

**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NONSIGNIFICANCE (DNS)**

Name of Proposal: Former Wesmar Property

Description of Proposal:

INSTALL SECANT SHORING WALL WITHIN THE PERIMETER OF THE PROPERTY, CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND WHEEL WASH, EXCAVATE CONTAMINATED SOIL WITHIN PROPERTY BOUNDARY, DEWATER EXCAVATION, CAP CONTAMINATED SOIL WITHIN RIGHT-OF-WAY, IMPROVEMENTS TO SIDEWALK AND RIGHT OF WAY ON NW 46TH ST, AND IMPLEMENT PERMANENT DEWATERING SYSTEM.

Location of Proposal:

THE PROPOSED PROJECT IS LOCATED AT 1401 AND 1451 NW 46TH STREET, SEATTLE, WASHINGTON. THE PROJECT SITE HAS FRONTAGES ON NW 46TH STREET TO THE NORTH, 15TH AVE TO THE WEST, 14TH AVENUE NW TO THE EAST, AND NW 45TH TO THE SOUTH. THE LEGAL DESCRIPTION AND OTHER ITEMS ARE INCLUDED IN THE MASTER USE PERMIT PLANS.

Proponent / Applicant:

BLOCK AT BALLARD II, LLC

Lead Agency: State of Washington Department of Ecology

Public Comment Period: Oct. 23 to Nov. 23, 2009. Comments will be accepted by email, US Mail, or fax.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal until the end of public comment period. Comments must be submitted to the contact person listed below. Email comments are acceptable.

Contact Person, if other than responsible official: Sunny Becker (425) 649-7187,
Email: hlin461@ecy.wa.gov

Responsible Official: Robert Warren
Position / Title: Section manager, Northwest Regional Office
Address: Department of Ecology
3190 – 160th Ave SE
Bellevue, WA 98008-5452

Date: 5/27/2010 **Signature:**  _____

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Former Wesmar Property

2. Name of applicant:

BLOCK AT BALLARD II, LLC

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

C/O SCS Engineers 2405 140th Avenue NE, Suite 107

Bellevue, Washington 98005

(425) 289-5446

Greg Helland, R.G.

4. Date checklist prepared:

JANUARY 26, 2009

5. Agency requesting checklist:

WASHINGTON STATE DEPARTMENT OF ECOLOGY

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

BEGIN REMEDIATION CONSTRUCTION – SEPTEMBER 2010 (OR EARLIER)

DRAFT CLEANUP ACTION REPORT – 3 MONTHS AFTER THE CLEANUP ACTION

GROUNDWATER MONITORING – WITHIN 3 MONTHS AFTER CLEANUP ACTION

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

CONSTRUCTION OF NEW FOUR AND FIVE STORY BUILDINGS WITH TWO BELOW-GRADE LEVELS OF PARKING, RETAIL USES AT THE FIRST FLOOR, OFFICES ON FOUR UPPER LEVELS. SITE IMPROVEMENTS INCLUDE NEW CURBS, SIDEWALK AND STREET TREES AT 14TH AVE, NW 45TH AND NW 46TH STREET. SEPARATE SEPA CHECKLISTS FOR BOTH PARCELS' BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN SUBMITTED TO DPD FOR REVIEW ON OCTOBER 10, 2007. A DETERMINATION OF NON SIGNIFICANCE WAS ISSUED FOR BOTH PARCELS BY THE CITY OF SEATTLE ON AUGUST 11, 2008. ADDITIONALLY, THE MUP AND DEMOLITION PERMITS HAVE BEEN ISSUED, AND THE BUILDING PERMIT AND SIPS ARE CURRENTLY IN PROCESS.

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

GEOTECHNICAL ENGINEERING REPORT PREPARED BY EARTH SOLUTIONS
NW, 29 SEPTEMBER 2006.

SUBSURFACE INVESTIGATION REPORT PREPARED BY SOUND
ENVIRONMENTAL STRATEGIES CORPORATION, OCTOBER AND
DECEMBER 2006.

RECONNAISSANCE INVESTIGATION REPORT PREPARED BY SOUND
ENVIRONMENTAL STRATEGIES CORPORATION, MARCH 2007.

PROSPECTIVE PURCHASER AGREEMENT/CONSENT DECREE PROPOSAL
PREPARED BY SOUND ENVIRONMENTAL STRATEGIES CORPORATION,
MARCH 2007.

GROUNDWATER MONITORING REPORT PREPARED BY SOUND
ENVIRONMENTAL STRATEGIES CORPORATION, JUNE 2007.

ARCHAEOLOGICAL RESOURCES AND HISTORIC BUILDINGS AND
STRUCTURES ASSESSMENT REPORT PREPARED BY HISTORIC RESEARCH
ASSOCIATES, INC, OCTOBER 2007.

TRANSPORTATION IMPACT ANALYSIS PREPARED BY HEFFRON
TRANSPORTATION, 5 NOVEMBER 2007.

REVISED HYDROGEOLOGIC REPORT PREPARED BY SOUND
ENVIRONMENTAL STRATEGIES, 30 JUNE 2008.

DRAFT REMEDIAL INVESTIGATION/FEASIBILITY STUDY AND PROPOSED
CLEANUP ACTION PREPARED BY SOUND ENVIRONMENTAL
STRATEGIES, 29 DECEMBER, 2008.

STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SOUND
ENVIRONMENTAL STRATEGIES, 7 NOVEMBER, 2008.

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.

BUILDING PERMIT (NOS. 6156774 AND 6156775) TO CONSTRUCT THE MIXED-
USE BUILDINGS.

STREET IMPROVEMENT PERMITS ARE CURRENTLY IN PROCESS.

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

MASTER USE PERMITS (NOS. 3008040 AND 3008041 – SEE SEPA CHECKLISTS)
BUILDING AND STREET IMPROVEMENT PERMITS (IN PROCESS) AS
NOTED IN A.9.

AGREED ORDER AND CONSENT DECREE FOR CLEANUP ACTIVITIES AS
APPROVED BY THE DEPARTMENT OF ECOLOGY UNDER MTCA.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT AS
APPROVED BY THE DEPARTMENT OF ECOLOGY

11. Give brief, complete description of your proposal, including the proposed uses and
the size of the project. 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.

INSTALL SECANT SHORING WALL WITHIN THE PERIMETER OF THE PROPERTY, CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND WHEEL WASH, EXCAVATE CONTAMINATED SOIL WITHIN PROPERTY BOUNDARY, DEWATER EXCAVATION, CAP CONTAMINATED SOIL WITHIN RIGHT-OF-WAY, IMPROVEMENTS TO SIDEWALK AND RIGHT OF WAY ON NW 46TH ST, AND IMPLEMENT PERMANENT DEWATERING SYSTEM.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description; site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

THE PROPOSED PROJECT IS LOCATED AT 1401 AND 1451 NW 46TH STREET, SEATTLE, WASHINGTON. THE PROJECT SITE HAS FRONTAGES ON NW 46TH STREET TO THE NORTH, 15TH AVE TO THE WEST, 14TH AVENUE NW TO THE EAST, AND NW 45TH TO THE SOUTH. THE LEGAL DESCRIPTION AND OTHER ITEMS ARE INCLUDED IN THE MASTER USE PERMIT PLANS.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous,
other: _____

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

STEEPEST SLOPE = 0% (SITE IS FLAT).

- 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 prime farmland.

ACCORDING TO THE GEOTECHNICAL STUDY, THE SITE IS UNDERLAIN BY ABOUT 3 FEET OF LOOSE LAYERED BROWN-GREY FINE TO MEDIUM SAND, SOME SILT AND WOOD FRAGMENTS, WET (FILL). WHICH OVERLIES VERY LOOSE, BLACK-BROWN, MIXTURE OF SILT AND WOOD DEBRIS, WET (FILL). THIS OVERLAYS MEDIUM DENSE TO DENSE, GRAY, SLIGHTLY SILTY FINE TO MEDIUM SAND, TRACE GRAVEL, WET. THIS OVERLAYS VERY DENSE GRAY, SILTY SAND, WET.

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

NO. DPD HAS DETERMINED THAT THE SITE DOES NOT CONTAIN AN ENVIRONMENTALLY CRITICAL AREA.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

GRADING FOR THIS PROJECT WILL BE MINIMAL AS FINISHED GRADES WILL NEARLY MATCH EXISTING GRADES. SITE GRADING WILL CONSIST OF EXCAVATION FOR THE BELOW-GRADE PARKING.

EXCAVATED CONTAMINATED SOIL FOR DISPOSAL:

27,300 TONS

GRAVEL IMPORT/BACKFILL FOR NEW PAVEMENT AND UTILITIES:

7,500 CY

GRAVEL IMPORT WILL BE PURCHASED FROM NEARBY ROCK MATERIALS MINING/PROCESSING SITE.

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

EROSION COULD OCCUR AS A RESULT OF CONSTRUCTION ACTIVITIES IF AND WHEN A SIGNIFICANT AMOUNT OF PRECIPITATION FALLS OR IF OPEN SOILS ARE SUBJECTED TO LARGE VOLUMES OF FLOWING SURFACE WATER. THE SUBJECT SITE IS FOR THE MOST PART FLAT. EXCAVATION ACTIVITIES ON THE SITE WILL OCCUR BELOW ALL SURROUNDING GRADES, WITH THE EXCEPTION OF THE NE CORNER. EXISTING AND PROPOSED EROSION POTENTIAL FOR THIS SITE IS VERY LOW.

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

PROPOSED IMPERVIOUS SURFACE AREA: 58,775 SF (100%)

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

DURING EXCAVATION AND CONSTRUCTION, THE ADJACENT SITES WILL BE PROTECTED FROM SEDIMENTATION THROUGH THE USE OF FILTER FABRIC FENCE. THE EXISTING UTILITIES WILL ALSO BE PROTECTED FROM SILTATION WITH GEOFABRIC INSERTS. THE EXISTING STREETS WILL BE KEPT CLEAN VIA STREET SWEEPING AND THE USE OF A PAVED CONSTRUCTION ENTRANCE. FUGITIVE DUST WILL BE MINIMIZED WITH THE USE OF WATER ON OPEN SOILS PRIOR TO GRADING. MOST SURFACES EXPOSED DURING CONSTRUCTION WILL BE COVERED IMMEDIATELY WITH GRAVEL AND PRIOR TO FINAL SURFACE TREATMENT. ADDITIONAL DETAILS FOR EROSION CONTROLS ARE INCLUDED IN THE EXCAVATION AND TEMPORARY EROSION AND SEDIMENTATION CONTROL PLANS IN THE BUILDING PERMITS CURRENTLY UNDER REVIEW BY THE CITY OF SEATTLE.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction

and when the project is completed? If any, generally describe and give approximate quantities if known.

MINIMAL DUST DURING DEMOLITION, EXCAVATION, AND CONSTRUCTION.

**AFTER CONSTRUCTION: AUTOMOBILES – TOTAL FOR BOTH PARCELS:
562 VEHICLE STALLS**

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

NO.

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

NO PROPOSED MEASURES. VEHICLE EMISSIONS ARE MITIGATED BY STATE AIR QUALITY PROGRAMS.

3. Water

a. Surface:

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.

YES, SALMON BAY IS SOUTH OF SHILSHOLE AVE N.W.

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, THE SW CORNER OF THE SITE LIES WITHIN THE
200'-0" URBAN INDUSTRIAL SHORELINE DISTRICT.**

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.

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

NO.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO.

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.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

GROUND WATER COLLECTED WITHIN THE EXCAVATION WILL BE PUMPED INTO A HOLDING TANK STORED ON THE PROPERTY. THE EXTRACTED WATER IS TO BE PERMITTED AND DISCHARGED TO THE KING COUNTY METRO SEWER SYSTEM VIA THE LOCAL SEWER SYSTEM OR TREATED ON-SITE TO WASHINGTON STATE SURFACE WATER STANDARDS AND DISCHARGED TO THE CITY OF SEATTLE STORM WATER SYSTEM. DISCHARGES WILL MEET STATE WATER QUALITY REQUIREMENTS FOR REGULATED PARAMETERS INCLUDING: TURBIDITY, PH, METALS, OILS AND GREASES, AND POLYCYCLIC AROMATIC HYDROCARBONS (PAHS). THE APPROXIMATE QUANTITY AND QUALITY OF THE WATER IS EXPECTED TO BE ACCEPTABLE FOR DISCHARGE TO THE METRO SEWER SYSTEM.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NO WASTE MATERIALS WILL BE DISCHARGED INTO THE GROUND AS A RESULT OF THIS PROJECT THAT WE ARE AWARE OF. THERE ARE NO PROPOSED SEPTIC SYSTEMS OR INDUSTRIAL WASTE TREATMENT SYSTEMS ASSOCIATED WITH ANY OF THE CURRENTLY PROPOSED IMPROVEMENTS.

c. Water Runoff (including storm water):

- 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.

RUNOFF COULD OCCUR FROM THE PERIMETER OF THE PROPERTY IF AND WHEN A SIGNIFICANT AMOUNT OF PRECIPITATION FALLS. THE SUBJECT SITE IS FOR THE MOST PART FLAT. EXCAVATION ACTIVITIES ON THE SITE WILL OCCUR BELOW ALL SURROUNDING GRADES, WITH THE EXCEPTION OF THE NE CORNER AS DESCRIBED IN SECTION B.1.F. A MAJORITY OF THE SURFACE WATER ORIGINATING FROM PRECIPITATION EVENTS AN GROUNDWATER WILL COLLECT IN THE EXCAVATION AND BE ROUTED TO THE SANITARY OR STORM SYSTEM AS DESCRIBED IN SECTION 3.B.1.

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

IT IS POSSIBLE THAT NORMAL CONSTRUCTION ACTIVITIES COULD GENERATE A SMALL VOLUME OF SEDIMENT LADEN WATER. SURFACE FLOW FROM AREAS SUBJECT TO VEHICULAR TRAFFIC COULD ALSO POSSIBLY ENTER THE GROUND OR SURFACE

WATERS IF SAID SURFACE AREAS WERE EXPOSED AND
SUBJECTED TO PRECIPITATION OR OTHER SURFACE FLOW.

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

THE PROPOSED MEASURES TO REDUCE AND CONTROL SURFACE, GROUND AND RUNOFF WATER IMPACTS DURING CONSTRUCTION INCLUDE THE USE OF BMP'S SUCH AS FILTER FENCING AND SURFACE COVER DURING CONSTRUCTION, TOGETHER WITH SEDIMENTATION CONTROL BMP'S PRIOR TO SURFACE WATER BEING CONNECTED TO THE EXISTING PUBLIC STORM DRAIN. RUNOFF GENERATED IN THE PROPOSED CONDITION WILL BE CONVEYED TO THE STORM DRAIN OUTFALL AS DESCRIBED IN QUESTION 3.C.1). THE EXCAVATION, WHICH IS BELOW GRADE FOR ALL BUT THE NE CORNER OF THE SITE, WILL COLLECT SOME GROUND, SURFACE AND RUNOFF WATER. WATER COLLECTED FROM THE EXCAVATION WILL UNDERGO TREATMENT IN A HOLDING TANK BEFOR BEING DISCHARGED TO THE KING COUNTY METRO SEWER SYSTEM OR CITY OF SEATTLE STORMWATER SYSTEM.

A PERMANENT DEWATERING SYSTEM WILL BE INSTALLED AS A COMPONENT OF THE BUILDINGS UPON COMPLETION OF THE EXCAVATION. WATER WILL BE COLLECTED IN A SUBGRADE WATER CONTROL SYSTEM AND DISCHARGED TO THE STORM DRAIN. WATER COLLECTED IN THE SUBGRADE WATER CONTROL SYSTEM WILL BE MONITORED FOR ARSENIC AND PAH CONTAMINATION BEFORE BEING DISCHARGED TO THE STORM DRAIN. A 3 WEEK SAMPLING PROGRAM WILL BE ESTABLISHED TO DETERMINE THE CONCENTRATION OF ARSENIC AFTER INITIAL OPERATION HAS BEGUN. IF CONCENTRATIONS ARE CONSISTENTLY BELOW 190 µg/L THEN WEEKLY SAMPLING WILL BE DISCONTINUED AND QUARTERLY MONITORING WILL BEGIN. DETAILED INFORMATION IS INCLUDED IN THE DRAFT REMEDIAL INVESTIGATION/FEASIBILITY STUDY AND CLEANUP ACTION PLAN (SOUND ENVIRONMENTAL STRATEGIES, 29 DECEMBER 2008).

4. Plants

- a. Check or circle 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
 - 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?

PERENNIAL/ANNUAL FLOWER GARDEN ON SOUTHWEST CORNER OF SITE. ALONG WITH MINIMAL BLACKBERRIES AND WEEDS.

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

NONE KNOWN.

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

LANDSCAPING INCLUDES NEW STREET TREES ALONG 14TH AVE NW, NW 45TH STREET, AND NW 46TH STREET. REFER TO LANDSCAPE DRAWINGS FOR SPECIES.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

Seagulls, pigeons, and crows

mammals: deer, bear, elk, beaver, other:

Opossums and squirrels

fish: bass, salmon, trout, herring, shellfish, other:

none

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

NONE KNOWN.

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

NO.

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

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

PETROLEUM WILL BE USED TO MEET CONSTRUCTION NEEDS FOR POWERING HEAVY EQUIPMENT.

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

NO.

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:

NONE.

7. Environmental Health

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

SUBSURFACE INVESTIGATIONS PERFORMED BY SES IN 2005 THROUGH 2008 INDICATE THAT SITE SOILS CONTAIN CONCENTRATIONS OF PAHS AND ARSENIC WHICH EXCEED MTCA METHOD A CLEANUP LEVELS. THE PAH RELEASE RESULTED FROM THE FORMER USE OF THE PROPERTY AS A WOODEN PIPE TREATMENT AND STORAGE FACILITY. THE SUSPECTED SOURCES OF THE ARSENIC CONTAMINATED SOIL ARE THE ADJACENT RAIL LINES AND OTHER REGIONAL INDUSTRIAL ACTIVITIES. GROUNDWATER ON THE SITE CONTAINS CONCENTRATIONS OF ARSENIC WHICH EXCEED THE MTCA METHOD A CLEANUP LEVEL AND THE SURFACE WATER DISCHARGE STANDARD. THE ARSENIC CONTAMINATED GROUNDWATER ORIGINATES FROM OFF PROPERTY SOURCES INCLUDING THE RAIL LINES ADJACENT TO THE PROPERTY. MANAGEMENT OF THE CONTAMINATED SOIL AND GROUNDWATER IS DESCRIBED ABOVE IN SECTIONS 3.B.1 AND 3.D.

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

NONE.

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

THE PAH-CONTAMINATED SOIL IS A DIRECT-CONTACT EXPOSURE HAZARD. THE CONCRETE SLABS OF THE FORMER BUILDINGS HAVE BEEN LEFT IN PLACE, TO BE REMOVED DURING THE REMEDIATION ACTIVITIES, AND SOIL WILL BE EXCAVATED UNDER THE OVERSIGHT OF HAZWOPER-TRAINED WORKERS. ADDITIONALLY, AN EXCLUSION ZONE AND A SITE SECURITY FENCE WILL BE ERECTED AROUND THE PERIMETER OF THE PROPERTY TO PREVENT UNAUTHORIZED ENTRY.

CONTAMINATED SOIL IN THE ROW WILL BE CAPPED, AND ANY UTILITY WORK OR ROW IMPROVEMENTS THAT MAY BE CONDUCTED ARE NOT LIKELY TO EXTEND TO THE CONTAMINATED ZONE DUE TO THE DEPTH OF THE CONTAMINATION. ADDITIONALLY, AN ENVIRONMENTAL COVENANT WILL BE PLACED ON THE CAPPED AREAS.

ARSENIC-CONTAMINATED GROUNDWATER WILL NOT POSE AN EXPOSURE HAZARD TO ONSITE PERSONNEL OR MEMBERS OF THE PUBLIC.

- b. Noise

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

NONE.

- 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 site.

SHORT TERM CONSTRUCTION NOISE.

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

COMPLIANCE WITH SEATTLE NOISE CONTROL ORDINANCE.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

VACANT. THE FORMER BUILDINGS HAVE BEEN DEMOLISHED.

- b. Has the site been used for agriculture? If so, describe.

NO.

- c. Describe any structures on the site.

NONE

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

NO. ALL OF THE EXISTING BUILDINGS HAVE BEEN DEMOLISHED.

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

THE SITE IS ZONED IG2/U-65' WITH AN URBAN INDUSTRIAL SHORELINE OVERLAY ON THE SOUTHWEST CORNER OF THE LOT.

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

INDUSTRIAL – BALLARD INTERBAY NORTHEAST MANUFACTURING INDUSTRIAL CENTER.

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

URBAN INDUSTRIAL (SOUTHWEST CORNER OF LOT).

- h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

NO.

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

250-350 PEOPLE

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

15 WORKERS. ALL WORKERS ARE RELOCATING TO A NEW SITE.

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

NONE REQUIRED.

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

THE PROPOSED PROJECT IS PERMITTED OUTRIGHT.

9. Housing

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

NONE.

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

NONE.

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

NONE REQUIRED.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

PLEASE SEE SEPA CHECKLISTS FOR MUPS 3008040 AND 3008041. NO STRUCTURES ARE PROPOSED FOR THIS COMPONENT OF THE PROJECT. AFTER FINAL CONSTRUCTION, PROPOSED STRUCTURES WOULD BE 65' IN HEIGHT, EXCEPT IN THE SHORELINE ZONE WHERE THE HEIGHT WOULD BE 35'.

THE BUILDING MATERIALS WOULD BE GLASS, METAL AND CONCRETE.

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

NO RESIDENTIAL VIEWS ARE ANTICIPATED TO BE ALTERED.

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

NONE REQUIRED.

11. Light and Glare

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

NO GLARE IS ANTICIPATED FOR THE CONSTRUCTION PHASE OF THE PROJECT.

NORMAL OFFICE/RETAIL BUILDING LIGHTING FOR THE FINISHED BUILDING.

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

NO.

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

NONE.

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

NONE.

12. Recreation

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

THE 14TH AVE NW BOAT RAMP

THE BURKE GILMAN TRAIL.

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

NO.

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

NONE.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE.

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

NONE.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

STREETS ADJACENT TO THE SITE INCLUDE NW 45TH STREET, NW 46TH STREET, AN ALLEY LOCATED IN THE 15TH AVENUE NW RIGHT OF WAY ADJACENT TO THE BALLARD BRIDGE APPROACH STRUCTURE, AND 14TH AVENUE NW. THE TWO EAST-WEST STREETS CONNECT BETWEEN NW LEARY WAY AND SHILSHOLE AVENUE NW. 14TH AVENUE NW CONNECTS BETWEEN THE SHIP CANAL AND NW 65TH STREET.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

THERE IS EXTENSIVE TRANSIT SERVICE IN THE SITE VICINITY ON BOTH THE 15TH AVENUE NW CORRIDOR AND LEARY WAY. THE NEAREST TRANSIT STOP IS LOCATED ABOUT ¼ MILE AWAY, AT 15TH AVENUE NW AND NW LEARY WAY.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

THE FINISHED PROJECT WILL ADD 562 PARKING SPACES IN A TWO-STORY SUBSURFACE PARKING GARAGE.

THE PROJECT WOULD REMOVE BOTH THE EXISTING ONSITE PARKING SPACES, AS WELL AS THE USES THAT GENERATE PARKING DEMAND. MOST OF THE ON-SITE SPACES ARE INFORMAL AND OCCUR ALONG

DRIVE AISLES THAT SERVE THE FORMER FREIGHT LOADING BAYS ON THE SITE.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A TEMPORARY CONSTRUCTION ACCESS/DECONSTRUCTION PAD AND WHEEL WASH WILL BE CONSTRUCTED ON THE SOUTHERN PORTION OF THE PROPERTY. UPON COMPLETION OF THE REMEDIATION, THE PAD WILL BE EXCAVATED, TRANSPORTED, AND DISPOSED.

A PORTION OF THE PROPERTY LOCATED BEYOND THE SHORING SYSTEM FOR THE PROPOSED BUILDING THAT CONTAINS SOME CONTAMINATED SOIL WILL BE WILL BE CAPPED WITH A COMBINATION OF ASPHALT, LANDSCAPING, AND CONCRETE SIDEWALKS. THE SIDEWALK ON NW 46TH STREET IS PROPOSED TO BE 20-FEET WIDE (12 FEET WITHIN THE RIGHT-OF-WAY AND 8-FEET WITHIN THE SITE).

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

RAIL TRACKS USED BY THE BALLARD TERMINAL RAILROAD COMPANY ARE LOCATED WITHIN THE NW 45TH STREET RIGHT-OF-WAY. THESE TRACKS WILL BE MAINTAINED. THE PROJECT DESIGN TEAM IS COORDINATING WITH SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT) STAFF RELATED TO THE BURKEGILMAN TRAIL PROJECT. THAT PROJECT MAY RELOCATE THE TRACKS FURTHER SOUTH TO BETTER ACCOMMODATE THE DRIVING LANES AND TRAIL WITHIN THIS RIGHT OF WAY. THE PROPOSED PROJECT WOULD NOT AFFECT SDOT'S PLANS.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

VEHICULAR VOLUME HAS BEEN ADDRESSED IN PREVIOUS SEPA CHECKLISTS FOR THE BUILDING COMPONENT OF PROJECT. DETAILS ARE ADDRESSED IN SEPA CHECKLISTS FOR MUPS 3008040 AND 3008041.

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

A HAULING ROUTE AGREEMENT WITH THE CITY OF SEATTLE WILL BE USED TO CONTROL CONSTRUCTION TRAFFIC.

FOR THE COMPLETED PROJECT - OFF-SITE IMPROVEMENTS AT TWO INTERSECTIONS ARE PROPOSED ALONG WITH PARKING MANAGEMENT MEASURES. THESE ARE DETAILED IN THE TRANSPORTATION IMPACT ANALYSIS CONDUCTED UNDER MUPS 3008040 AND 3008041.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO.

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

NONE.

16. Utilities

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

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

ALL UTILITIES ARE AVAILABLE IMMEDIATELY ADJACENT TO THE PROJECT SITE AS WELL AS ON THE SITE. THERE WILL BE LITTLE DISRUPTION TO EXISTING UTILITIES AND TO PUBLIC PROPERTY.

ELECTRICITY- SEATTLE CITY LIGHT; ELECTRICAL SERVICE FROM EXISTING SEATTLE CITY LIGHT FACILITIES LOCATED ON 14TH AVE NW AND NW 46TH STREET.

NATURAL GAS – PUGET SOUND ENERGY; THERE IS AN EXISTING GAS LINE ALONG 14TH AVE NW.

WATER- SEATTLE PUBLIC UTILITIES; WATERMAIN LOCATED IN NW 46TH STREET. METER AND BACKFLOW PREVENTION WILL BE PROVIDED IN CONFORMANCE OF SEATTLE BUILDING STANDARDS.

STORM DRAINAGE WILL BE SERVICED BY AN EXISTING; STORM DRAIN MAIN IN 14TH AVENUE NW IN CONFORMANCE WITH CITY OF SEATTLE DRAINAGE REQUIREMENTS.

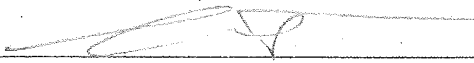
FIRE PROTECTION EXISTS ADJACENT TO SITE THROUGH FIRE HYDRANTS AT THE NORTHEAST CORNER OF 15TH AVENUE NW AND NW BALLARD WAY, AT MID-BLOCK ON NW BALLARD WAY BETWEEN 14TH AVENUE NW AND 15TH AVENUE NW, AT THE NORTHWEST CORNER OF 15TH AVENUE NW AND NW 46TH STREET, AND AT MID-BLOCK ON NW 46TH STREET BETWEEN 14TH AVENUE NW AND 15TH AVENUE NW.

REFUSE SERVICE - SEATTLE PUBLIC UTILITIES; REFUSE SERVICE ALREADY EXISTS ON THE SITE.

TELEPHONE SERVICE EXISTS AT NW 46TH STREET AND 14TH AVENUE NW.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.
I understand the lead agency is relying on them to make its decision.

Signature: 

Date submitted: September 22, 2009

This checklist was reviewed by: 
Sunny Becker, Washington State Department of Ecology

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.