SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Texaco 211577 Monterey

2. Name of applicant:

Roystone on Queen Anne, LLC

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

Pui Leung
Principal
606 Maynard Avenue South, #251
Seattle, WA 98104
Telephone: (425) 793-9088
pleung@vibrantcities.com

4. Date checklist prepared:

June 20, 2019

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

- Draft Agreed Order (AO) Public Comment Period – June 24 through July 23, 2019
- Draft Interim Action Work Plan Public Comment Period – June 24 through July 23, 2019
- State Environmental Policy Act (SEPA) checklist Public Comment Period – June 24 through July 23, 2019
- Determination of Non-Significance (DNS) Public Comment Period – June 24 through July 23, 2019
- Interim Action Field Work – August through November 2019

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

No.

Ecology is the lead agency for the interim action performed under the Model Toxics Control Act (Chapter 70.105D RCW and WAC 173-340), and is responsible for complying with the duties of the lead agency under SEPA (WAC 197-11-944).

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

- Ecology will prepare a Public Review Draft Agreed Order for interim action, remedial investigation, feasibility study, and cleanup action plan in June 2019.
- Roystone on Queen Anne, LLC will prepare a Public Review Draft Interim Action Work Plan in June 2019.
- Roystone on Queen Anne, LLC will prepare a SEPA checklist for the interim action in June 2019.
- Ecology will prepare the Determination of Non-Significance for the interim action in June 2019.
- Based on the draft AO, Ecology anticipates preparing a Public Review Draft Remedial Investigation Report in June 2021.
- Based on the draft AO, Ecology anticipates preparing a Public Review Draft Feasibility Study in February 2022.
- Based on the draft AO, Ecology anticipates preparing a Preliminary Public Review Draft Cleanup Action Plan in February 2023.

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

No.

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

State law exempts parties from having to acquire state and local permits or approvals for cleanup actions (interim actions) that are conducted under the Model Toxics Control Act (Chapter 70.105D RCW).

Permits that have been obtained from City of Seattle and King County associated with the project include:

- Seattle Department of Construction and Inspections (SDCI) Master Use Permit (MUP #3028550-LU)
- SDCI Building Permit (BP #6686501-CN)
- SDCI Demolition Permit (Demo #6703723-DM)
- Seattle Department of Transportation (SDOT) Utility Major Permit (UMP #403939)
- Traffic control plans
- King County Industrial Waste Discharge Permit (KCIWDA) (Permit #4490-01)

Additional permits may be needed:

- SDCI Construction Permit (includes traffic control as needed, general construction and related coordination).
- SDCI Grading Permit
- SDCI Side Sewer Permit (if new piping is required to discharge treated water off-site into sanitary sewer)
- SDOT Street Improvement Permit
- Seattle City Light temporary service (if any modifications and/or new service to power treatment system is required.)

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.)

Roystone on Queen Anne LLC proposes to conduct an interim action at the Texaco 211577 Montery site. The interim action will be conducted on the property located at 631 Queen Anne Avenue North, Seattle. Activities will include demolition of existing above ground structures, removal of any underground storage tanks/ hoists/other underground structures that are discovered during construction, proper abandonment of old monitoring and remediation wells, excavation of contaminated soil to the Lawton Clay layer (up to 31.5 feet below ground surface, bgs) and disposal of contaminated soil off-property, dewatering of contaminated groundwater with propert sampling/remediation/disposal, installation of post-excavation groundwater monitoring wells, installation of physical barriers along property boundaries to prevent soil and groundwater recontamination, installation of a vapor barrier and a vapor intrusion mitigation system, and conduct a vapor intrusion pathway evaluation.

Additional environmental cleanup of the Texaco 211577 Montery site will be proposed after the remedial investigation/feasibility study is completed.

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 Texaco 211577 Montery site is generally located at the southwest corner of Queen Anne Avenue N and W Roy Street, Seattle, Washington in King County. It is located in the northeast quarter of Section 25, Township 25N, Range 3E.

The source property, where the interim action will take place, is located at 631 Queen Anne Avenue North, Seattle, Washington (property). The property tax parcel number is 3879900425, and is zoned for mixed use. The property is currently owned by Roystone on Queen Anne, LLC. The legal description of the property is as follows:

KINNEARS G ADD SUPL LESS ST; PLAT BLOCK: 9; PLAT LOT: 1-2

The Texaco 211577 Montery site also includes multiple properties and right-of-ways located near the property, including but not limited to the following:

- Del Roy Apartments, 25 Roy Street, Parcel 3879900500
- Monterey Apartments, 622 1st Avenue W, Parcel 3879900490
- Bungalows Apartments , 617 Queen Anne Ave N, Parcel 3879900435
- U-Park Parking Lot, 100 W Roy Street, Parcel 3879900640
- Bank of America, 100 W Mercer Street, Parcel 3879900540
- Queen Anne Avenue N

- W Roy Street
- 1st Avenue W

B. Environmental Elements

1. *Earth*

a. General description of the site:

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

The Site and the surrounding area are relatively flat and slope gently to the southwest toward Elliot Bay.

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

The overall site is generally flat and has a slope average of 2.5 degrees. The proposed interim action will occur on flat land within the property at 631 Queen Anne Avenue N, Seattle.

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.

Based on review of boring logs generated during the historical remedial investigation activities, three generalized stratigraphic units are identified at the site, as summarized below:

- Vashon Till and Fill – A silty, gravelly sand layer was encountered at shallow depths, which appears to be glacial till (Vashon Till) with some fill overlying the till. This unit is composed of very dense, very fine to medium sand with 10 to 40 percent silt and 5 to 30 percent gravel. This unit was observed near the surface at the intersection of W Roy Street and Queen Anne Avenue N, and it appears to pinch out to the southwest. This unit is up to 17 feet thick.

- Esperance Sand – This unit corresponds to the glacial advance outwash of the Esperance Sand, and contains two distinct lithologies or subunits: poorly graded sand and poorly graded sand with minor silt. The sand lithology is comprlsed of dense to very dense sand with 0 to 5 percent silt and 0 to 5 percent gravel. This subunit is up to 28 feet thick on the southwestern portion of the site, and it thins to the northeast toward the property. The sand with minor silt lithology is composed with dense to very dense sand, with approximately 10 to 15 percent silt and 0 to 10 percent gravel. The sand with minor silt lithology varies in thickness from 3 to 35 feet. Silty sand and silt/clay lenses were observed within this unit throughout the site. This silty sand unit appears to be pervasive on the western and southwestern portions of the property and on adjacent properties. The Esperance Sand unit overlies the Lawton Clay.

- Lawton Clay – This unit consists of hard to very hard laminated silt and clay in varying proportions, with a low to medium plasticity. Typically, this unit consists of more silt than clay. The uppermost surface of this unit is generally present at approximately 17 feet bgs on

the northeastern and northern portions of the site, but slopes gradually down to the west-southwest, reaching approximately 35 feet bgs.

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

No.

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.

Contaminated soil within the property boundary will be removed. It is currently estimated that remedial soil excavations on most part of the property will extend to an average depth of approximately 24 feet bgs, or an elevation of 122 feet above mean sea level (amsl). However, this may vary based on observations during redevelopment. On the western portion of the property, remedial soil excavation may extend to approximately 31 feet bgs (134 feet amsl).

Following the completion of the remedial excavation and associated groundwater dewatering, the excavation will be backfilled to an approximate elevation of 134 feet amsl. Material used for backfilling would be specified by the geotechnical engineer-on-record. A multistory building with one level of underground parking will be constructed.

Contaminated soils will be disposed of off-property at an approved facility in accordance with applicable regulations.

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

Yes. Demolition of existing structure, site excavation and grading will expose soils, creating a temporary increase in the potential for erosion.

Depending on the depth of excavation in a given area, it may be necessary to maintain a 1:1 slope, or a slope deemed appropriate by the geotechnical engineer-on-record. This would likely be a concern in areas where contamination extends beyond the depth of the redevelopment subgrade or deeper excavations dewatering purposes.

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

The site coverage by impervious surfaces will be approximately 100%. Impervious surfaces are asphalt pavement, concrete slabs, concrete curbing, and building.

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

Temporary erosion and sediment control measures will be used during construction in accordance with the Ecology 2012 Stormwater Manual and City of Seattle stormwater management requirements.

Some of the methods used will include:

- Stabilizing construction entrance
- Covering soil stockpiles with anchored plastic sheeting
- Directing runoff away from exposed soils and slopes
- Maintaining dust control
- Keeping erosion and sediment control materials on hand

Please see attached Construction Stormwater Control & Post Construction Soil Management Plan.

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.

Short term direct emissions from vehicles and construction equipment will occur during the construction phase of the project. Odors from construction materials and/or excavation of contaminated soils may occur, engine exhaust will be present during construction, and dust may be generated during short term clearing and grading activities.

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:

All passenger vehicles and construction related vehicles and equipment are and will be properly maintained and will comply with applicable emission control devices and federal and state air quality regulations for exhaust pipe emissions. Idling of combustion engines will be minimized and equipment will be turned off when applicable. Ambient air will be monitored for volatile organic compounds (VOCs) with a photoionization detector. If concentrations of VOCs in ambient air exceed levels specified in the Health & Safety Plan, appropriate action will be taken.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The closest water body is Elliot Bay, approximately 2,460 feet to the southwest.

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.

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.

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 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.

No withdrawal or discharge from a well for drinking water or other purposes.

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 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.

Under existing conditions, stormwater runoff is generated from paved surfaces that cover the majority of the property and is discharged into the property's stormwater system.

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

No.

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

No.

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

Contaminated shallow groundwater will be encountered as shallow as approximately 10 feet bgs during the interim action. Ground water encountered in the excavation will be dewatered and discharged into on-property sanitary sewer. The dewatering design and related activity is outlined in a dewatering plan. Dewatering will discontinue after the project is completed.

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
__X_other types of vegetation (Planting strips along W Roy Street and 1st Avenue W)

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

No vegetation is on property. The property will be cleared and graded. New landscaping per plans.

c. List threatened and 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:

New landscaping is proposed along property boundaries.

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

None.

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:

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

Site is located in an urban area. Typical urban animals like squarrels may be present near the site.

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

No.

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

Not applicable.

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

Not applicable.

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

None.

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.

Electric and natural gas will be used for heating, cooling and cooking.

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

No. The project conforms to applicable zoning height and bulk size limits. Properties to the east and north may be partially shaded during winter months by the project building.

b. 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:

The project will meet Washington State and Seattle Energy Codes. Energy conservation features include high-efficiency appliances and fixtures and a high-performing building envelope.

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.

During construction, exposure to dust, fumes and exhaust could occur. Construction equipment will contain gasoline and diesel fuels, which could result in explosion or fire under certain circumstance. Hazardous wastes including contaminated soil and groundwater, will be removed in the interim action (earlier) stage of the project. A Site-specific Health and Safety Plan (HASP) will apply to all construction activity that may be hazardous to workers and environmental health, throughout the construction phase of the project.

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

   Releases of petroleum hydrocarbons to soil and groundwater occurred historically.

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.

   All petroleum contaminated soil will be removed from the property, which

requires extending the depth of shoring to allow for deeper excavation. Additionally, vapor/water proofing barriers will be installed beneath the building and along property boundaries.

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.

Typical equipment and supplies will be stored on property during construction. No hazardous storage on property after construction completion.

4) Describe special emergency services that might be required.

No special emergency services are required at this point.

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

Ambient air will be monitored for VOCs with a photoionization detector throughout the remedial excavation. All persons performing Site activities where they may contact hazardous materials, including petroleum contaminated soil or ground water, will have completed Hazardous Waste Operations and Emergency Response (HAZWOPER) training in accordance with the Occupational Safety and Health Administration Part 1910.120 of Title 29 of the Code of Federal Regulations, and be in possession of a current HAZWOPER certification card.

All work will be performed in accordance with the HASP. The HASP includes guidelines to reduce the potential for injury, as well as incident preparedness and response procedures, emergency response and evacuation procedures, local and project emergency contact information, appropriate precautions for potential airborne contaminants and Site hazards, and expected characteristics of generated waste.

A safety meeting will be conducted prior to the start of each workday to inform workers of changing work conditions, and to reinforce key safety requirements.

b. Noise

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

Site is located adjacent to a busy intersection and an arterial street. There is a large amount of general noise in the area, but it should not affect the project.

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.

Typical construction noise associated with an 8-story building with one underground parking and typical mixed-use building noise after construction

completion. Construction times will conform to City of Seattle ordinances.

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

During construction, noise-generating activities will be limited per City of Seattle ordinances. The Contractor will complete a Construction Noise Management Plan according to city permit requirements.

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.

Current use of the property is a paved parking lot. Adjacent properties are a mix of multifamily, mixed-use, and commercial properties. The proposal will not affect land uses on nearby or adjacent properties.

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?

The property has not been used as working farmlands or working forest lands.

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:

Proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

There is a one-story with 3,311 GSF building on property previously used as a mini-mart.

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

The existing building structure will be demolished, previously used as a mini-mart.

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

Seattle Mixed Uptown Urban Center SM-UP 85 (M1)

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

Uptown Urban Village.

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

Not Applicable.

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

No.

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

Approximately 110-130 people, including all residential and retail spaces.

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

The project will not displace any people.

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

Not Applicable.

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

The project uses are consistent with applicable zoning code.

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

Not Applicable.

9. Housing

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

The project will contain approximately 93 units, of which 20% will be low-income housing. The remaining 80% will be market-rate.

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

No units currently exist.

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

Not Applicable.

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?

The maximum height of the building will be 91.08 feet above average grade, including mechanical and elevator penthouses. Principal exterior materials will be Phenolic panels, cementatious lap siding, metal siding, and masonry veneer.

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

Some views from the low-rise commercial building to the north looking towards downtown may be altered or obstructed. Views from multifamily and mixed-use buildings in the immediate vicinity should not be affected.

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

Proposed measures include a positive development of the design through the Design Review process. Building materials are to be compatible with the surrounding neighborhood.

11. Light and Glare

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

The windows of the project will reflect small amounts of sunlight during the day and emit artificial light (street-level pedestrian lighting and indoor lighting from windows) at night.

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?

Existing commercial lighting and street lights in the vicinity as well as automotive headlights may have a minor impact on residents.

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

Typical measures for a mixed-use building of this size, per codes. Exterior light sources will be shaded at the source to direct light away from adjacent properties and illuminate the sidewalks.

12. Recreation

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

Counterbalance Park, a 0.28-acre paved urban park is located approximately 80 feet to the east of the property. This park is equipped with benches for gathering and light shows at night.

Kinnear Place Park, a 0.09-acre small city park is located approximately 150 feet north of the property. This park is located at a street triangle where W Queen Anne Driveway meets Queen Anne Ave N and W Roy St. This park is covered by grass, trees, and some plants.

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:

Not Applicable.

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 ? If so, specifically describe.

Based on the Washington State Department of Archaeology and Historic Preservation (DAHP) database, and Seattle Department of Neighbourhoods (DON) Historic Sites Search tool, no determination has been done to the property (631 Queen Anne Avenue N) about if it is eligible for listing in national, state, or local preservation registers. Also the property is not listed as a Seattle Historical Site.

Based on the DAHP and DON databases, the following property is determined to be eligible for listing in national, state, or local preservation registers, and is listed as a Seattle Historical Site:

- Marqueen Hotel with a street address of 600 Queen Anne N. Marqueen Hotel is located approximately 200 feet southeast of the property across Queen Anne Avenue N. The building was built in 1918.

Based on the DAHP and DON databases, the following properties are listed as Seattle Historical Sites, but no determination has been done to decide if they are eligible for listing in national, state, or local preservation registers:

- The Del Roy Apartments located immediately west of the property at 25 W Roy Street. The building was built in 1914.
- The Buena Vista Apartments (Alvena Vista Apartments) located approximately 100 feet southwest of the property at 612 1st Avenue W. The building was built in 1929.

Based on the King County Assessor, DAHP and DON databases, the following buildings located in the same city block are over 45 years old. However, they are not listed as Seattle Historical Sites, or determined eligible for listing in national, state, or local preservation registers:

- Monterey Apartments located southwest of the property at 622 1st Avenue W. The building was built in 1907.
- Bungalows Apartments located south of the property at 617 Queen Anne Avenue N. The building was built in 1906.
- Pesos Kitchen, Toulouse Petit Kitchen & Lounge & Retail, located approximately 125 feet south of the property, at 601 Queen Anne Avenue N, The building was built in 1925.

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.

None Known at the property.

Based on the DAHP and DON databases, the Marqueen Hotel located approximately 200 feet southeast of the property across Queen Annue Avenue North appears to meet the criteria of the National Register of Historic Places and the Seattle Landmarks Preservation Ordinance.

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.

Ecology has consulted with the DAHP. No evidence of landmarks, features, or other evidence of Indian or historic use or occupation has occurred at the property.

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.

If any artifacts, historic or cultural features are uncovered during excavation and construction, work will be immediately stopped and contact made with appropriate staff at City of Seattle, Washington State Office of Archaeology and Historic Preservation, and the appropriate Tribes. An Inadvertent Discovery Plan (IDP) was prepared to outline the procedures in the event of discovering cultural resources or human remains, in accordance with Washington State preservation laws. The IDP is attached.

Indirect impacts to resources, such as dust and vibration, etc. will be minimized during excavation and 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.

The property is currently served by several public roadways including W Roy Street, a minor arterial, and Queen Anne Ave N, a local access street, with access to the property being provided by W Roy Street.

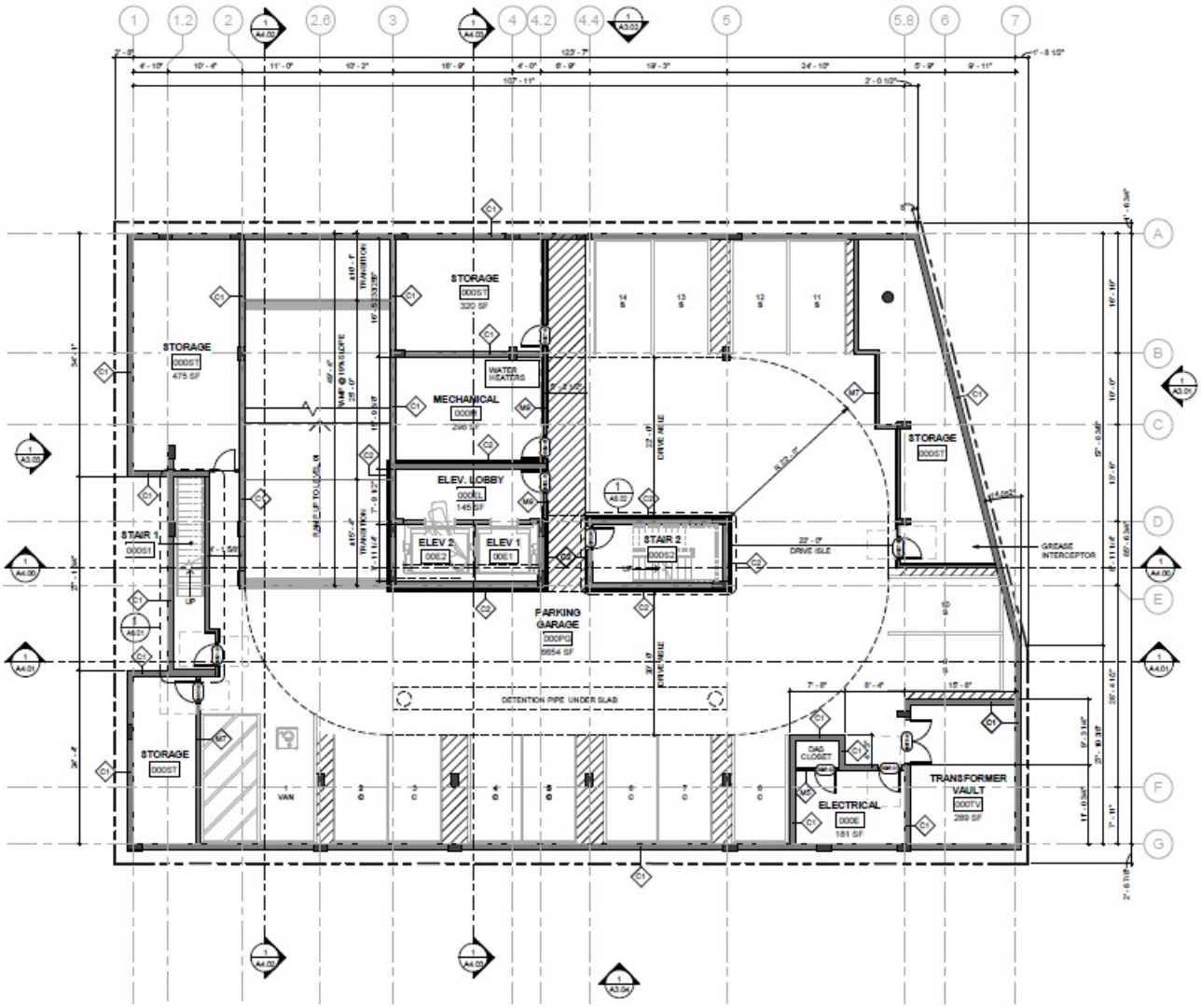
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Transit service is provided in the area by King County Metro. The nearest bus stop is located at W Roy Street & 2nd Ave W and Mercer St & Queen Anne Ave N, which is within one block of the property. Multiple bus stops are within ¼ mile of the property.

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

There are fifteen parking spaces being provided with the project. The property is currently occupied by a public off-street parking lot with approximately nineteen stalls, which will be removed with the development of the project. The vehicles utilizing the existing public paid parking would be displaced to other existing parking lots/garages in the vicinity.

Please see proposed onsite parking layout below.



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).

Frontage improvements consistent with City standards will be required. The proposed project will not require any new roads or streets.

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

No.

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?

The Project is forecast to generate 238 new weekday daily trips split 119 in and 119 out, 26 new AM peak hour trips split 7 in and 19 out, and 24 new PM peak hour trips split 18 in and 6 out. Additional information is included in the attached Trip Generation and Parking Analysis, conducted by Transportation Solutions, Inc. and dated February 22, 2019.

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.

No.

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

No mitigation measures are proposed for the 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.

With redevelopment of the property, there will be limited impacts to
- Emergency services.
- School enrollment.
- Police and law enforcement.
- Public transit.
- Energy and utilities.

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

Not necessary due to limited impacts.

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 the immediate vicinity which might be needed.

Side Sewer, Storm Drain, Water Line, Telephone, Waste Service, and power connections are proposed.

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: 

Pui Leung

Principal

Roystone on Queen Anne, LLC

Date Submitted: 6/18/2019

Attachment A

Construction Stormwater Control &
Post Construction Soil Management Plan

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
2. SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AT WWW.SEATTLE.GOV/SDCI/PERMITS/INSPECTIONS/
3. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
4. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
5. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
6. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
7. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
8. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
9. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
10. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
11. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

COMPLETE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE LOCATED IN DIRECTOR'S RULE SDCI DR 21-2015, CHAPTER 4, VOLUME 2: CONSTRUCTION STORMWATER CONTROL, OF THE SEATTLE STORMWATER MANUAL. SHOW ALL BMPS ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

- LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.
- AN ESTIMATE OF THE VOLUME OF COMPOST REQUIRED IS AUTOMATICALLY CALCULATED ON THE SITE AND DRAINAGE CONTROL SUMMARY SHEET REQUIRED ON THE DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN). THE ACTUAL VOLUME OF COMPOST REQUIRED WILL BE DETERMINED IN THE FIELD.

DEFINITIONS:

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY (SEE D) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE SDCI SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED SO IT WILL PROBE TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

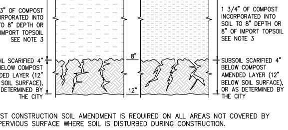
ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

ONLY COMPLETE THE FOLLOWING CALCULATION IF A DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN) IS NOT REQUIRED (E.G. SUBJECT TO FIELD INSPECTION (STFI) DEMOLITION PERMITS)

[ ] (SQUARE FEET) X 0.0062 = [ ] (CUBIC YARDS)

AREA REQUIRING AMENDMENT (SA) — REQUIRED COMPOST

SOIL AMENDMENT

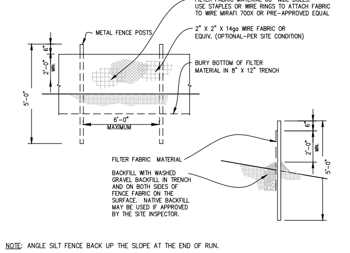


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

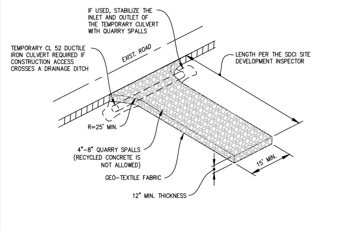
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

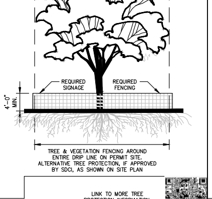
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

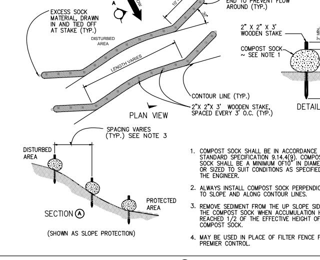
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



LINK TO MORE TREE PROTECTION INFORMATION:

SYMBOL: (VEG)

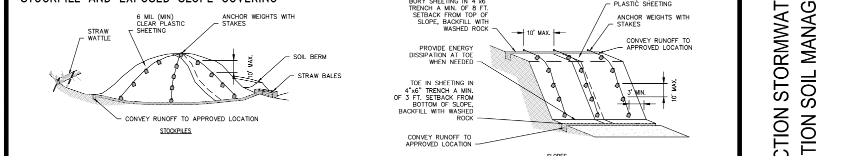
COMPOST SOCK



1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)

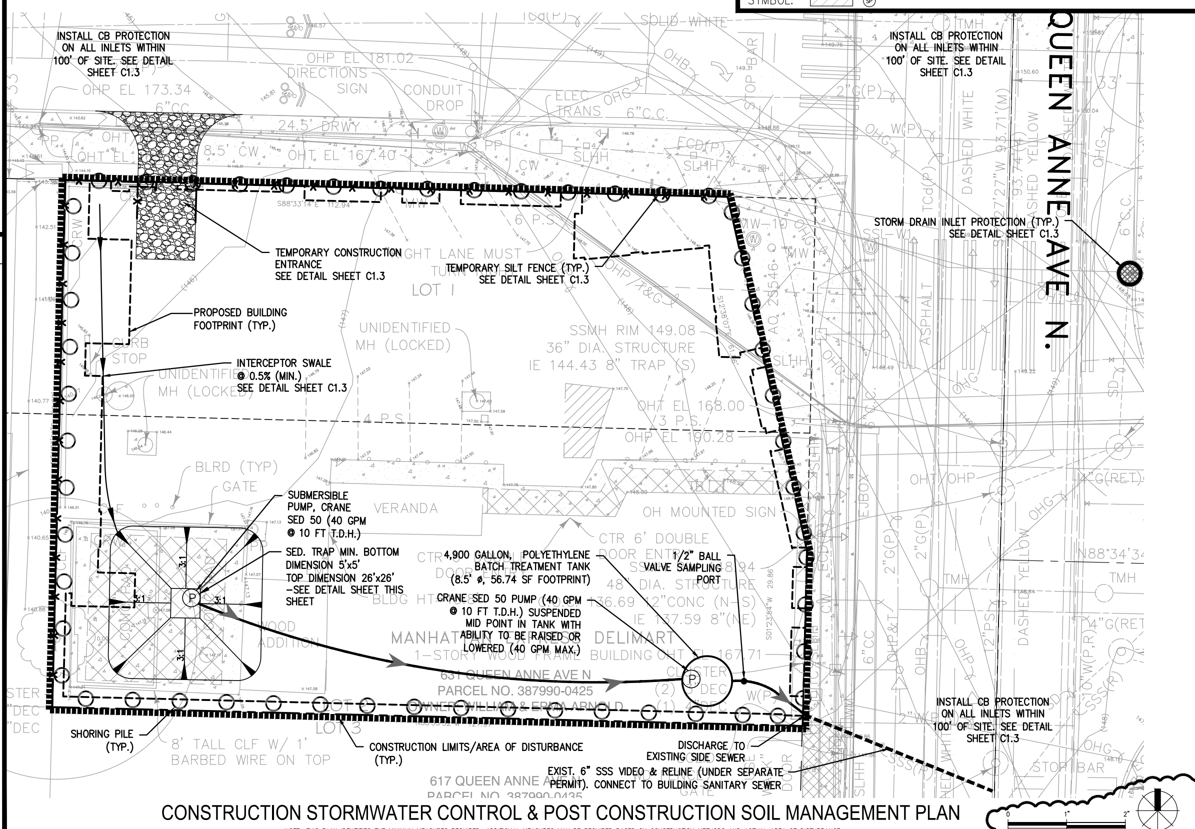
STOCKPILE AND EXPOSED SLOPE COVERING



SYMBOL: (SP)

JAY D. DECKER — STATE OF WASHINGTON — 31195 — REGISTERED PROFESSIONAL ENGINEER

02/21/2019



CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

SDCI APPROVAL STAMP

TEMPLATE VERSION: 2017-06-02

STANDARD CONSTRUCTION STORMWATER CONTROL (CSC) AND POST CONSTRUCTION SOIL MANAGEMENT (SOIL) PLAN

APPLICANT PLAN SET

CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Project Number: 686501-CN

DATE: 02/21/2019

STANDARD CSC/SOIL PLAN

SHEET C1.6

Address: 631 QUEEN ANNE AVE. N

Attachment B

Inadvertent Discovery Plan

INADVERTANT DISCOVERY PLAN

June, 2019

PLAN AND PROCEDURES FOR THE UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

PROJECT TITLE: Texaco 211577 Monterey Cleanup Site Interim Action

PROJECT PROPONENT: Roystone on Queen Anne, LLC

COUNTY: King

ADDRESS: 631 Queen Anne Avenue North, Seattle, Washington 98109

SECTION, TOWNSHIP, RANGE: 25, 25N, 03E

1. INTRODUCTION

This Inadvertent Discovery Plan (IDP) outlines procedures to perform in the event of discovering cultural resources or human remains, in accordance with Washington State preservation laws. These laws concern historic preservation, archaeology, human remains and cemeteries.

2. RECOGNIZING CULTURAL RESOURCES

A cultural resource discovery could be prehistoric or historic. Examples include:

a. An accumulation of shell, burned rocks, or other food related materials.

b. Bones or small pieces of bone.

c. An area of charcoal or very dark stained soil with artifacts.

d. Stone tools or waste flakes (i.e. an arrowhead. or stone chips).

e. Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than 50 years.

f. Buried railroad tracks, decking, or other industrial materials.

Also, see images in Appendix A.

When in doubt, assume the discovery is a cultural resource.

3. ON-SITE RESPONSIBILITIES

STEP 1: *Stop Work*. If any employee, contractor or subcontractor believes that he or she has discovered a cultural resource, leave it in place and stop work in the area (about a 100 foot radius). Do not allow vehicles, equipment, and unauthorized personnel to traverse the discovery area. Delineate and secure the area to protect the integrity of the discovery.

STEP 2: *Notify Archaeological Monitor*. If there is an Archaeological Monitor for the project, include contact information here.

STEP 3: *Notify the Project Manager:*

Project Manager Jerry Sawetz The Riley Group 425-415-0551 or 425-301-1227 jsawetz@riley-group.com	Alternate Pui Leung Roystone on Queen Anne, LLC 425-793-9088 pleung@vibrantcities.com Ryan Stoller Stoller LLC, Construction Focused Property Development 206-660-0329 ryan@stollerllc.com

The Project Manager or alternate will make all calls and necessary notifications.

If human skeletal remains are encountered, treat them with dignity and respect at all times. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed. **Do not call 911 or speak with the media. Do not take pictures. Follow the procedure described in Section 5.**

4. PROJECT MANAGER RESPONSIBILITIES UPON DISCOVERY OF POTENTIAL CULTURAL RESOURCES

a. *Protect Potential Find*: Ensure no work occurs within the discovery area (about a 100 foot radius around potential find) delineate and secure the discovery area to protect the integrity of the discovery.

b. *Direct Sampling/Construction Activities Elsewhere*: Direct sampling/construction activities away from the discovery area prior to contacting the concerned parties.

c. *Contact the Department of Ecology:* Maintain regular communications until treatment of the discovery is completed as set forth in this IDP:

Department of Ecology (Ecology) Contacts:

Project Manager Jing Song, LG, LHG 425-649-7109 jing.song@ecy.wa.gov	Cultural Resource Specialist Donna Podger 360-407-7016 donna.podger@ecy.wa.gov

d. *Provide Archaeological Examination:* Ensure that a qualified professional archaeologist examines the find. If the archaeologist determines that the find:

- Is not archaeological or historical material, or human remains/funerary objects, work may proceed with no further delay.

- Is archaeological or historical material, contact the Washington Department of Archaeology and Historic Preservation (DAHP) and affected Tribes. Document discoveries as described in Section 6.

DAHP Contacts**:**

Allyson Brooks, Ph.D. State Historic Preservation Officer 360-586-3066 allyson.brooks@dahp.wa.gov Alternate: Rob Whitlam, Ph.D. State Archaeologist Office: 360-586-3080 Cell: 360-890-2615 rob.whitlam@dahp.wa.gov	Rob Whitlam, Ph.D. State Archaeologist Office: 360-586-3080 Cell: 360-890-2615 rob.whitlam@dahp.wa.gov Alternate: Lance Wollwage, Ph.D. Assistant State Archaeologist Office: 360-586-3536 Cell: 360-890-2616 lance.wollwage@dahp.wa.gov

Tribal Contacts:

Muckleshoot Indian Tribe Laura Murphy, Archaeologist Cultural Resources 39015 172nd Avenue SE Auburn, WA 98092 Phone: 253-876-3272 laura.murphy@muckleshoot.nsn.us	Suquamish Tribe Dennis Lewarch, THPO Phone: 360-394-8529 dlewarch@Suquamish.nsn.us
Snoqualmie Indian Tribe Steve Mullen-Moses, Director Archaeology and Historic Preservation Phone: 425-292-0249 x2010 Cell: 425-495-6097 steve@snoqualmietribe.us	

- May be human remains or funerary objects, ensure that a qualified physical anthropologist examines the find. **If it is determined to be human remains, follow the procedure described in Section 5.**

e. *Protect Confirmed Find:* The archaeologist may refine the boundaries of the cultural resource discovery area. Do not work in this designated area until treatment of the discovery is completed following the procedures set forth in this IDP.

5. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL REMAINS

If human skeletal remains are encountered, cease all work that may cause further disturbance to the remains, and secure and protect the discovery area. Do not touch, move, or further disturb the remains.

***Project Manager**:* immediately **call** the King County Medical Examiner's Office and the Seattle Police Department:

King County Medical Examiner's Office 908 Jefferson Street, Seattle, WA 98104 206-731-3232	Seattle Police Department Headquarter 610 5th Avenue, Seattle, WA 98104 206-625-5011 West Precinct 810 Virginia Street, Seattle, WA 98101 206-684-8917

The medical examiner and law enforcement personnel will determine if the remains are human and whether the discovery site constitutes a crime scene. If the remains constitute a crime scene (forensic), the medical examiner will retain jurisdiction. If they do not constitute a crime scene (non-forensic), the medical examiner will notify DAHP.

DAHP will have jurisdiction over non-forensic remains until provenance of the remains is established.

Sampling/construction in the discovery area may resume only as directed by the medical examiner/law enforcement personnel for forensic remains and by DAHP for non-forensic remains.

6. DOCUMENTATION OF CULTURAL RESOURCES

The Project Manager will ensure the proper documentation and field assessment of any discovered cultural resources in cooperation with all parties: DAHP, Ecology, affected tribes, and a contracted consultant (if any).

All prehistoric and historic cultural material discovered during sampling/ construction will be recorded by a professional archaeologist on a cultural resource site or isolate form using standard and approved techniques. Site overviews, features, and artifacts will be photographed; stratigraphic profiles and soil/sediment descriptions will be prepared for minimal subsurface exposures. Discovery locations will be documented on scaled site plans and site location maps.

Cultural features, horizons and artifacts detected in buried sediments may require further evaluation using hand-dug test units. Units may be dug in controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. A test excavation unit or small trench might also be used to determine if an intact occupation surface is present. Test units will be used only when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate

the site's significance. Excavations will be conducted using state-of-the-art techniques for controlling provenience, and the chronology of ownership, custody and location recorded with precision.

Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock will be recorded for each probe on a standard form. Test excavation units will be recorded on unit-level forms, which include plan maps for each excavated level, and material type, number, and vertical provenience (depth below surface and stratum association where applicable) for all artifacts recovered from the level. A stratigraphic profile will be drawn for at least one wall of each test excavation unit.

Sediments excavated for purposes of cultural resources investigation will be screened through 1/8-inch mesh, unless soil conditions warrant ¼-inch mesh.

All prehistoric and historic artifacts collected from the surface and from probes and excavation units will be analyzed, catalogued, and temporarily curated. Ultimate disposition of cultural materials will be determined in consultation with DAHP, Ecology and the affected tribes.
If field assessment work exposes human skeletal remains, the process described in Section 5 will be followed.

Within 30 days of concluding fieldwork, the Project Manager will provide a technical report summarizing the work and findings of the professional archaeologist to Ecology, DAHP, and the affected tribes.

7. PROCEEDING WITH WORK

Work outside the designated discovery area may continue while documentation and assessment of the discovery proceeds.

Work inside the discovery area may resume only after treatment of the discovery is completed in accordance with this IDP, and with the concurrence of the Project Manager, DAHP, affected tribes, and Ecology. For forensic human remains, the county examiner and law enforcement personnel must concur with resumption of work.

8. IDP AVAILABILITY AND USE

The IDP must be immediately available on-site, be implemented to address any discovery, and be available by request by any party. The IDP must be discussed and reviewed with all personnel performing fieldwork in advance of commencing fieldwork.

APPENDIX A
Cultural Resource Images

Print images in color for accuracy.

Implement the IDP if …

You see chipped stone artifacts.

- Glass-like material
- Angular
- “Unusual” material for area
- “Unusual” shape
- Regularity of flaking
- Variability of size

Implement the IDP if …

You see ground or pecked stone artifacts.

- Striations or scratching
- Unusual or unnatural shapes
- Unusual stone
- Etching
- Perforations
- Pecking
- Regularity in modifications
- Variability of size, function, and complexity

Implement the IDP if …

You see bone or shell artifacts.

- Often smooth
- Unusual shape
- Carved
- Often pointed if used as a tool
- Often wedge shaped like a "shoehorn"

Bone Awls from Oregon and Bone Wedge from California

Implement the IDP if …

You see bone or shell artifacts.

- Often smooth
- Unusual shape
- Perforated
- Variability of size

Implement the IDP if …

You see fiber or wood artifacts.

- Wet environments needed for preservation
- Variability of size, function, and complexity
- Rare

Artifacts from Mud Bay, Olympia, Washington

Implement the IDP if …

You see historic period artifacts.

Artifacts from Downtown Seattle, Alaskan Way Viaduct (Upper Left and Lower) and Unknown Site (Upper Right)

Implement the IDP if …

You see strange, different or interesting looking dirt, rocks, or

- Human activities leave traces in the ground that may or may not have artifacts associated with them
- “Unusual” accumulations of rock (especially fire-cracked rock)
- “Unusual” shaped accumulations of rock (e.g., similar to a fire ring)
- Charcoal or charcoal-stained soils
- Oxidized or burnt-looking soils
- Accumulations of shell
- Accumulations of bones or artifacts
- Look for the “unusual” or out of place (e.g., rock piles or accumulations in areas with few rock)

Implement the IDP if …

You see strange, different or interesting looking dirt, rocks, or

- "Unusual" accumulations of rock (especially fire-cracked rock)
- "Unusual" shaped accumulations of rock (e.g., similar to a fire ring)
- Look for the "unusual" or out of place (e.g., rock piles or accumulations in areas with few rock)

Site on Muckleshoot Indian Reservation, near WSDOT ROW along SR 164

Implement the IDP if …

You see strange, different or interesting looking dirt, rocks, or

- Often have a layered or “layer cake” appearance
- Often associated with black or blackish soil
- Often have very crushed and compacted shells

Site located within WSDOT ROW near Anacortes Ferry Terminal

Implement the IDP if …

You see historic foundations or buried structures.

Attachment C

Trip Generation and Parking Analysis

TSI
Transportation Solutions, Inc.
8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

February 22, 2019

To: Matt Lasse, Jackson Main Architecture

From: Jeff Hee, TSI

Subject: Roystone Apartments Trip Generation and Parking Analysis
SDCI #3028550-LU

This memorandum updates the September 26, 2018 analysis based on City of Seattle Department of Construction and Inspections Land Use Review Correction Notice #1, dated February 19, 2019.

The following summarizes the trip generation and parking forecasts and recommendations for Roystone Apartments, the "Project", an 8-story mixed-use development at 631 Queen Anne Ave N, Seattle, WA 98109.

Project Description

The Project is at the southwest corner of W Roy Street and Queen Anne Ave N on parcel #387990-0425. The property is zoned SM-UP 85 (M1) and is in the Uptown Urban Center. A vicinity map is included as Figure 1.

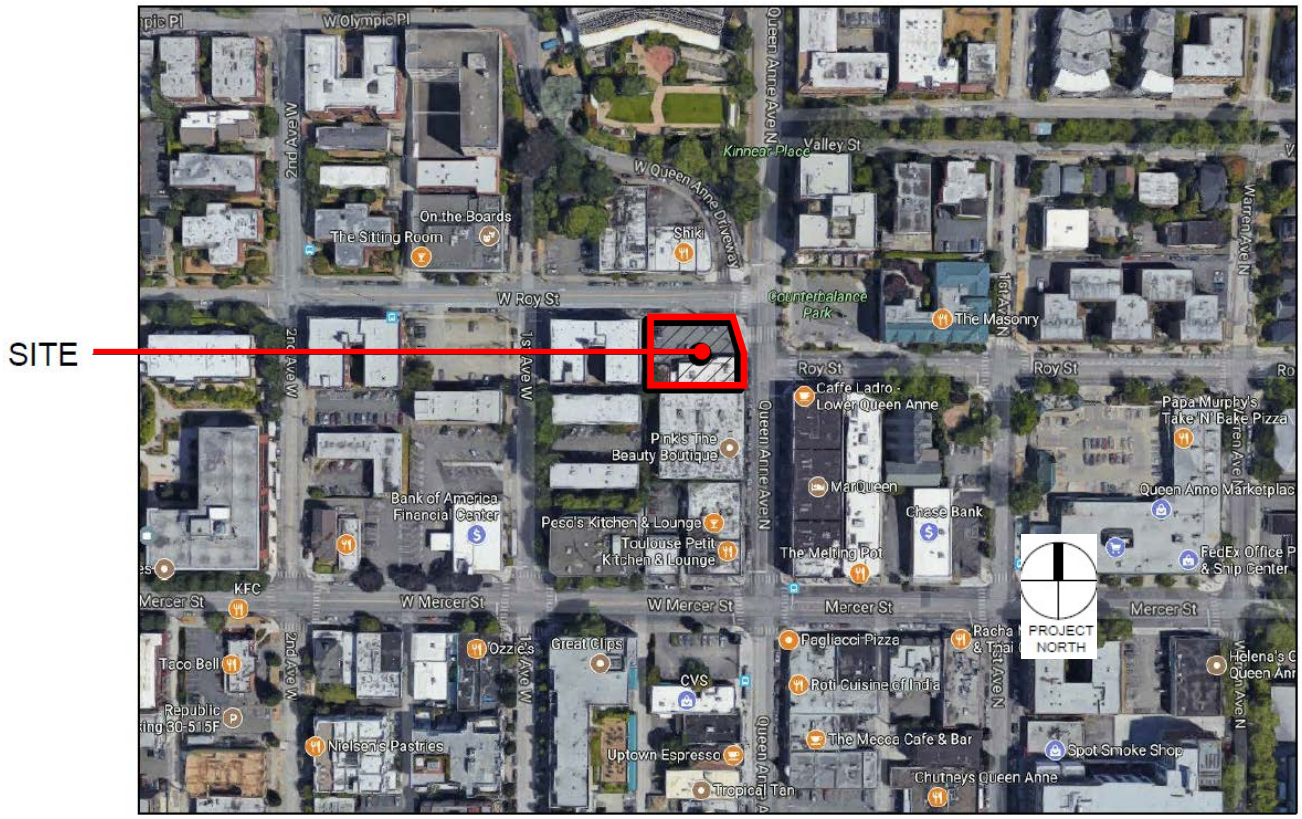


Figure 1: Vicinity Map

The Project includes 93 multifamily units, 4,130 square feet of commercial space, and parking for 14 vehicles. Figure 2 includes a conceptual site plan.

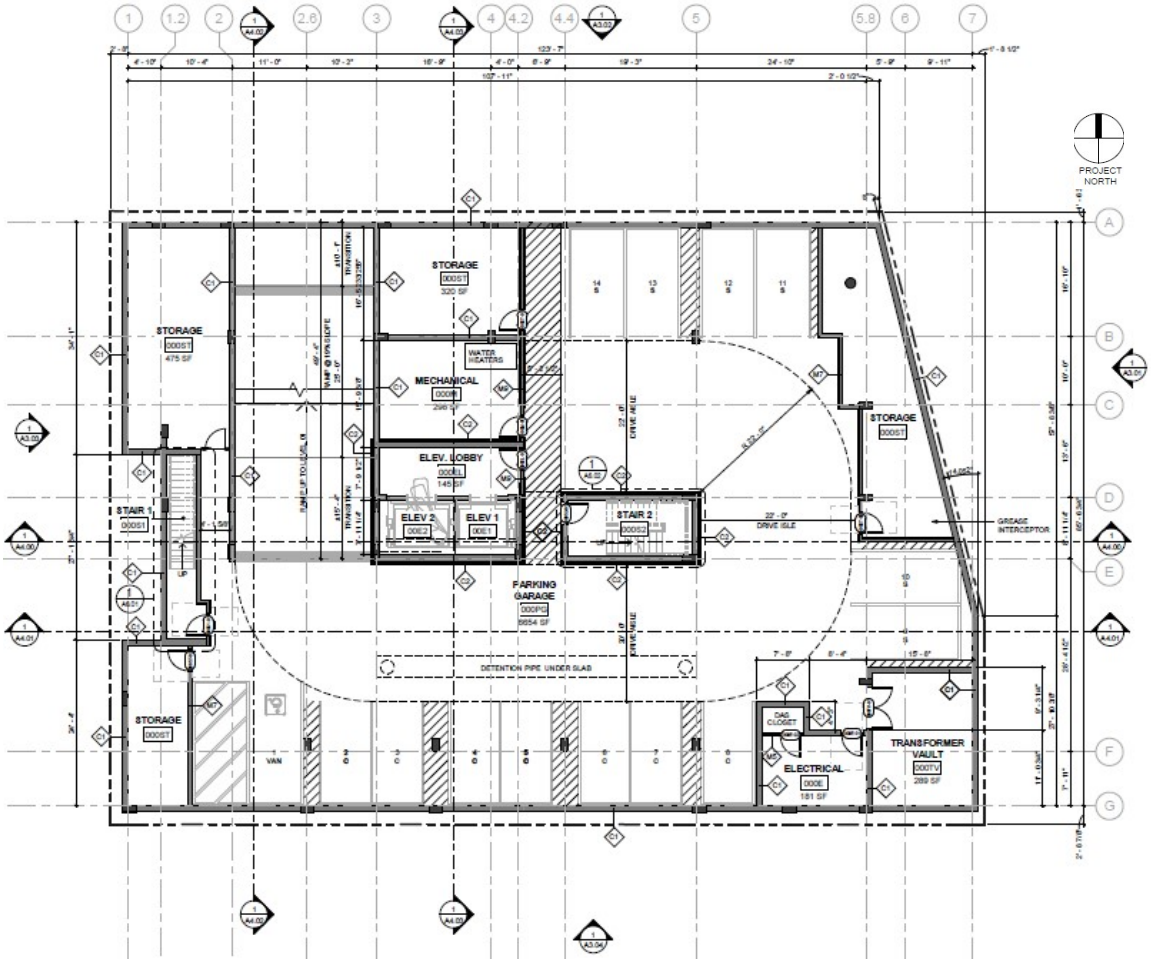


Figure 2: Site Plan (Onsite Parking Layout)

Existing uses onsite include 18,500 square feet of commercial space with a liquor store and restaurants.

Trip Generation

Trip generation for the Project is based on the ITE Trip Generation Manual, 10th Edition. Table 1 summarizes the trip peak hour trip generation forecasts.

Table 1: Trip Generation Forecast

Land Use (ITE Code)	Size	Trip Rate	Distribution		Pass-By Trips	New Trips		
			%in	%out		In	Out	Total
Mid-Rise w/ 1st Floor Comm. (231)	93 units	3.44	50%	50%	0%	160	160	320
Existing Retail (820)	3.311 k SF	(37.75)	50%	50%	34%	(41)	(41)	(82)
Weekday Net New Trips						119	119	238
Mid-Rise w/ 1st Floor Comm. (231)	93 units	0.30	28%	72%	0%	8	20	28
Existing Retail (820)	3.311 k SF	(0.94)	62%	38%	34%	(1)	(1)	(2)
AM Peak Hour Net New Trips						7	19	26
Mid-Rise w/ 1st Floor Comm. (231)	93 units	0.36	70%	30%	0%	23	10	33
Existing Retail (820)	3.311 k SF	(3.81)	50%	50%	34%	(5)	(4)	(9)
PM Peak Hour Net New Trips						18	6	24

The Project is forecast to generate 238 new weekday daily trips split 119 in and 119 out, 26 new AM peak hour trips split 7 in and 19 out, and 24 new PM peak hour trips split 18 in and 6 out.

The Project is an infill development within walking distance from amenities and transit. The ITE data for the Mid-Rise w/ 1st Floor Commercial land use, which is limited, appears to be reasonable to account for the Project's location in a dense multi-use urban and center city core setting.

The travel mode split was not adjusted for this forecast. Future mode split projections in the neighborhood show significant shifts toward increased transit and pedestrian and bike use with light rail and a decrease in single-occupant vehicle use. These travel shifts support the relatively low number of net new trips forecasted. Figure 3 includes an excerpt from the Uptown & Seattle Center Strategic Parking Study.

Source: Uptown & Seattle Center Strategic Parking Study, January 13, 2017, Transpo Group

Figure 3 Mode Shift Assumptions

Concurrency Review

Transportation Concurrency was analyzed by distributing new PM peak hour Project-generated trips to the Traffic Analysis Zones (TAZs) defined in DPD Director's Rule 5-2009. Next, local screenlines and screenline volume-to-capacity (V/C) thresholds and forecasts from the Transportation Appendix of Seattle's Comprehensive Plan were reviewed to determine capacity impacts with the proposed Project.

Table 2 summarizes the proposed Transportation Concurrency analysis and shows that the Project is forecast to satisfy the concurrency requirements.

Table 3: Transportation Concurrency Analysis

Screenline	Dir.	V/C Standard[1]	PM Capacity[1]	Reserve Capacity[1]	2035 Volume[2]	Project Trips[3]	Project V/C[4]	Okay?
8. South of Lake Union:	EB	1.2	6,000	2,691	5,520	1	0.92	Yes
Valley Street to Denny Street	WB	1.2	3,600	1,300	2,988	1	0.83	Yes

1. Source: DPD Director's Rule 5-2009
2. Source: Comprehensive Plan
3. Based on distribution between TAZ 8 and TAZ 10
4. 2035 V/C with the Project

Parking Analysis

The Project proposes 14 onsite vehicle parking space. The Land Use Code Tables A and B from Chapter 23.54.015 indicate that the Applicant is not required to provide a minimum parking amount for multifamily or commercial uses in an urban center. With a limited amount of parking available onsite, tenants are more than likely to shift to other modes of travel to and from the site for their daily activities.

Table 3 provides a breakdown of the proposed resident units and commercial space.

Table 3: Proposed Unit Breakdown

Land Use	Units	Avg. Size (SF)
Studios	23	339
1-Bedrooms	55	517
2-Bedrooms	15	585
Commercial	-	4,130

The following provides justification and recommendations for the proposed parking supply.

Local Area Description

Figure 4 highlights the local area's walk score, transit score and bike score from www.walkscore.com. In the Uptown Urban Center there are multiple options for daily travel, which are represented by the very high walk score and high transit and above average bike scores.

The high walk score suggests that future tenants and customers will have a low need for parking in the area, which supports the Land Use Code's no minimum parking requirements for development in this urban center.

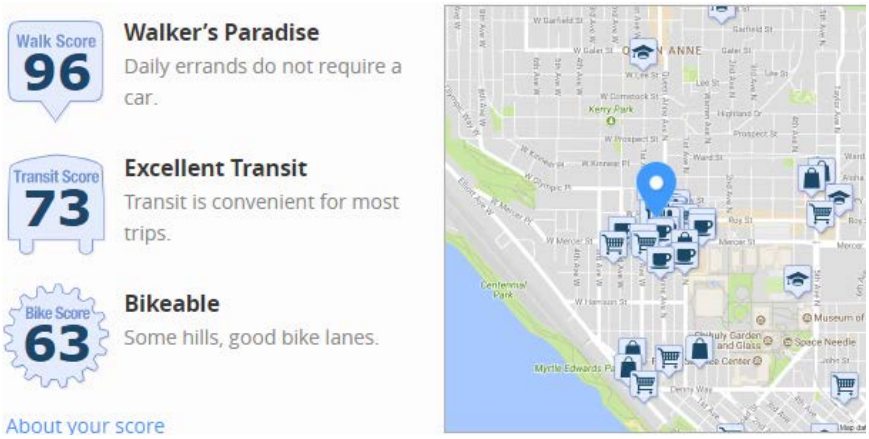


Figure 4: Walk Score, Transit Score, and Bike Score

Multifamily Parking

The King County Right Size Parking database was reviewed to identify multifamily parking recommendations based on a compilation of transit, pedestrian facilities, and land uses. Figure 5 shows the Right Size Parking input and recommended output. The Right Size Parking recommends a multifamily parking ratio of 0.28 spaces/unit with a monthly cost per parking space of $344/space.

Based on this ratio, the 26 vehicle parking spaces would be generated by the sites 93 multifamily units.

Shared Parking and Offsite Parking

A shared parking analysis is included to evaluate the cumulative impacts of parking generated by the residential and commercial components of the Project.

The ITE Parking Generation, 4th Generation, and ULI Shared Parking, Second Edition, were used as resources for forecasting time-of-day parking demand factors for multifamily and commercial land uses and for forecasting the peak parking demand for the proposed commercial portion of the Project.

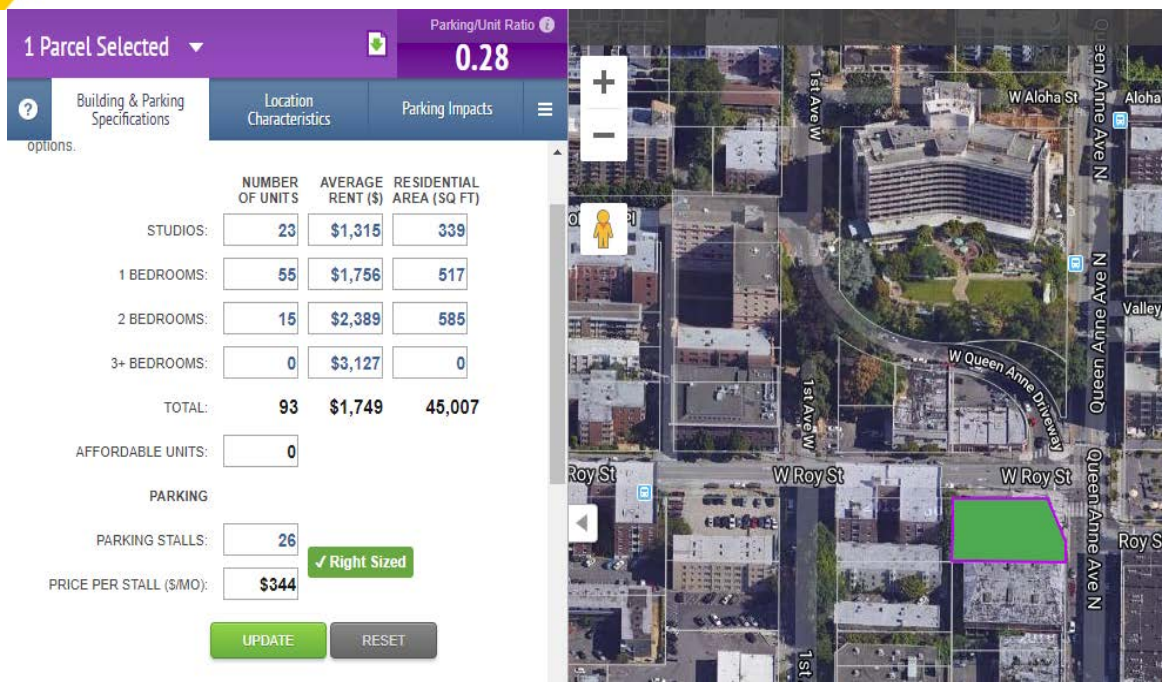


Figure 5: Right Size Parking Calculator Results

Figure 6 includes a time-of-day parking forecast for the proposed Project. A spreadsheet is attached which outlines the assumptions used for this forecast.

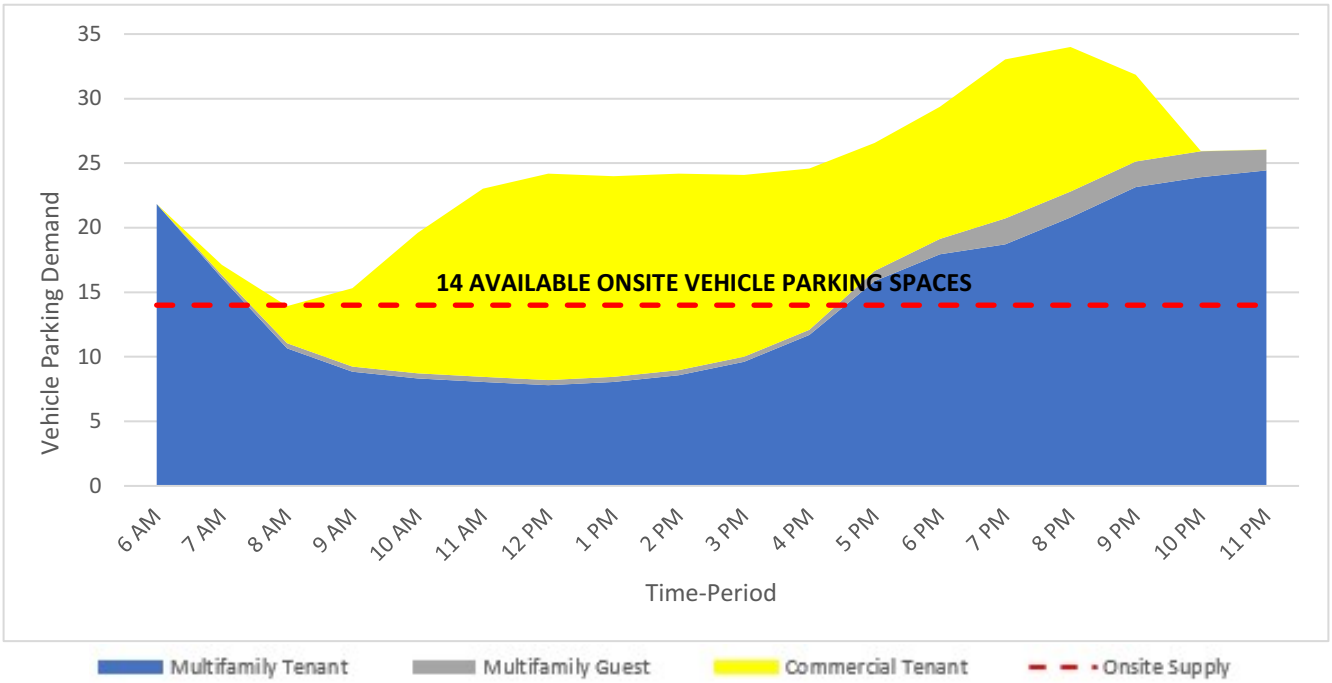


Figure 6: Time-of-Day Shared Parking Profile

The analysis shows that the maximum shared parking demand is for the Project forecast at 34 vehicles between 8 PM and 9 PM. With 14 vehicle parking spaces proposed onsite, there would be up to 20 vehicles required to find parking off-site.

Figure 7 provides an except from the Seattle Department of Transportation's Seattle Parking Map highlighting exsting onstreet parking and pay-to-park lots.

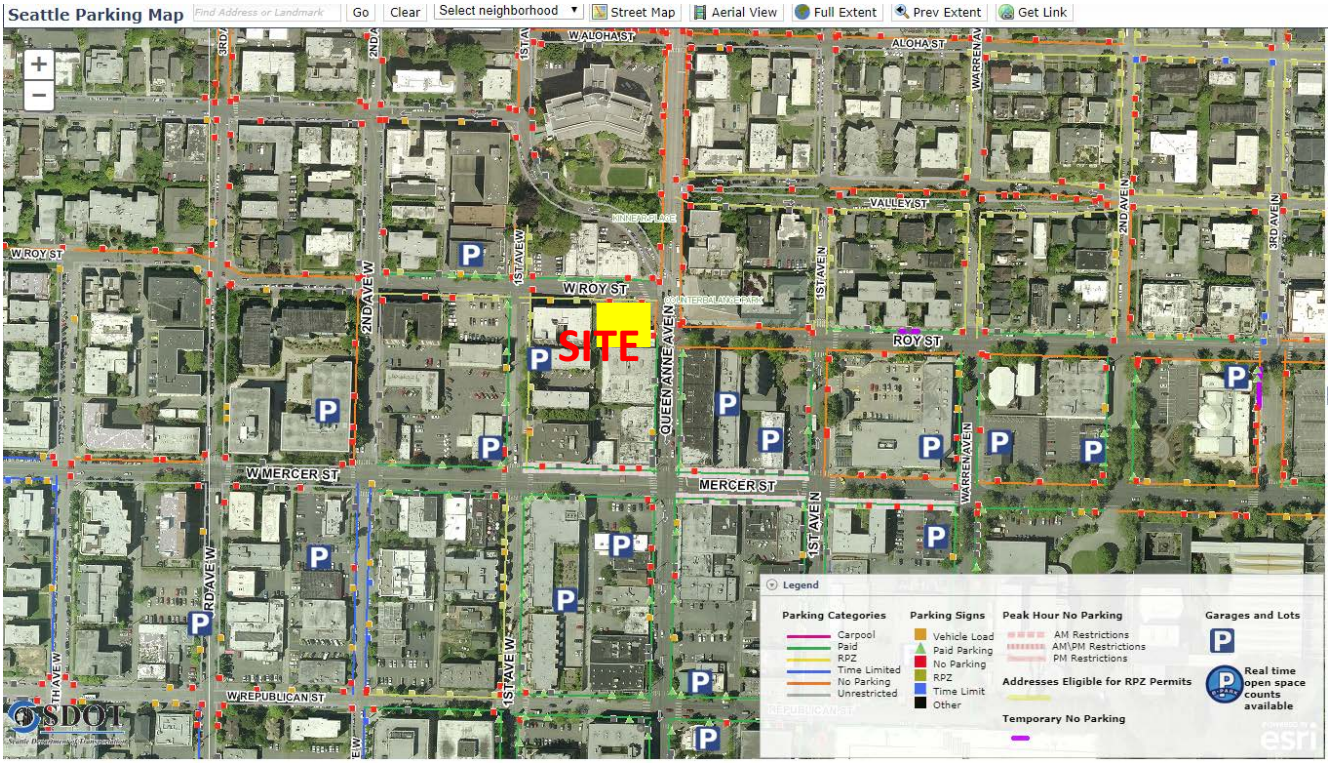


Figure 7: Local Parking Restrictions

Need for a Transportation Management Program (TMP)

Section 23.48.710 of the Land Use Code outlines thresholds and requirements for a TMP. Developments generating 50 or more PM peak hour employee single-occupant vehicle trips or 50 or more PM peak hour multifamily vehicle trips or parking demand for 25 or more vehicles parking on the street is subject to a TMP.

- The Project is forecast to generate 24 new PM peak hour trips. The forecasted trip generation is less than the 50 new trip TMP threshold.
- The Project is forecast to exceed the onsite parking supply (14 parking spaces) by up to 19 vehicles between 8 PM and 9 PM. The off-site parking demand is less than the 25 street-parking vehicle threshold allowed under the TMP threshold.

Based on the number of net new trips generated and number of offsite parking spaces generated, I do not anticipate that the Applicant will be required to enter into a formal TMP agreement and plan with the City of Seattle.

Recommendations

Recommendations include:

- Unbundling parking for the tenant leases
- Leasing parking spaces at a monthly cost to discourage parking, which in-turn discourages vehicle trips to and from the site and encourages walking, bicycling, transit and trip sharing.
- Posting transit and carpooling information and opportunities at a central location onsite and providing email (or mail) updates to this information
- Providing onsite and secure bicycle parking in excess of the bicycle parking requirements per the Table D from Chapter 23.54.015 of the Land Use Code.

If you have any questions, please contact me at your convenience.

Land Use	PK Ratio	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	NOTES
Multifamily Tenant	0.2800	84%	62%	41%	34%	32%	31%	30%	31%	33%	37%	45%	61%	69%	72%	80%	89%	92%	94%	98%	1,2
Multifamily Guest	0.0280		10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	3,4
Commercial Tenant	0.0038		5%	18%	38%	68%	91%	100%	97%	95%	88%	78%	62%	64%	77%	70%	42%				5

Peak Parking Demand

	Peak																				
Multifamily Tenant	26	22	16	11	9	8	8	8	8	9	10	12	16	18	19	21	23	24	24	25	6
Multifamily Guest	2	0	0	0	0	0	0	0	0	0	0	0	1	1	2	2	2	2	2	1	7
Commercial Tenant	16	0	1	3	6	11	15	16	16	15	14	12	10	10	12	11	7	0	0	0	8

Shared Demand	22	17	14	15	20	23	24	24	24	24	25	27	29	33	34	32	26	26	26	
Onsite Supply	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	

Off-Site Spillover	8	3	0	1	6	9	10	10	10	10	11	13	15	19	20	18	12	12	12	

NOTES:

1 Right Size Parking Multifamily Ratio (0.28/unit)

2 ITE LU 224, Rental Townhouse, weekday Time-of-Day profile. Used because it Includes midday data missing from the Low/Mid-Rise land use

3 ULI guest parking ratio is 10% its residential tenant parking ratio, for this study 10% X 0.28 = 0.028/unit

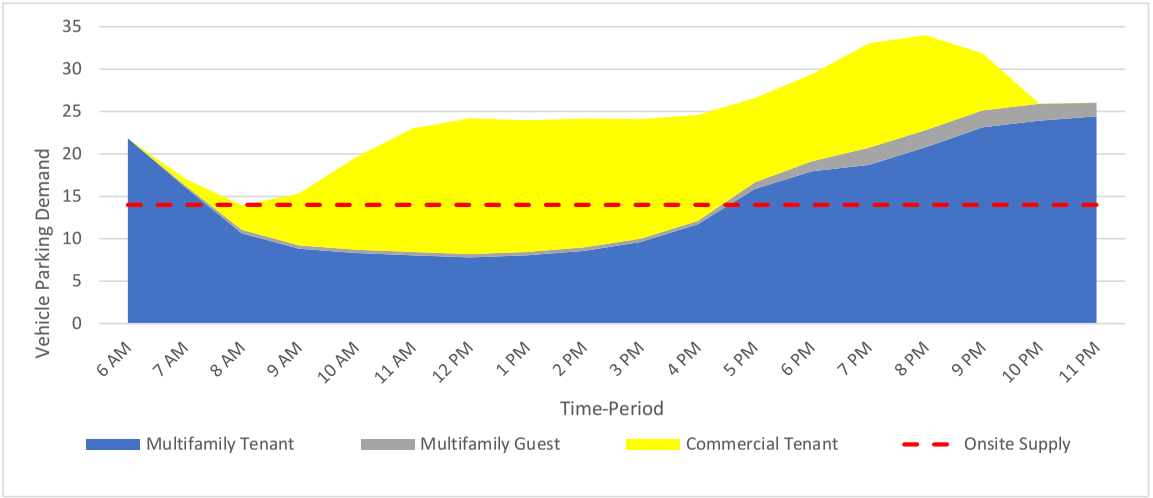
4 ULI residential guest parking time-of-day profile

5 ITE LU 820, Shopping Center, Weekday and Non-December, average peak parking demand ratio and time-of-day parking profile

6 Multifamily Tenant Peak Parking 93 units X 0.28/unit = 26 vehicles

7 Multifamily Guest Peak Parking 93 units X 0.028/unit = 2 vehicles

8 CommercialTenant Peak Parking 4,130 sq. ft. X 3.76/1,000 sq. ft. = 16 vehicles



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

STEVEN E BOHLMAN
311 1ST AVE S
SEATTLE, WA 98104

Attn: Transportation Solutions, Inc.

Re: Project #3028550-LU

Correction Notice #1

Review Type TRANSPORTATION DPD
Project Address 631 QUEEN ANNE AVE N
SEATTLE, WA 98109
Contact Email STEVEN.BOHLMAN@JACKSONMAIN.COM
SDCI Reviewer John G Shaw
Reviewer Phone (206) 684-5837
Reviewer Fax
Reviewer Email John.Shaw@seattle.gov
Owner JAMES WONG
Corrections also apply to Project(s)

Date February 19, 2019
Contact Phone (206) 324-4800

Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Corrections

1. Page 4: The estimated cost of $725/parking space seems high compared to parking rates elsewhere in Seattle and the default King County Right Size Parking rate for this site; please provide information supporting the use of this rate in the estimate of the project's residential parking demand.

2. Page 5: Although the Land Use Code requires commercial development in this area to provide 2 parking spaces/1,000 sf, it is not clear that this reflects actual demand. Please provide an estimate of commercial parking demand, using ITE Parking Generation, empirical data, or other sources of actual demand.

3. Please provide a Transportation Concurrency analysis.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office 3190 160th SE Bellevue, Washington 98008-5452 (425) 649-7000

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

TEXACO 211577 MONTEREY MTCA CLEANUP SITE INTERIM ACTION

Date of Issuance: June 18, 2019

Lead agency: Department of Ecology (Ecology), Toxics Cleanup Program, Northwest Regional Office

Agency Contact: Jing Song, jing.song@ecy.wa.gov, (425) 649-7109

Description of proposal:

Texaco 211577 Montery Site (Site) is generally located at the southwest corner of Queen Anne Avenue North and West Roy Street in Seattle, King County, Washington. The source property of the Site, where the interim action will take place, is located at 631 Queen Anne Avenue North (Property). The Property covers 11,070 square feet, with a King County parcel number 3879900425. Gasoline service stations with multiple configurations have operated on the Property from 1927 to 1993. Petroleum releases associated with gasoline service station operations have resulted in contamination in multiple environmental media on the Property, as well as properties and/or right-of-ways down-gradient and up-gradient of the Property.

An interim action will be conducted on the Property under an agreed order (AO) between Ecology, Roystone on Queen Anne, LLC (Roystone), and Chevron Environmental Management Company (CEMC). A Site Remedial Investigation (RI), Feasibility Study (FS), and a preliminary Draft Cleanup Action Plan (DCAP) will also be completed under the AO. The purpose of the AO is to provide sufficient data, analysis, and evaluations to enable Ecology to select a final cleanup alternative and provide a cleanup action plan for the entire Site.

The interim action will be implemented by Roystone in conjuction with planned Property redevelopment, prior to completion of the RI/FS and DCAP. Activities that will be performed include aboveground and underground structures removal, contaminated soil removal, contaminated groundwater removal and remediation, proper abandonment of old monitoring and remediation wells, construction of new monitoring wells, installation of physical barriers to prevent recontamination, installation of a vapor barrier and a vapor intrusion mitigation system, and post-interim action soil, groundwater, soil gas, and/or indoor air sampling.

Location of proposal: 631 Queen Anne Avenue North in Seattle, Washington

Applicant/Proponent:

Robert W. Warren
Section Manager
Northwest Regional Office
Toxics Cleanup Program, Department of Ecology
(425) 649-7054

Ecology, as the lead agency, has determined that this proposal will 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 determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or at the Site web page https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6663.

The comment period for this Determination of Nonsigifiance corresponds with the comment period on the Draft Agreed Order, Draft Interim Action Work Plan, State Enviornmental Policy Act (SEPA) Checklist, and Public Participation Plan that will end on July 23, 2019.

Responsible official:

Responsible official:
Robert W. Warren
Section Manager
Northwest Regional Office
Toxics Cleanup Program
(425)-649-7054

Signature _____ Date 6/24/19

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.