SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:** [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

The Seattle Iron & Metals Corporation (SIM) has completed an environmental analysis, including review of pertinent and available environmental information and preparation of an Environmental Checklist for the proposed project. This environmental checklist provides specific analysis and proposed mitigation for the property currently leased by Seattle Iron & Metals Corporation.

A. Background

1. Name of proposed project, if applicable

Seattle Iron & Metals Outdoor Storage/Drainage Improvements

2. Name of applicant:

730 Myrtle, LLC

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

Applicant:
Alan Sidell, Manager
730 Myrtle, LLC
c/o Seattle Iron & Metals Corporation
601 S Myrtle Street
Seattle, WA 98108
(206) 682-0150

Contact Person:
Bill Armour
KPFF Consulting Engineers
2407 North 31st Street Suite 100
Tacoma, WA 98407

4. Date checklist prepared:

January 29, 2016

5. Agency requesting checklist:

Seattle Department of Construction and Inspections (SDCI)

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

Construction would commence approximately July 1, 2016 with completion by September 30, 2016.

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

There are no future plans for additions or expansions at the property. The property will continue to be used for container and truck storage by Seattle Iron & Metals.

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

In March 2013, Floyd|Snider completed subsurface soil sampling for the purpose of providing chemical characterization data of soil to be excavated during the installation of a planned stormwater conveyance system. Analytical results indicated that elevated concentrations of penta and Stoddard solvent in soil near a former UST and dip tank located along the south side of the subject property within City right-of-way appeared to be localized. In addition, localized elevated concentrations of tetrachloroethylene and petroleum hydrocarbons were detected in soil on the south central portion of the subject property.

In December 2013, January 2014, and April 2014, SoundEarth Environmental (SES) completed subsurface investigations to assess impacts to soil and groundwater from recognized environmental conditions (RECs) identified, as summarized in the SES Phase I Environmental Site Assessment (ESA). In soil and groundwater samples within the vicinity of the penta UST and dip dank, SES reported that concentrations of petroleum hydrocarbons, Stoddard solvent, and penta were consistently detected at concentrations greater than their respective MTCA industrial cleanup levels (CULs). Chlorinated volatile organic compounds (CVOCs) were also detected in soil and groundwater at a lesser frequency, and are associated with the adjacent Fox Avenue MTCA Site. Other constituents analyzed in soil, including metals, were not detected at concentrations greater than their respective MTCA industrial CULs.

In April, 2013 a report titled “Seattle Iron & Metals Corporation Engineering Report, 730 S Myrtle Street, Seattle, Washington” by KPFF Consulting Engineers was submitted to the Washington State Department of Ecology (Ecology) per the requirements of the Pollution Control Hearings Board as part of a settlement agreement PCHB No. 12-076 – Settlement Agreement. This report provided information related to proposed changes to site grading, pavement, and stormwater collection, conveyance and treatment improvements to address stormwater quality issues at the site.

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

None are known to be pending.

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

City of Seattle Master Use Permit for change of use from “vacant” to “outdoor storage”.

City of Seattle Grading Permit for construction of onsite improvements.

Seattle Department of Transportation Street Improvement Permit for storm drainage related improvements within City right-of-way.

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.) [help]

The proposed project includes a change of use from vacant lot to outdoor storage for use by Seattle Iron & Metals containers and equipment and installation of associated drainage improvements. The project will retain previously established minor communication utility (cell tower) and billboard uses.

The proposed stormwater drainage improvements are the result of agreements with the Washington State Department of Ecology (Ecology) to address water quality concerns at the site. Covered under Seattle Iron & Metals Industrial Stormwater General Permit issued by Ecology, the proposed improvements will include selective demolition of existing site improvements and installation of stormwater collection, conveyance, flow control, and treatment prior to discharge to the City's storm drain system. After installation of the storm drain pipe and associated appurtenances the site will be graded and paved to convey site stormwater to the new drainage 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. [help]

The property address of the proposed project is 730 South Myrtle Street. The property is bordered by Fox Avenue S to the west, S. Myrtle Street to the south, and East Marginal Way to the east. Both a site plan and vicinity map are included in the Master Use Permit Plans.

B. Environmental Elements [help]

1. Earth

a. General description of the site [help]

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

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

The site is flat, any sloping condition is generally minor (1% to 2%), with a highly localized slope at 3.5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The site is underlain by approximately 2 to 5 feet of fill overlying alluvial and estuarine deposits. Both the fill and underlying native deposits are composed of medium dense, clean to silty sand to depths in excess of 100 feet. The water table underlies the site at a depth of about 8 to 10 feet below ground surface.

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

The City of Seattle Department of Planning and Development (DPD), through their Environmentally Critical Areas (ECAs) mapping efforts, has designated the general area as being underlain by potentially liquefiable soil. However, there is no indication or history of unstable soils in the immediate vicinity of the project area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

The site will be graded to provide positive drainage to the new storm drain system, with approximately 1 to 2 feet of cut in portions of the site, 1 to 2 feet of fill in others, with approximately 2,600 cubic yards of earthwork.

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

Erosion could occur during early site construction activities, which involve grading.

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

100% of the site will be covered with impervious surfaces.

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

Best Management Practices (BMP's) will be employed during construction activities to minimize erosion or other adverse impacts. The Master Use Permit plans include a Temporary Erosion and Sediment Control Plan and BMP details anticipated to be used to control erosion and transport of sediment laden runoff offsite.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

The only expected air emissions are from truck, automobiles and equipment associated with construction and the new use at the site, and are anticipated to be minor.

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

No.

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

None proposed.

3. Water

a. Surface Water: [help]

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. [help]

The Duwamish River is located approximately 350 feet west of the project area.

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. [help]

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

Not applicable.

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

No.

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

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. [help]

No waste materials would be discharged to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No.

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. [help]

No discharge of water materials into the ground will be occurring.

c. Water runoff (including stormwater):

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

Currently, stormwater falling on the site is conveyed overland via sheet flow from a highpoint near mid-site and running east-west towards the perimeter of the property. Site slope is generally in the 0.5% to 3.5% range, with localized depressions that do not drain. Runoff is conveyed from this ridge to the south to South Myrtle Street right-of-way with stormwater continuing south into the right-of-way, then continuing to the west where it is intercepted by City of Seattle catch basins along South Myrtle Street and conveyed westward via 24-inch storm drain pipe to the Duwamish River at the western terminus of Myrtle Street. Approximately 2.04 acres of the site currently drains to the Myrtle Street storm drain system.

Stormwater conveyed from the mid-site ridge to the north sheet flows onto the adjacent property where stormwater runoff is then conveyed westward to Fox Avenue South This stormwater is intercepted by a 12-inch City of Seattle storm drain flowing north/northwest along Fox Avenue ultimately discharging to the Duwamish River at the S. Brighton Street outfall. There is also a small area of the 730 South Myrtle Street site that drains westward from the ridge towards Fox Avenue which is also intercepted by the City's Fox Avenue South storm drain system. Approximately 1.09 acres of the site currently drains to Fox Avenue.

The existing shed located along the eastern side of the site and has a peaked roof. A portion of the roof on the west side has gutter with roof runoff conveyed and discharged toward East Marginal Way through a single downspout. The southwest portion and entire eastern half of the roof does not have gutter or downspouts. With the exception of the southwest corner of the building, roof runoff drains east towards East Marginal Way S. and does not comingle with on-site stormwater runoff.

Without a storm drain system there is no opportunity to collect, convey and treat stormwater runoff in more traditional manner. As part of Level 2 corrective actions implemented by SIM to prevent sediment laden stormwater from entering City right-of-way, a perimeter filter berm and gravel stabilized quarry spall entrances were installed in October 2012. The perimeter filter berm consists of a 6-foot wide, 12-inch high triangular berm composed of ¾" to 3" washed, well graded gravel with less than 5% fines covered with a 2" to 3" compost blanket. This berm was installed as a structural BMP to reduce sediment from being transported off-site. Additional measures include installation of a lined sediment trap/pondand the use of two above-ground tanks (21,000 gallons each) to provide additional sediment settling prior to discharge.

The design of the proposed storm drain system has been developed to collect and treat that portion of the site used for storage of equipment, trucks, and containers on chassis while balancing the design with site constraints. During construction, sedimentation and erosion Best Management Practices will be determined during contractor procurement. The contractor will be responsible for the preparation of a Stormwater Pollution Prevention Plan (SWPPP) during construction.

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

As part of the interim action for collection of stormwater, a sediment trap/pond was constructed for stormwater catchment. The lined sediment trap/pond may be used during construction for the collection, setting, and conveyance of stormwater and will be decommissioned at the conclusion of construction activities. Additionally, the project will not allow leachate from its solid waste material to enter groundwater or surface waters. A construction management plan will be prepared for review by the Department of Ecology and will describe soil handling procedures to be used by the contractor, including testing and stockpiling.

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

It is not anticipated that drainage patterns will be altered in the vicinity of the site during construction, with the exception of redirecting flow to Fox Ave and the Brighton Street outfall to the Myrtle Street outfall to allow a single point of compliance for stormwater quality monitoring. The purpose of project is to install a stormwater conveyance system and to re-route surface water flow. The site's stormwater collection and conveyance system will consist of catch basins, manholes, and conveyance piping. In order to manage site runoff so that it can be collected and conveyed to on-site treatment, the site will be graded in such a way that stormwater is directed away from the perimeter of the property inward to a central storm drain system. Site grades will be established to maximize collection of site runoff, balance earthwork to the extent feasible, and to achieve necessary grades at site entrances and the existing shed.

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

Potential runoff related impacts will be controlled by BMPs that will address the exposure of stormwater to contaminated materials, by installation and construction of the stormwater conveyance system including pre-treatment and primary treatment facilities, and the installation and construction of a pavement system to reduce the possibility of infiltration of contaminated materials into site soils. All of these measures, including BMPs, will be subject to Department of Ecology review and approval.

Operational and Source Control BMP measures are typically managerial or maintenance procedures that minimize the exposure of potentially contaminated materials with rainfall and/or stormwater runoff, and may include regularly scheduled inspections and maintenance, good housekeeping, and other practices. Requiring all activities with high potential for contaminants (i.e. transferring or storage of

hazardous fluids, fueling, etc.) to occur on impermeable concrete surfaces and under covered areas, would be an example.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

___shrubs

___grass

____pasture

____crop or grain

____ Orchards, vineyards or other permanent crops.

____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Vegetation on the site is extremely limited. Some vegetation present may include scattered grasses/weeds that are in poor condition. Any vegetation present will be removed during site preparation and grading.

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

None are known.

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

Onsite Landscaping is not required for this project. Street trees normally would be required along E Marginal Way within an established planting strip, however overhead and below grade utilities, topography, and lack of improved frontage preclude installation of street trees. Per City of Seattle Municipal Code provisions, onsite trees are proposed to be installed along the property line adjacent to E Marginal Way S within a 5-foot wide planting strip north of the existing shed.

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

None are known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other: seagulls
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

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

None are known.

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

No.

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

Proposed measures include the BMPs described in Section B.1.h to minimize erosion during initial site grading.

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

None are known.

6. Energy and natural resources

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

The sources of energy used at the property are electricity for equipment and lighting.

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

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: [help]

Not applicable.

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. [help]

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

Soil at the site is known to be contaminated with penta and total petroleum hydrocarbons from historical operations conducted by Tyee Lumber at the site as well as chlorinated solvents from the adjacent Fox Avenue Cleanup Site. The site is now listed on Ecology's Contaminated Sites list with a Facility/Site Identification No. 9809.

2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable.

3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable.

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

Emergency services would be provided by the Seattle Fire Department, if necessary. No special emergency services would be required.

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

None proposed.

b. Noise

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

The site is located in an industrial area. Sources of ambient noise at the site include truck traffic, industrial and commercial operations, and aircraft overflights from adjacent King County International Airport and Seattle-Tacoma (SEATAC) International Airport. The ambient sound levels reaching the project site are within the range considered acceptable for industrial receivers according to the City of Seattle noise regulations.

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. [help]**

Sources of noise to be located outdoors on the site during construction include excavation of utility trenches and truck traffic. Proposed hours of construction are Monday to Friday from 7:00 a.m. to 5:00 p.m.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None are proposed.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The site is currently leased and used by Seattle Iron & Metals for storage of vehicles and equipment. Surrounding properties are all used for intensive industrial activities, general manufacturing and warehousing. The nearest commercial/residential area is several blocks away.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable.

c. Describe any structures on the site. [help]

The site is currently vacant. There is an open air (3 sided) small steel shed located on the eastern portion of the property.

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

Not applicable.

e. What is the current zoning classification of the site? [help]

IG1 U/85, Industrial General 1 Unlimited/85

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

Greater Duwamish Manufacturing and Industrial Center

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

Not applicable.

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

The City of Seattle Maps of Environmentally Critical Area designates the general vicinity or the project site as a Liquefaction Prone Area.

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

Current use will continue as a vehicle and equipment storage yard for SIM, which is located southwest of the property, across S. Myrtle Street. SIM employees come and go and are not employed at the property itself, which has only one open-sided structure on-site.

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

The site is currently leased by Seattle Iron & Metals for storage of vehicles and equipment. The project would not displace any employees.

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

None required.

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

The proposal is a use permitted outright under the City of Seattle zoning regulations and is consistent with the Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None required.

9. Housing

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

None.

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

None.

c. Proposed measures to reduce or control housing impacts, if any: [help]

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? [help]

There are no proposed structures for the project.

b. What views in the immediate vicinity would be altered or obstructed? [help]

No views would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None are required in this industrial area.

11. Light and glare

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

The proposed project will use lighting as needed primarily for security and for work. The lighting will be directed for specific task and will comply with OSHA, WISHA, IES and other applicable WAC standards. Minimal light or glare beyond the property line will be visible at night.

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

Not anticipated.

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

None adversely.

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

Adjustable lighting may be used, if necessary, to minimize light spillage beyond the property line.

12. Recreation

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

There are shoreline public access sites located along portions of the Duwamish Waterway; the closest is approximately 1,000 feet south of the subject site along 8th Avenue South.

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

No.

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

None required.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

Currently, there are no permanent, occupied structures located on the property. An open-sided metal shed is located on the eastern portion of the property.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

The property was used as a lumber mill by Tyee Lumber from 1929 until 1986. Corson Avenue historically passed from northeast to southwest through the eastern portion of the subject property. The portion of the subject property west of Corson Avenue was initially developed with a 1918-vintage sawmill that initially included a 17,010-square-foot mill building, a 13,973-square-foot lumber warehouse, and a lumber shed. The sawmill, operated by Williams Fir Finish Company, expanded by 1929 to include a boiler house, a dry kiln, and a lunch room. The boiler was fueled by a sawdust/refuse burner. Another dry kiln was added in 1947. These kilns were heated by steam from the boiler house on the property. All of these structures were demolished in the mid-1990s.

It is unknown if archaeological sites are present on the property or in close proximity to the property. However, no sites have been identified on the subject property. Due to the close proximity of the Duwamish Waterway, the property is in a higher probability area for encountering archaeological and/or historical artifacts.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

The publically available Washington Information System for Architectural and Archaeological Records Data (WISSARD) database was searched for historical sites that have either been listed as a historic registered property and/or a historical property inventory has been completed.

A historic property inventory was completed in December 1979 as part of the Legacy for the City of Seattle Survey in the general vicinity of South Myrtle Street. A historic

property inventory was completed for Tyee Lumber Company listed at 700 South Myrtle Street. The survey documented an early milling plant of frame construction with central structure features and external framework. The site is currently not listed on the National Register of Historic Places (NRHP) or the Seattle Department of Neighborhoods Landmarks listing.

Other historic property inventories were located on WISSARD for the following sites that are located within close proximity to the subject property:

- Seattle Boiler Works located at 500 South Myrtle Street built in 1916. The inventory notes that the building was originally located at Skinner & Eddy Shipyards, moved in 1927 to a site on East Marginal Way, and then moved again in 1976 to 500 South Myrtle. The structure was originally 300 feet long and constructed with wood siding. The machine shop was resided with corrugated metal. An inventory form was also available for a house/office building built in 1920.

- Continental Can Company located at 601 South Myrtle Street built in 1920. The inventory notes that this was a large industrial plant with designed fenestration, reminiscent of work by Behrens Gropius and others in Germany.

- A building located at 719 South Myrtle built in 1936 as a manufacturing facility. No other information is given about the history of the facility.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

While no cultural or historical artifacts are anticipated at this site, final construction documents and specifications will include an Inadvertent Discovery Plan (IDP), which will be completed and in place during excavation in the event that cultural materials are identified during construction. Due to the anticipated depth of excavation in fill material, an archaeological monitor will not be present during construction.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

East Marginal Way South is the major north-south access street in the vicinity. The site is bounded by Fox Avenue South and South Myrtle Street. Traffic to the site is anticipated to predominantly use South Myrtle Street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Transit service exists along East Marginal Way South adjacent to the subject property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

The completed project will provide approximately 59 onsite parking spaces as required by the City of Seattle Municipal Code, and 6 loading spaces.

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

As indicated in the Preliminary Assessment Report dated 9/24/2015 prepared by the City for this project, no street improvements are required.

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

The project will occur in the vicinity of an active railroad spur serving Fox Ave. Rail transportation is available in this area, but is not anticipated to be used as part of the proposed project.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

The site has historically been used for outdoor storage. Leased for the purpose of outdoor storage of vehicles and equipment by Seattle Iron & Metals in 1998, the project will maintain this same use and will not increase daily vehicle traffic beyond current levels. Based on current usage, the site is anticipated to generate approximately 100 vehicular trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

No mitigation measures would be required to accommodate the proposed project.

15. Public services

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

The proposed use is similar to existing and historical use of the project area and in the immediate vicinity. An increase in public services for this project is not expected.

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

None required.

16. Utilities

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

The site is currently served by electricity for site lighting and for lighting within the existing shed structure. A water service also serves the shed structure connected to a hose bib.

In addition, the existing billboard is served by electricity for lighting in the evening hours. Likewise, the existing cellular telephone tower in the southeast corner of the site is served by electricity as well as telecommunication service.

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. [help]

Not applicable.

C. Signature [HELP]

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: _____

Name of signee: William M. Armour, P.E.

Position and Agency/Organization: Associate, KPFF Consulting Engineers

Date Submitted: 2.2.2016

D. Supplemental Sheet for Nonproject Actions [help]

(**IT IS NOT NECESSARY** to 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; pro-duction, 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 sensitive 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.