 2024.

Photo of Mapped Landslide Area	
Mount Baker Transit Oriented Development Seattle, Washington	
	Figure 5



Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

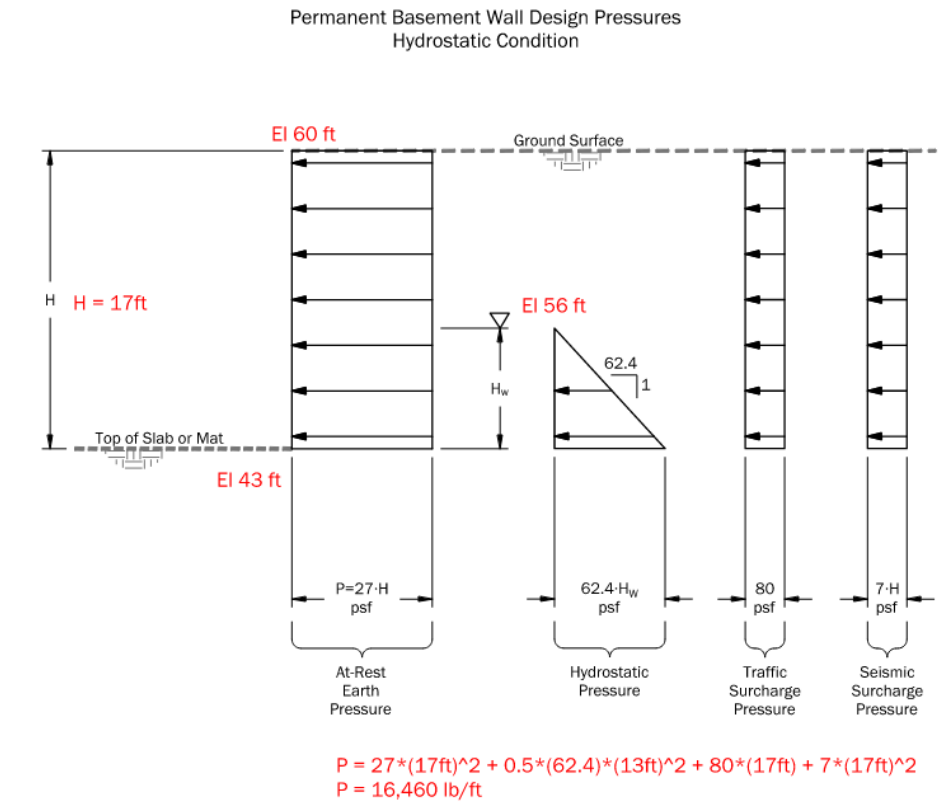
Source: Geotechnical report dated September 9, 2025

Cross Section Analyzed in SlopeW

Mount Baker Transit Oriented Development
Seattle, Washington



Figure 6



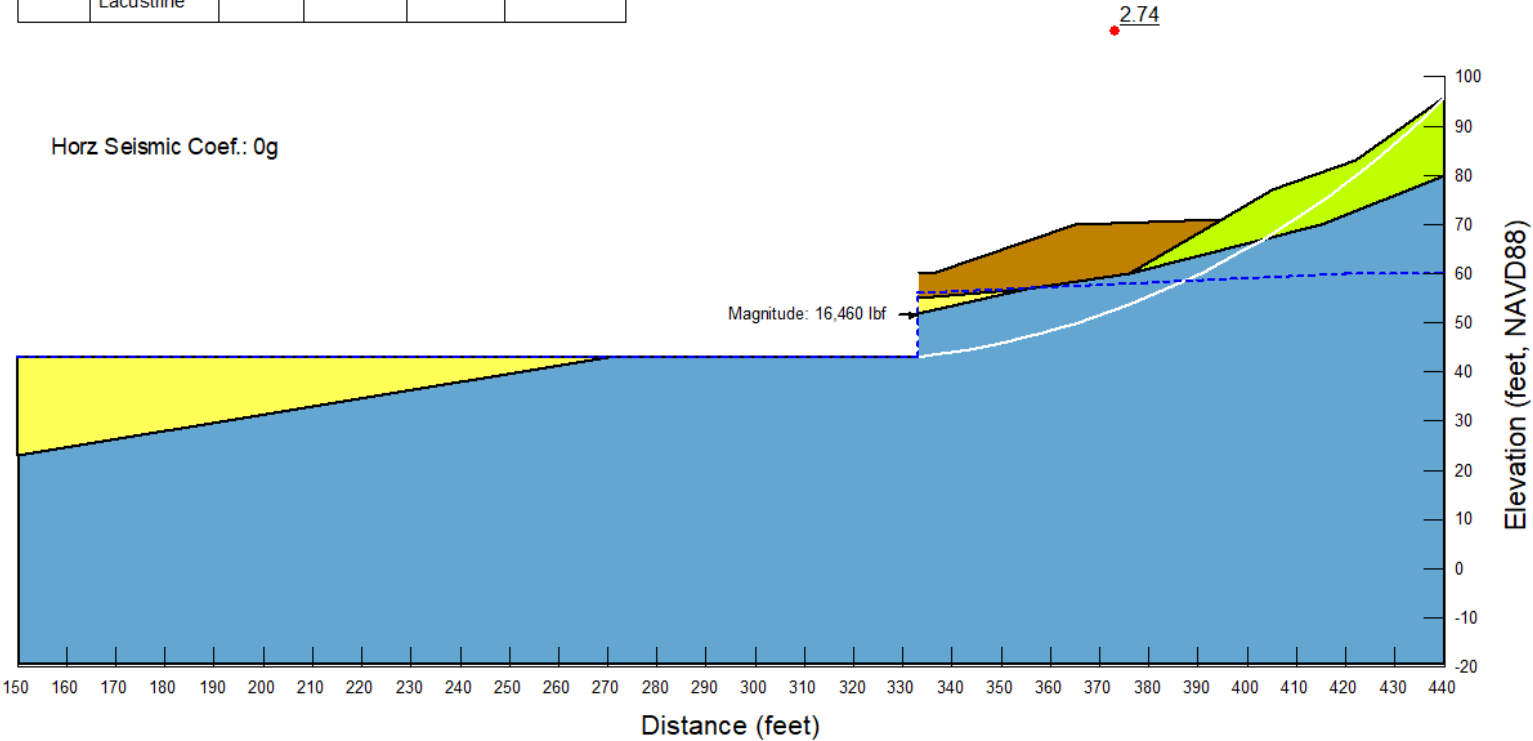
- Legend**
- H = Height of Basement Wall, Feet
 - P = Maximum At-Rest Earth Pressure, Pounds per Square Foot
 - H_w = Distance From Design Groundwater Table and Lowest Finished Floor Elevation, Feet
 - ▽ Design Groundwater Elevation
- $H_w = 13 \text{ ft}$

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Source: Geotechnical report dated September 9, 2025

Design Earth Pressures	
Mount Baker Transit Oriented Development Seattle, Washington	
	Figure 7

Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
■	Colluvium	120	0	30	1
■	Fill	125	50	32	1
■	Lawton Clay	125	200	34	1
■	Recessional Lacustrine	100	100	0	1

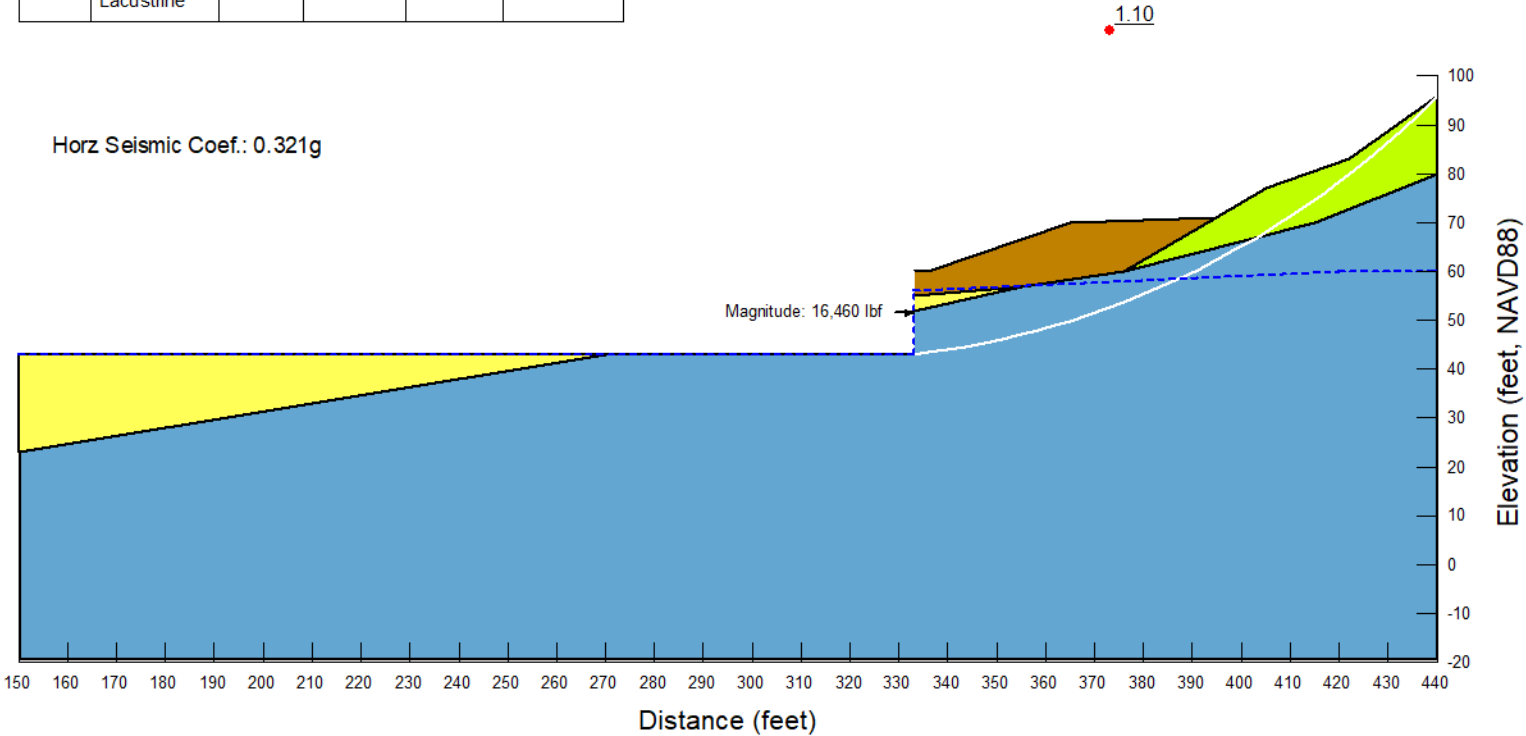


Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Source: Global stability analysis performed in SlopeW v2024.

Global Stability - Static	
Mount Baker Transit Oriented Development Seattle, Washington	
	Figure 8

Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
■	Colluvium	120	0	30	1
■	Fill	125	50	32	1
■	Lawton Clay	125	200	34	1
■	Recessional Lacustrine	100	100	0	1



Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Source: Global stability analysis performed in SlopeW v2024.

Global Stability - Seismic	
Mount Baker Transit Oriented Development Seattle, Washington	
	Figure 9