

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Facilities North Site Cleanup Actions

2. Name of applicant:

King County Department of Transportation, Metro Transit Division

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

Metro Transit
821 Second Avenue, MS 122
Seattle, WA 98104-1598

CONTACT: Gary Kriedt, Metro Transit Division, Telephone: (206) 684-1166; and

Washington State Department of Ecology
Northwest Regional Office
3190 – 160th Ave SE
Bellevue, WA 98008-5452

CONTACT: Maura S. O'Brien, Ecology Toxics Cleanup, Telephone 425-649-7249

4. Date checklist prepared:

November 10, 1998

5. Agency requesting checklist:

Metro Transit

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

Design and implementation: January, 1999

Completion of tank demolition and shallow soil remediation (metals contamination) in the Tank Farm area, and remediation of deeper soil and groundwater (petroleum contamination) in the Lower Areas: Fall, 1999 or Fall 2000

Compliance monitoring: 1999 to 2004, as necessary

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

None.

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

A Draft Cleanup Action Plan (CAP), issued on October 15, 1998, was prepared by Foster Wheeler Environmental Corporation for King County Metro Transit Division and Chevron Products Company. That report presents the proposed cleanup tasks under the Model Toxics Control Act including tank demolition, remediation of shallow soil contaminated with metals, and remediation of soils and groundwater contaminated by petroleum substances at the site.

The following reports preceded the CAP:

Interim Action Plan for Shallow Soil Remediation by Associated Geotechnology Incorporated (AGI) Technologies for Metro Transit Division, dated April 8, 1998.

An aquifer test evaluation (slug and pump tests) was performed by Foster Wheeler in July, 1998, and a Cleanup Level Development Report was prepared in March, 1998. Foster Wheeler provided supplemental information to that report in May, 1998.

A supplemental environmental assessment of soil and groundwater quality was performed by Pacific Environmental Group (PEG) in 1997.

A Remedial Investigation/Feasibility Study for the site was conducted and a report was prepared by Applied Geotechnology, Inc. (AGI), dated November 1993.

A seismic evaluation and soil sampling was performed by Kennedy/Jenks/Chilton (KJC) in 1988.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None.

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

City of Seattle Clearing and Grading Permit

- 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 site was historically a petroleum handling facility operated by Chevron, formerly Standard Oil of California, and was purchased by King County in 1982. The petroleum tanks and pipelines were cleaned, ventilated and secured in 1992. The site is now an active maintenance facility used by King County transit personnel.

The purpose of this project is to demolish and remove aboveground storage tanks and associated foundations and piping, remediate shallow soils in the tank yard area contaminated with metals resulting from tank sandblasting, painting operations and related activities; and remediate contaminated soils and groundwater resulting from oil storage associated with former bulk fueling terminal activities during Standard Oil (1925-1982) and Metro (1983-92) operations.

Shallow soils contaminated with metals near the above ground tanks in the tank yard area of the site will be excavated followed by surface water controls or capping. Deeper soils and groundwater contaminated with petroleum substances at the lower area of the North Yard and at the South Yard will be remediated using hydrogen peroxide injection followed by monitoring. Additional sampling will occur in areas where soils were found to contain petroleum substances exceeding proposed cleanup levels. Any additional contamination that is found will be remediated using hydrogen peroxide injection followed by monitoring. Further details are discussed in the Draft Cleanup Action Plan.

Primary work activities include the following:

- To gain access to the enclosed tank farm area, a 25-foot section of concrete fire wall along the west side of the tank farm bordering Woodlawn Ave. North will be removed. A concrete driveway apron and gate will be constructed for permanent site access.
- All aboveground storage tanks (ASTs), piping, and support structures in the tank yard will be removed, disposed of offsite and recycled when practical.
- The upper six inches of soil in the tank yard containing metals will be excavated and transported for offsite disposal at an approved RCRA Subtitle D, Subtitle C landfill and recycled where practical.
- ASTs structures in the tank yard extending below grade such as pipe supports will be demolished, cleaned, disposed of offsite and recycled when practical.
- Erosion control measures will be installed on-site as well as a new driveway apron between the road and the firewall on Woodlawn Ave. North.
- Hydrogen peroxide injection wells will be implemented where soils and groundwater remediation is required; and new resource protection wells will be installed where needed.
- Compliance, protection and confirmation monitoring will be conducted during and following project implementation.

Site protection after work is completed will consist of institutional controls including restrictive covenants on the use of the site for only commercial or industrial purposes, on extraction or use of groundwater beneath the site, and on excavation activities. Engineering controls proposed include maintenance of the existing fencing and containment wall to restrict site access, and possible paving of the tank farm area with asphalt (capping of soils).

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

The project is at King County Metro Transit's Facilities North, located at the north end of Lake Union at 1602 North Northlake Place, in Seattle, Washington, in Township 25 N, Range 4 E, Section 18.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other (part of the site has a steep slope -- see 1.b. below).

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

The construction area is flat, but the north end of the tank farm site includes a vegetated twenty foot rise from the tank area to a storage building, a slope of approximately 40 percent.

- 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.**

Urban fill and glacial till.

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

No.

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

The upper six inches of contaminated soil in the tank yard will be removed and replaced with clean urban fill. Total quantity of excavated material will be approximately 270 square yards.

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

Minor erosion of temporarily stockpiled materials and open excavated areas could occur during the remediation process.

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

Approximately 70 percent of the North Yard is occupied by buildings or covered by asphalt or concrete pavement. If the tank farm area is paved, the North Yard will be about 80 percent impervious surface. Approximately 30 percent of the South Yard is occupied by buildings or covered with pavement. The project will not increase the amount of impervious surface area at the South Yard.

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

Stockpiled soil materials will be covered with impervious sheeting or other appropriate material. Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary gravel berms or check dams and filter fabric fences. All erosion control methods will be designed and used in accordance with accepted best management practices and City of Seattle development standards.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile emissions, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction, exhaust emissions and some dust would result, on a temporary basis, from the operation and movement of gas-and diesel-powered construction vehicles.

The project could result in short-term fugitive dust during soil remediation and will employ dust control. No emissions to the air would be expected after remediation is complete.

- 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:**

Construction equipment would have standard emission control devices. Other measures to minimize air quality impacts would include avoiding prolonged idling of construction vehicles, using electric rather than fossil-fuel burning equipment where appropriate, sweeping dust and dirt, and sprinkling dusty areas with water (if permitted).

Some fugitive dust could occur during remediation. Fugitive dust will be controlled by wetting excavation areas where soil is dry.

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, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Lake Union is adjacent to the South Yard and is approximately 250 feet from the tank farm area. Lake Union is composed of fresh water and is navigable to Lake Washington to the east and to Puget Sound (salt water estuary) via the Ballard Locks.

- 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. Hydrogen peroxide injection and monitoring activities will occur within 200 ft. of Lake Union at the South Yard and in the lower portion of the North Yard. The injected hydrogen peroxide will increase the availability of oxygen in the groundwater thereby increasing the efficiency of biodegradation of the petroleum substances.

- 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 groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn and no water will be discharged to groundwater. However, hydrogen peroxide will be injected into the groundwater for remediation. The hydrogen peroxide will increase the availability of oxygen in the groundwater thereby increasing the efficiency of biodegradation of petroleum substances.

- 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.**

None.

c. Water Runoff (including storm water):

- 1) Describe source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff at the site is from buildings and impervious parking surfaces. Runoff flows into an underground drainage system via catch basins, then through a coalescing plate oil/water separator, and into the local storm drainage system.

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

No.

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

Stockpiled soil materials will be covered with impervious sheeting or other appropriate material. Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary filter fabric and berms or check dams if necessary. All erosion control methods will be designed and used in accordance with accepted best management practices and City of Seattle development standards. Exposed areas will be repaved after completion of soil removal.

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: weeds

- b. What kind and amount of vegetation will be removed or altered?**

Random shrubs and weeds will be removed.

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

None.

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

None.

5. Animals

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

birds: hawk, heron, eagle, other: sea gulls

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

fish: bass, salmon, trout, herring, shellfish, other: _____. (in Lake Union)

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

None.

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

No.

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

None.

6. Energy and Natural Resources

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

Energy consumed during construction and possible remediation activities would be diesel, gas and electric power associated with construction equipment and vehicles for tank removal, stockpiling, backfilling and restoration activities.

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

No.

- c. What kind 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.**

Environmental Health hazards in exposed soils include predominantly metals (arsenic, cadmium, chromium, lead and mercury) from tank sandblasting, painting operations and related activities; and petroleum substances (TPH-gas, -diesel, heavy oils, benzene, and polynuclear aromatic hydrocarbons (PAHs)). Further details are discussed in the Draft Cleanup Action Plan.

During construction, there would be some danger of exposure to contaminated soils. After completion of the project, environmental health risks would be minimal.

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

None.

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

Measures to control environmental health hazards include the following.

- Contaminated soil will be transported for offsite disposal at an approved RCRA Subtitle D or Subtitle C landfill, or recycled where practical.
- Stockpiled soil materials will be covered with impervious sheeting or other appropriate material.

- Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary gravel berms or check dams and filter fabric fences in accordance with accepted best management practices and City of Seattle development standards.
- Sweeping and sprinkling dusty areas with water will occur when necessary. Fugitive dust will be controlled by wetting excavation areas where soil is dry.
- Follow-up work includes compliance monitoring.

A licensed contractor, experienced in this type of cleanup will perform the actual remedial cleanup work under the direction of Metro Transit. All work will meet the following criteria: protection of human health and the environment, compliance with cleanup standards, and effectiveness and permanence.

b. Noise

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

Noise in the immediate area includes local street traffic and shipyard noise. The area is industrial and commercial in nature.

- 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.**

There will be short-term noise from construction equipment and activities during tank removal, soil removal, backfilling, and paving activities. After construction, the project would not result in additional noise.

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

Construction equipment will have standard muffler equipment and will operate during normal working hours and in accordance with the City of Seattle Noise Ordinance.

8. Land and Shoreline Use

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

The current use of the site is as an active maintenance facility for King County transit personnel. Adjacent uses are industrial and commercial. Residential uses are within one block of the North Yard.

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

No.

c. Describe any structures on the site.

The North Yard has office and shop space and a storage building in addition to seven above ground tanks. The South Yard has a storage building and a dock that extends into Lake Union.

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

Seven above ground storage tanks and associated above ground piping will be removed from the North Yard tank area.

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

The site is zoned Industrial/Commercial (IC-45).

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

Same as zoning.

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

The South Yard is within the City of Seattle's Shoreline District and the Seattle Shoreline Master Program applies.

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

No portion of the site has been classified as environmentally sensitive, although a portion of the North Yard has a small area with a steep slope and the South Yard is within the City's Shoreline District along Lake Union.

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

The proposed project would not affect the number of permanent employees at the site.

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

None.

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

None.

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

The proposal is compatible with existing and projected land uses and plans.

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.

10. Aesthetics

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

The tallest structures at the site are storage tanks, although the storage building has a higher mean elevation above sea level because its base elevation is approximately 20 feet above the tanks' base elevation.

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

Removal of the tanks will result in less view obstruction than currently exists.

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

None.

11. Light and Glare

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

The completed project will result in less light or glare due to the removal of tanks.

- b. Could light and 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?**

Gasworks Park is located approximately one half block east of the site.

- 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 proposed access to the existing street system. Show on site plans, if any.**

The North Yard is served by North 34th St. on the north, North Northlake Place on the south, Densmore Ave. North on the east, and Woodlawn Ave. North on the west. A new 25 ft. driveway to the site off of Woodlawn Ave. North is proposed. The South Yard is served by North Northlake Place on the north.

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

Yes. Approximate distance is one block.

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

The completed project would not result in a change in the number of parking spaces.

- 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).**

No.

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

Railroad tracks are located across North Northlake Place, and an abandoned railroad spur enters the south end of the site.

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

None.

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

Work will be conducted in a manner that interferes as little as possible with the flow and circulation of vehicles and pedestrians on public streets, bicycle paths and sidewalks. Any temporary controls of traffic or pedestrian movement during construction will occur in accordance with City of Seattle standards and the current "Manual of Uniform Traffic Control Devices." Should work require temporary closure of an entire sidewalk or a travel lane, a signing plan and traffic control plan will be prepared for approval by the City of Seattle.

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

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

Existing utilities are sufficient, and no new demands on utilities are anticipated.

C. SIGNATURE

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

Signature: _____

Date Submitted: _____

This information is available on request in accessible formats for people with disabilities by calling (206) 684-2046 (voice) or by calling (206) 689-3413 (TDD).