



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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***STATE ENVIRONMENTAL POLICY ACT***  
**DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: October 24, 2019

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

Agency Contact: Sandra Matthews, [smat461@ecy.wa.gov](mailto:smat461@ecy.wa.gov), 425-649-7206

Description of proposal:

The Subject Property is slated for cleanup and redevelopment as affordable housing. The Subject Property is five tax parcels totaling approximately 0.66 acres located in a mixed-use commercial and residential area of the Mount Baker neighborhood of Seattle, Washington. There will be two buildings: Maddux North (McClellan parcels) located on four parcels north of S McClellan Street and Maddux South (Former Phillips 66 parcel) located on one parcel south of S McClellan Street.

The cleanup action consists of excavation and off-Site disposal of chlorinated solvent contamination from the McClellan parcels and petroleum hydrocarbon contamination from the former Phillips 66 parcel. Following the source removal, groundwater monitoring will be conducted to evaluate natural attenuation of contaminants of concern in the groundwater plume. Based on the results of the groundwater monitoring, *in situ* chemical reduction may be implemented in the S. McClellan Street right of way (ROWs) to reduce concentrations of contaminants in the groundwater plume. A passive vapor system will be installed below the new building.

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Applicant/Proponent:

Mt. Baker Housing Authority  
Connor Hansen  
206-257-2939  
[conor@mtbakerhousing.org](mailto:conor@mtbakerhousing.org)

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Ecology 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

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43.21C.030 (2) (c). We have reviewed the attached Environmental Checklist for cleanup and the checklist for the redevelopment of these parcels. The cleanup checklist is available at:  
<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=13054>

This determination is based on the following findings and conclusions:

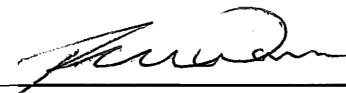
The project proponent is removing the soil source material causing the groundwater contamination and disposing of it off site. This is the most protective and permanent cleanup alternative for the Site. By completing source removal, the development of the properties will not inhibit future cleanup activities that may be required.

The comment period for this DNS corresponds with the comment period on the Remedial Investigation/Feasibility Study, the Draft Cleanup Action Plan, and the Fourth Amendment to the Perspective Purchasers Consent Decree which will end on November 26, 2019.

Responsible official:

Robert Warren  
Northwest Regional Office Section Manger  
Toxics Cleanup Program  
Department of Ecology  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008-5452  
425-649-7054

Signature



Date 10-24-19

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the amendment, plan, order or other may be appealed by the applicable citation and summary of timeline.

# STATE ENVIRONMENTAL POLICY ACT (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 [\[HELP\]](#)**

1. Name of proposed project, if applicable:

Mount Baker Properties Site

Prospective Purchaser Consent Decree (PPCD) No. 16-2-29584-3 SEA

Facility Site ID #96127971

Cleanup Site ID #13054

Seattle Department of Construction & Inspections (SDCI) #3028436-LU

SDCI #3028449-LU

2. Name of applicant:

Mt. Baker Housing Association (MBHA)

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

c/o Aspect Consulting, LLC

Dave Cook

Principal Geologist

206.838.5837

4. Date checklist prepared:

September 21, 2019

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

- **December 2019** – Complete engineering for shoring remedial excavation design and contracting.
- **January 2020** – Obtain a Contained-In Determination for PCE-contaminated soil on the McClellan parcels.
- **February 2020** – Complete the shoring installation on the McClellan parcels and begin the remedial excavation on the McClellan parcels. Once shoring is completed on the McClellan parcels, move to the Former Phillips 66 parcel and complete shoring installation on the Former Phillips 66 parcel.
- **April 2020** – Complete the remedial excavation on the McClellan parcels. Complete the remedial excavation on the Former Phillips 66 parcel.
- **May 2020** – Complete excavation backfill on both the McClellan and Former Phillips 66 parcels.
- **June 2020** – Install of passive soil gas venting and chemical vapor barriers beneath the planned redevelopments on both parcels.
- **Mid- to Late 2021** (following completion of redevelopment construction) – Complete installation of monitoring well network and begin groundwater monitored natural attenuation (MNA) compliance monitoring. Formalize the Groundwater Cleanup Management Plan (GCMP).
- **2026** – First 5-year Ecology Review. If conditions at this time are not protective of human health and the environment, enact any necessary institutional controls. MNA trend analysis will determine if the restoration timeframe is reasonable, and *in situ* chemical reduction (ISCR) may be implemented to shorten the restoration time frame.

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

Not at this time

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

The most comprehensive site history, including the current state of contamination associated with the Site is available in Aspect's 2019 Remedial Investigation and Feasibility Study. A complete list of references for environmental investigations follows:

Aspect Consulting, LLC (Aspect), 2016a, Phase I Environmental Site Assessment, Hooe Property, Phillips 66 Site 070644, 2800 Martin Luther King Jr. Way S., Seattle, Washington, dated December 19, 2016.

Aspect Consulting, LLC (Aspect), 2016b, Phase I Environmental Site Assessment, McClellan Strip Parcels (including the Mount Baker Cleaners Site), 2802, 2806m 2810, 2864 South McClellan Street, Seattle, Washington, dated December 19, 2016.

Aspect Consulting, LLC (Aspect), 2019, Hydrogeologic Testing and Dewatering Evaluation – Maddux Property, dated May 2, 2019.

Associated Environmental Group, LLC (AEG), 2014, UST Decommissioning (In-Place) Letter Report, Mt. Baker Cleaners, 2864 South McClellan Street, Seattle, Washington 98144, dated January 7, 2014.

GeoEngineers, 2015a, Preliminary Due Diligence Opinion, Four Properties at NE corner of MLK Junior Way South and South McClellan Street, Seattle, Washington, dated January 28, 2015.

GeoEngineers, 2015b, Phase I Environmental Site Assessment, McClellan Strip Parcels, Four Properties at northeast corner of Martin Luther King Junior Way South and South McClellan Street, Seattle, Washington, dated September 28, 2015.

GeoEngineers, 2015c, Environmental Borings, Soil Sampling and Testing Results, Environmental Due Diligence Services – Hooe Property, 2800 Martin Luther King Junior Way South, Seattle, Washington, dated October 1, 2015.

G-Logics, Inc. (G-Logics), 2005a, Phase I Environmental Site Assessment, Former Gas Station, 2800 Martin Luther King Way South, Seattle, WA 98144, dated January 11, 2005.

G-Logics, Inc., (G-Logics), 2005b, Phase II Environmental Site Assessment and Equipment Removal, Former Gas Station, 2800 Martin Luther King Way South, Seattle, WA 98144, dated March 17, 2005.

G-Logics, Inc. (G-Logics), 2005c, Cleanup Action Report, Former Gas Station, 2800 Martin Luther King Way South, Seattle, WA 98144, dated October 31, 2005.

G-Logics, Inc. (G-Logics), 2008, Summary Report, Site Remediation and Groundwater Monitoring, Former Auto Service Station, 2800 Martin Luther King Way South, Seattle, WA 98144, dated January 14, 2008.

Environmental Resources Management (ERM), 2009, Preliminary Site Findings, Chlorinated Volatile Organic Compounds in Groundwater, 2800 Martin Luther King Jr. Way S., Seattle, dated March 31, 2009.

Hart Crowser, 2016, Mount Baker Strip Properties Summary Memorandum, dated November 1, 2016.

HORUS Environmental, Inc. (HORUS), 2009, Phase I Environmental Site Assessment, 2802 & 2806 South McClellan Street, Seattle, Washington, dated June 23, 2009.

Kane Environmental Inc (Kane), 2006, Phase I Environmental Site Assessment & Limited Phase II Assessment, Mount Baker Village Apartments, 2530 – 2580 29<sup>th</sup> Avenue South, Seattle, Washington, dated February 10, 2006.

KEE, LLC (KEE), 2010, Limited Phase II Site Assessment, Mt. Baker Cleaners, 2864 S. McClellan St., Seattle, WA 98144, dated June 11, 2010.

PBS Engineering + Environmental (PBS), 2009, Limited Phase II Environmental Site Assessment, 2806 South McClellan Street, Seattle, Washington 98144, dated July 2009.

Stantec, 2010, Groundwater Sampling Results, Report and Work Plan, Former Tidewater Site, Chevron Site 301211, ConocoPhillips Site 5173, 2800 Martin Luther King Way South, Seattle, WA. Dated July 5, 2010.

Stantec, 2012, Soil and Groundwater Assessment Report, Former Tidewater Service Station, ConocoPhillips Site 5173, Chevron Site 301233, 2800 Martin Luther King Way, Seattle, WA, dated March 14, 2012.

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.

The City of Seattle is currently reviewing shoring permits and building permits related to the cleanup action and redevelopment of the Site. A King County Wastewater Discharge Permit will also need to be obtained prior to beginning construction dewatering at the Site.

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

City of Seattle Master Use Permit for Land Use

City of Seattle Administrative Design Review

City of Seattle Building Permit with associated water, sewer, and SIP permits

Seattle City Light service letter

Washington State Department of Ecology Contained-In Determination

King County Wastewater Discharge Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Subject Property is slated for cleanup and redevelopment as affordable housing. There will be two developments: Maddux North located on four parcels north of S. McClellan Street and Maddux South located on one parcel south of S. McClellan Street. The Subject Property is five tax parcels totaling approximately 0.66 acres located in a mixed-use commercial and residential area of the Mount Baker neighborhood of Seattle, Washington.

On December 8, 2016, a PPCD for the Site was fully executed by MBHA and Ecology to clean up the Site and develop it into affordable housing. Following execution of the PPCD, the parcels were purchased by MBHA in December 2016. On February 10, 2017, the parcels comprising the Subject Property were designated by the City of Seattle as a Redevelopment Opportunity Zone. The Subject Property will be redeveloped as multilevel apartment buildings with up to one level of underground parking at Maddux North.

The cleanup action consists of excavation and off-Site disposal of chlorinated solvent contamination from the McClellan parcels and petroleum hydrocarbon contamination from the former Phillips 66 parcel. Following the source removal, groundwater monitoring will be conducted to evaluate natural attenuation of contaminants of concern in the groundwater plume. Depending on the results of the groundwater monitoring, *in situ* chemical reduction may be implemented in S. McClellan Street and its rights of way (ROWs) to reduce concentrations in the groundwater plume.

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.

MBHA owns five parcels that will be redeveloped for affordable housing, creating approximately 200 new transit-oriented affordable housing units near the Mt. Baker Light Rail Station. There will be two developments: Maddux North located on the four parcels north of S. McClellan Street, and Maddux South located on one parcel south of S. McClellan Street. The five MBHA-owned parcels (000360-0030, 000360-0032, 00360-008, 000360-0031 [McClellan Parcels], and 000360-0055 [Phillips 66 Parcel]) will be referred to collectively as the Subject Property, in order to distinguish the redevelopment property from the Site, which is defined as locations where contaminated soil or groundwater has come to be located as a result of release(s) from the former dry cleaner and gas station.

The Site is shown relative to surrounding physical features on Figure 1, Site Location. The Site and Subject Property are shown on Figure 2, Site Plan. Current use and parcel characteristics are described in Table A below.

**Table A. Subject Property Characteristics and Current Use**

Parcel Number (reference ID)	Associated Address(es)	Size (acres)	Current Use and Development
000360-0030	2802 S. McClellan Street	0.08	One multitenant mixed-use retail and residential building with paved patio and landscaped areas. The retail spaces are currently vacant.
000360-0032	2806 S. McClellan Street	0.11	One single-family residence, gravel paved, and landscaped areas.
000360-0008	2810 S. McClellan Street	0.11	One multitenant four-plex residential building with paved and landscaped areas.
000360-0031	2862 and 2864 S. McClellan Street	0.11	Former location of Mt. Baker Cleaners; one two-tenant building has been demolished to the foundation.
000360-0055	2800 MLK Jr. Way S.	0.25	Vacant one-level building with concrete, gravel and vegetated surrounding area currently used as construction parking for an adjacent property.

For the purposes of this proposal, remedial activities (other than groundwater sampling) will occur only on the Subject Property.

**B. Environmental Elements [\[HELP\]](#)**

**1. Earth [\[help\]](#)**

**a. General description of the site:**

The parcels are relatively flat, but the Site generally slopes to the southwest at a moderate slope

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

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

10.7 percent from the northeast corner of the McClellan parcels in the downslope direction.

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.

Fill soil at the Site ranges in thickness from approximately 2 to 15 feet. In most areas across the Site, glacial recessional deposits (loose to medium dense sand and silt with some organic material) underlies the fill soil. The glacial recessional deposits are generally unconsolidated and present a liquefaction risk that will need to be managed during redevelopment. Underlying the recessional deposits, low-permeability soil (silt and clay), interpreted as Pre-Fraser deposits, has been encountered in borings completed across the Site, between approximately 12 and 18 feet below ground surface (bgs; see Appendix A for Site boring logs).

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

No slumping or or unstable conditionas observed at the site.

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.

- Three remedial excavations will be completed for the purposes of removing contaminated soil that is leaching to groundwater. Extents and volumes are shown on Figure 3.
  - The chlorinated solvent source area excavation on the former Mt. Baker Cleaners parcel will remove approximately 6,500 tons of contaminated soil over an areal extent of 7,500 ft<sup>2</sup>.
  - The western petroleum hydrocarbon source area excavation on the Phillips 66 parcel will remove approximately 3,700 tons of contaminated soil over an areal extent of 2,750 ft<sup>2</sup>.
  - The southeastern petroleum hydrocarbon source area excavation on the Phillips 66 parcel will remove approximately 800 tons of contaminated soil over an areal extent of 750 ft<sup>2</sup>.
- Backfill will consist of imported structural fill consisting of Mineral Aggregate Type 2 or Type 2G following City of Seattle Standard Specification 9-03.10(1)A and common fill consisting of Mineral Aggregate Type 17 (bank run gravel) following City of Seattle Standard Specification 9-03.10(1)B.

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

No. Both redevelopments will generally grade downward into the excavation. Any accumulated stormwater runoff and/or groundwater accumulating in the excavations will be treated on-Site in accordance with all local, state, and federal regulations prior to discharge to the municipal sewer.

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

Greater than 95 percent will be covered with asphalt and buildings. A limited number of raised planter beds will be present at the Subject Property.



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

## 2. Air [\[help\]](#)

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.

For the chlorinated solvent source area, limited volatilization of tetrachloroethene (PCE) and dichloroethene (DCE) from soil and/or groundwater is expected as the remedial excavation exposes contaminated soil. No significant odors are expected to originate from the excavation, but air quality will be monitored during active excavation to ensure air quality is protective of human health. If air monitoring indicates a potential impact to worker health, active ventilation of the exposed remedial excavation will be implemented.

For the petroleum hydrocarbon source areas, limited volatilization of total petroleum hydrocarbons from soil and/or groundwater is expected as the remedial excavation exposes contaminated soil. No significant odors are expected to originate from the excavation, but air quality will be monitored during active excavation to ensure air quality is protective of human health. If air monitoring indicates a potential impact to worker health, active ventilation of the exposed remedial excavation will be implemented.

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

No. There are no known sources of emissions or odors in the area that may affect the proposed project.

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

Continuous air quality monitoring will be performed when workers are present in the remedial excavations prior to backfilling.

## 3. Water [\[help\]](#)

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.

No. There is no surface water within half a mile of the project site.

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: [\[help\]](#)

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.

During construction, dewatering will be performed to facilitate the remedial excavations. Based on preliminary hydraulic testing, up to 215,000 gallons may be removed from the chlorinated solvent excavation, and up to 100,000 gallons may be removed from the petroleum hydrocarbon excavation. All groundwater will be treated prior to discharge to the sanitary sewer.

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 – the redevelopments will discharge to the municipal sanitary sewer.

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.

During construction, stormwater will be retained onsite and treated. After redevelopment, stormwater will be discharged to the City of Seattle's stormwater system.

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

Dewatering during construction will prevent any migration of water which percolates through contaminated soils during excavation.

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:

During construction, maintain

4. **Plants** [\[help\]](#)

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

deciduous tree: alder, maple, aspen, **other**

evergreen tree: fir, cedar, pine, other

shrubs

grass – very limited amount

- \_\_\_ 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?  
Landscaping vegetation present on the McClellan parcels will be removed.
- 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:  
Small, raised planter beds will be present at both redevelopments. Project will provide on- and off-Site landscaping in accordance with the City of Seattle Commercial zone Green Factor standards.
- e. List all noxious weeds and invasive species known to be on or near the site.  
None.

**5. Animals** [\[help\]](#)

- 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.  
Yes, urban birds such as Robbins, Jays, Crows, Songbirds, pigeons etc. and squirrels and rats
- b. List any threatened and endangered species known to be on or near the site.  
None are known based on the King County list.  
<https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=53033>
- c. Is the site part of a migration route? If so, explain.  
Seattle is within the Pacific Flyway for migratory waterfowl and Lake Washington serves as a migratory corridor for salmon. The site is located in an urbanized area that is not utilized by the migrating birds and/or fish.
- d. Proposed measures to preserve or enhance wildlife, if any:  
  
None known
- e. List any invasive animal species known to be on or near the site.  
None.

**6. Energy and Natural Resources** [\[help\]](#)

- 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 present at both redevelopments.
- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.  
No.

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:  
Project will meet the requirements of the Evergreen Sustainable Development Standard Version 3.0.1.  
Measures to reduce or control energy impacts are optimization of the building envelope and ventilation strategies.

## 7. Environmental Health [\[help\]](#)

- 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 the remedial excavation, workers could be exposed to chlorinated solvent- and/or petroleum hydrocarbon-contaminated soil, groundwater, and air (through volatilization). Excavation contractors will be certified with OSHA 40-hour HAZWOPER. Construction dewatering will be performed prior to excavation, so worker exposure to contaminated groundwater is not anticipated. Air quality will be monitored during active excavation of the contaminated media, and active ventilation of the excavations will be implemented if air monitoring indicates a potential exposure risk to worker health. Post-redevelopment, any remaining soil contamination will be capped, groundwater contamination will be monitored for natural attenuation, and chemical vapor barriers/passive subslab venting systems will protect building occupants from any vapor intrusion risk.

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

McClellan Parcels – chlorinated solvents – soil, groundwater, and vapor

- Historical dry-cleaner operations and use and storage of PCE in the northern portion and back hallway of the former dry cleaner is likely the primary source area of the PCE release, based on the highest concentrations of PCE in soil in this area. Based on our interviews with former property owners, the dry-cleaning operations (including use and storage of PCE) historically occurred on this northern portion of the property since the dry cleaner was established in the 1940s.
- Surface spill(s) of PCE in the north, central, and south portions of the building. The area in the central and south portions of the former dry-cleaner building has sectioned concrete slabs separated by wood partitions. Surface spills in this area of the former dry cleaner could have flowed between the floor sections/wood partitions and discharged to soil beneath the building. Although it appears that the main source PCE was from discharges in the north portion of the building, several soil samples obtained throughout the Mt. Baker Cleaners parcel contain PCE concentrations in soil exceeding the Model Toxics Control Act (MTCA) Method A cleanup level as shallow as 2 feet bgs, which indicate that limited releases may have occurred from spills within the dry cleaner that made its way to the soil through the wood-slat flooring.
- Long-term release(s) of PCE could have occurred from PCE that allegedly was stored in the heating-oil UST (now decommissioned), located in the northeast corner of the former building (near the location of ADP-18, AMW-21, ADP-42, and ADP-44). PCE concentrations exceeding the MTCA Method A cleanup level are detected to depths of approximately 30 feet bgs in AMW-21, indicating a more sustained source of PCE to the subsurface.

Phillips 66 Parcel – petroleum hydrocarbons—soil and groundwater

Gasoline- and diesel-range petroleum hydrocarbons were released into soil at the Former Phillips 66 parcel after the installation of UST systems in 1955 and prior to closure of the gas and auto service station in 1989. In addition, in Ecology's 2014 opinion letter, the former service garage was described as a potential source of PCE at the parcel. PCE was detected in shallow, unsaturated soil in borings completed in 2014 (GeoEngineers, 2015c) and in explorations completed during the RI (Figure 9). However, based on concentrations and dissolved-phase chlorinated solvents in groundwater, calculations indicate that the detections of PCE in soil at the Former Phillips 66 parcel are likely due to phase partitioning from the groundwater plume originating from the source area on the former Mt. Baker Cleaners parcel (Appendix E). However, one exception is the shallow (approximately 1 to 5 feet bgs) PCE-contaminated soil in the southwest corner of the property, which may have resulted from a surface spill.

Based on the location of the impacted soil and groundwater, the petroleum release(s) were sourced from the following locations where areas of soil contamination are present:

- Gasoline- and diesel-range petroleum hydrocarbon and BTEX release(s) from former pump islands in the western portion of the parcel.
- Diesel- and heavy oil-range petroleum hydrocarbon release(s) from the former heating-oil UST located in the southeastern portion of the parcel.

- 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.

Chlorinated solvent-contaminated soil, groundwater, and vapor on the McClellan parcels, and petroleum hydrocarbon- and chlorinated solvent-contaminated soil and groundwater on the Phillips 66 parcel.

- 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.

Fuels will be used by heavy equipment during both excavation and redevelopment of the Subject Property.

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

None.

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

- Air monitoring during active excavation while workers are present prior to backfilling.
- Passive subslab soil gas venting systems and chemical vapor barriers for future buildings.

#### *b. Noise*

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

MLK Jr. Way S. is a major thoroughfare and handles a large volume of traffic.

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.

Construction noise would be limited by the City of Seattle's noise ordinances, which for the Site are:

- 7:00 a.m. to 7:00 p.m. on weekdays
- 9:00 a.m. to 7:00 p.m. on weekends and legal holidays

Impact construction work is limited to:

- 8:00 a.m. to 5:00 p.m. on weekdays
- 9:00 a.m. to 5:00 p.m. on weekends and legal holidays

Variations will be acquired if construction is to take place outside of these hours.

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

None.

## **8. Land and Shoreline Use** [\[help\]](#)

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 McClellan Parcels – Commercial and residential, buildings are empty

Current use of Phillips 66 Parcel – Commercial, building is empty

North, West, and South – Residential

Northeast to Southeast - Commercial

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?

None.

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

No.

c. Describe any structures on the site.

McClellan parcels – One single family residence, one four-plex, and one retail store. All buildings are empty.

Phillips 66 parcel – one auto service station. Building is empty.

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

All existing structures

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

Commercial/mixed use

- f. What is the current comprehensive plan designation of the site?  
Hub 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 200 new affordable housing units.
- j. Approximately how many people would the completed project displace?  
Approximately five housing units are currently on the Subject Property, but are unoccupied.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Project meets the requirements of a Redevelopment Opportunity Zone through the creation of affordable housing units.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
None.

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
150 affordable housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
Five middle- to low-income units will be removed.
- c. Proposed measures to reduce or control housing impacts, if any:  
None.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
Maddux North (McClellan Parcels) –  
The tallest height of any proposed structure is 73'-6".  
The principal exterior building materials proposed are:
  - a. Concrete walls w/reveals
  - b. Weathering steel siding
  - c. Aluminum storefront w/glass
  - d. Fiber cement panel siding
  - e. Fiber cement board siding
  - f. Wood veneer composite wall panel
  - f. Painted metal coping and trim

g. Vinyl window frames w/glass

Maddux South (Phillips 66 Parcel) – 6 stories

The tallest height of any proposed structure is 73'-6".

The principal exterior building materials proposed are:

- a. Concrete walls w/reveals
- b. Weathering steel siding
- c. Aluminum storefront w/glass
- d. Fiber cement panel siding
- e. Fiber cement board siding
- f. Painted metal coping and trim
- g. Vinyl window frames w/glass

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

Maddux North – McClellan Parcels - Views from the existing Mount Baker Village apartment buildings to the east on 29th Avenue S. will be altered. Views directly east will be of the new residential building. Views to the southeast will be maintained for those in the southern units at the intersection of 29th Avenue S. and S. McClellan Street. Views from the adjacent existing Mount Baker Village apartment building to the north will be altered for those unit windows facing south. The new view will be of the new building and exterior courtyard. Views from the office building and single-family residents on the south side of S. McClellan Street to the northwest will be altered. Views to other directions will not be altered. The Lowe's Home Improvement store on the west side of MLK Jr. Way S., adjacent to the property, does not contain any windows on its east side, no views will be altered. The view from the gas station to the southwest on the west side of MLK Jr. Way S. will be primarily of the new residential building with a commercial use at the ground floor.

Maddux South – Phillips 66 Parcel - Views from the commercial office building to the east will be altered to the west. The commercial building to the south does not have any windows on its northern side, so no views will be altered. Views from the existing single-family residential building to the southeast will be altered to the northwest. The view from the gas station directly west across MLK Jr. Way S. will be primarily of the new residential building with a commercial use at the ground floor.

- d. Proposed measures to reduce or control aesthetic impacts, if any:  
None. New buildings will be of higher quality than replaced units.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None likely. Exterior light fixtures types (full cut-off) will be selected and placed to minimize light or glare impacts.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
Not likely
- c. What existing off-site sources of light or glare may affect your proposal?  
None known.



- d. Proposed measures to reduce or control light and glare impacts, if any:  
None warranted.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
MLK Jr. Memorial Park and College Street Park, approximately 1,500 feet to the North  
Franklin High School field, approximately 500 feet to the South
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
None.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None.

**13. Historic and cultural preservation** [\[help\]](#)

- 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.  
No.
- 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.  
No.
- 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. Review of historical property uses during Phase I Environmental Site Assessments. A consultation with the Department of Archeology & Historic Preservation review of the available information for the Subject Property resulted in a “Determination of No Cultural Resource impacts,” with the stipulation for an unanticipated discovery plan. The tribes in the area were also consulted and had no response. The Inadvertant Discovery Plan for Cultural Resources was finalized on September 11, 2018.
- 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.  
None.

**14. Transportation** [\[help\]](#)

- 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.  
Access to both redevelopments will be from S. McClellan Street and 29th Avenue S. to avoid disturbing traffic flow on MLK Jr. Way S. (Figure 2).
- 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?

There is a bus transit stop located at the corner of 31st Avenue S. and S. Lander Street (approximately 0.1-mile distance) and a bus transit stop located at the corner of MLK Jr. Way S. and S. McClellan Street (approximately 250 feet from residential entry). The Mount Baker light rail station is approximately 0.2 miles from the residential entry.

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

Maddux North – McClellan Parcels - The project will provide 18 parking spaces. All existing buildings on the site are to be demolished and are currently vacant, no parking spaces are in use. The spaces that were associated with those properties are:

The existing commercial building to be demolished on the west end of the property has a gravel driveway off of a shared curb cut that could accommodate two spaces.

The single-family residence to be demolished has an unimproved driveway off of a shared curb cut that could accommodate two spaces.

The multifamily four-plex residential building to be demolished has four spaces directly accessed off of a curb cut on S. McClellan Street.

Maddux South – Phillips 66 Parcel - Zero. There will be no parking provided.

- 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).

No.

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

Contaminated soils may be bulked and transported by rail to a permitted disposal facility.

- 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 in the Station Overlay and no new parking is required.

It is anticipated that given the TOD location that the primary means of transportation will be walking, biking, transit, and ride share. There are 18 parking spaces provided for the building. The allocation of those spaces between commercial and residential has not been determined at this time. A transportation study has not been completed for the project.

- 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:

None warranted. The site is located in a densely populated Urban Village within the Mount Baker Station Overlay. The area is zoned to provide minimum parking and to rely primarily on bike, ride share, bus, and rail transportation systems.

## 15. Public Services [\[help\]](#)

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.  
Yes. Due to the size of the redevelopment, approximately 150 housing units will be created, which will require public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.  
None warranted.

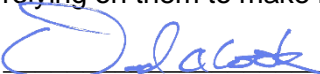
**16. Utilities** [\[help\]](#)

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

e. 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.  
Water, refuse, recycling, composting, sanitary sewer, and storm sewer – Seattle Public Utilities  
Electricity – Seattle City Light  
Natural Gas – Puget Sound Energy  
Communications (telephone and internet) – CenturyLink and Comcast

**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.

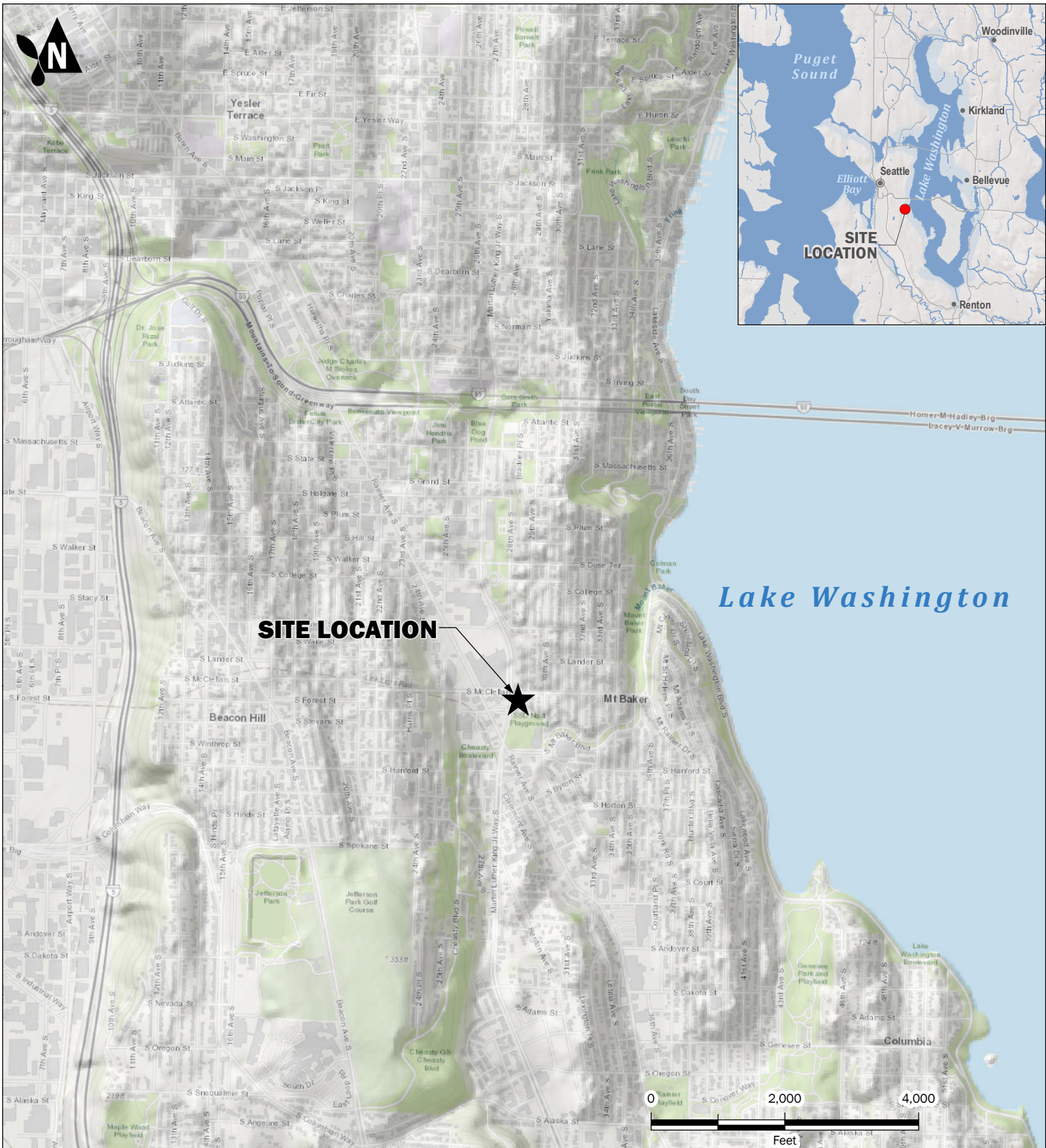
Signature:  \_\_\_\_\_

Name of signee: Dave Cook, LG, CPG \_\_\_\_\_

Position and Agency/Organization: Aspect Consulting, LLC \_\_\_\_\_

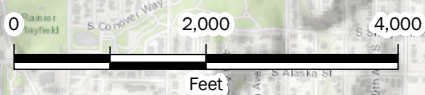
Date Submitted: 10/18/2019

# FIGURES



Lake Washington

**SITE LOCATION**

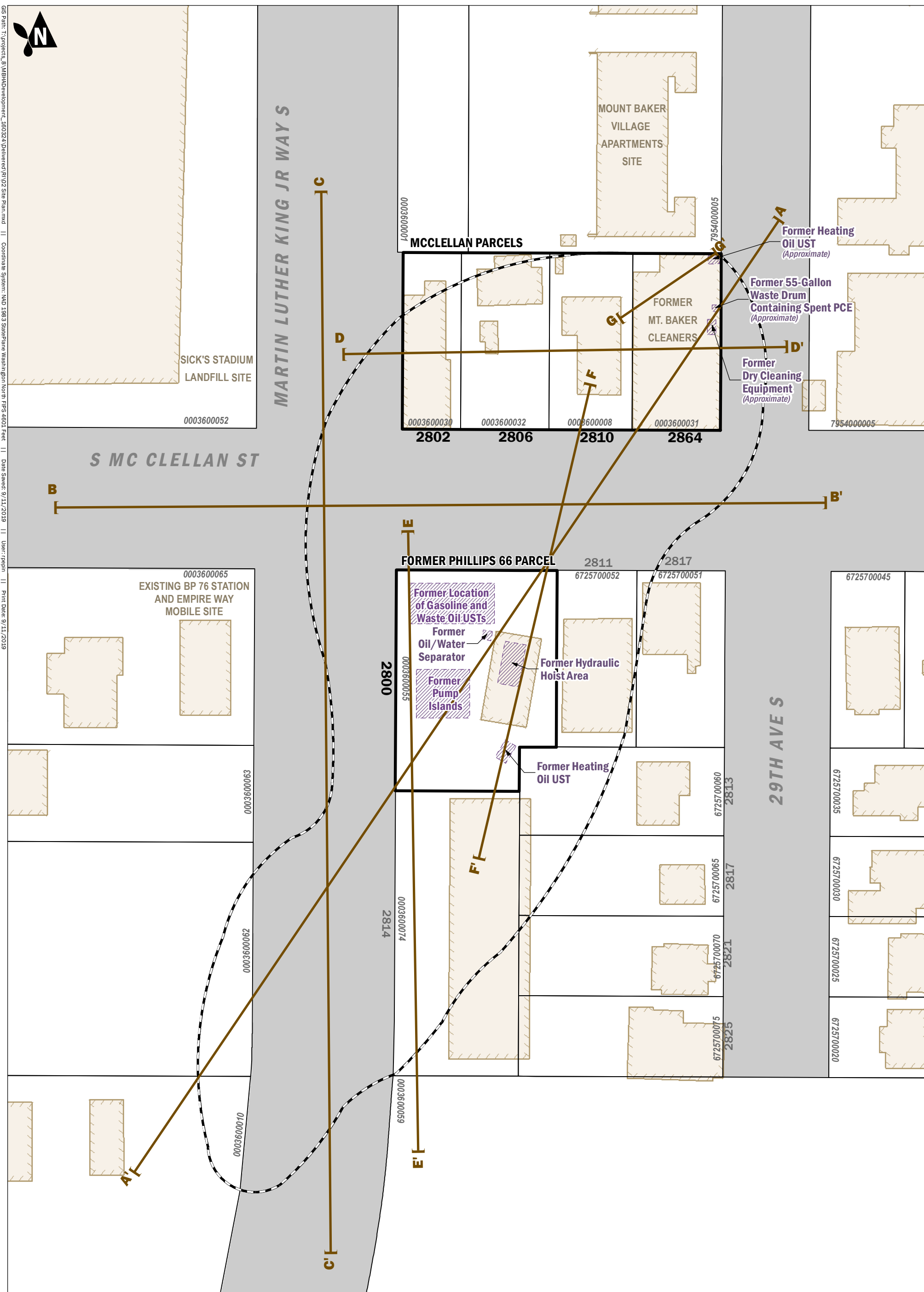


**Site Location**  
 Remedial Investigation and Feasibility Study  
 Mount Baker Properties Site  
 Seattle, Washington

	JUN-2019	BY: JAS / EAC	FIGURE NO.  <b>1</b>
	PROJECT NO. 160324	REVISED BY: KB / RAP	

GIS Path: I:\Projects\_S\WBHDevelopment\_160324\Deliverables\FIG1\_Visual\_Map.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 6/17/2019 || User: jpepin || Print Date: 6/17/2019

GIS Path: I:\projects\_8\MBRDevelopment\_160324\Delivered\RI\Q2 Site Plan.mxd | Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet | Date Saved: 9/11/2019 | User: rpepin | Print Date: 9/11/2019



	Subject Property		Building Footprint
	MTCA Site Boundary		Tax Parcel
	Historical Property Feature		
	Cross Section		

Note: Tax parcel data from King County was minorly adjusted based on site knowledge.

0      25      50  
Feet

### Site Plan

Remedial Investigation and Feasibility Study  
Mount Baker Properties Site  
Seattle, Washington

	SEP-2019 PROJECT NO. 160324	BY: JAS / EAC REVISED BY: KB / RAP	FIGURE NO. <b>2</b>
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GIS Path: T:\projects\_8\MBRPDevelopment\_160324\Delivered\FS\_CAD\07 Cleanup Action Conceptual Layout.rxd | Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet | Date Saved: 8/28/2019 11:08:11 AM | User: papin | Print Date: 8/28/2019



**CHLORINATED SOLVENT SOURCE AREA EXCAVATION DETAILS**

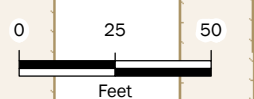
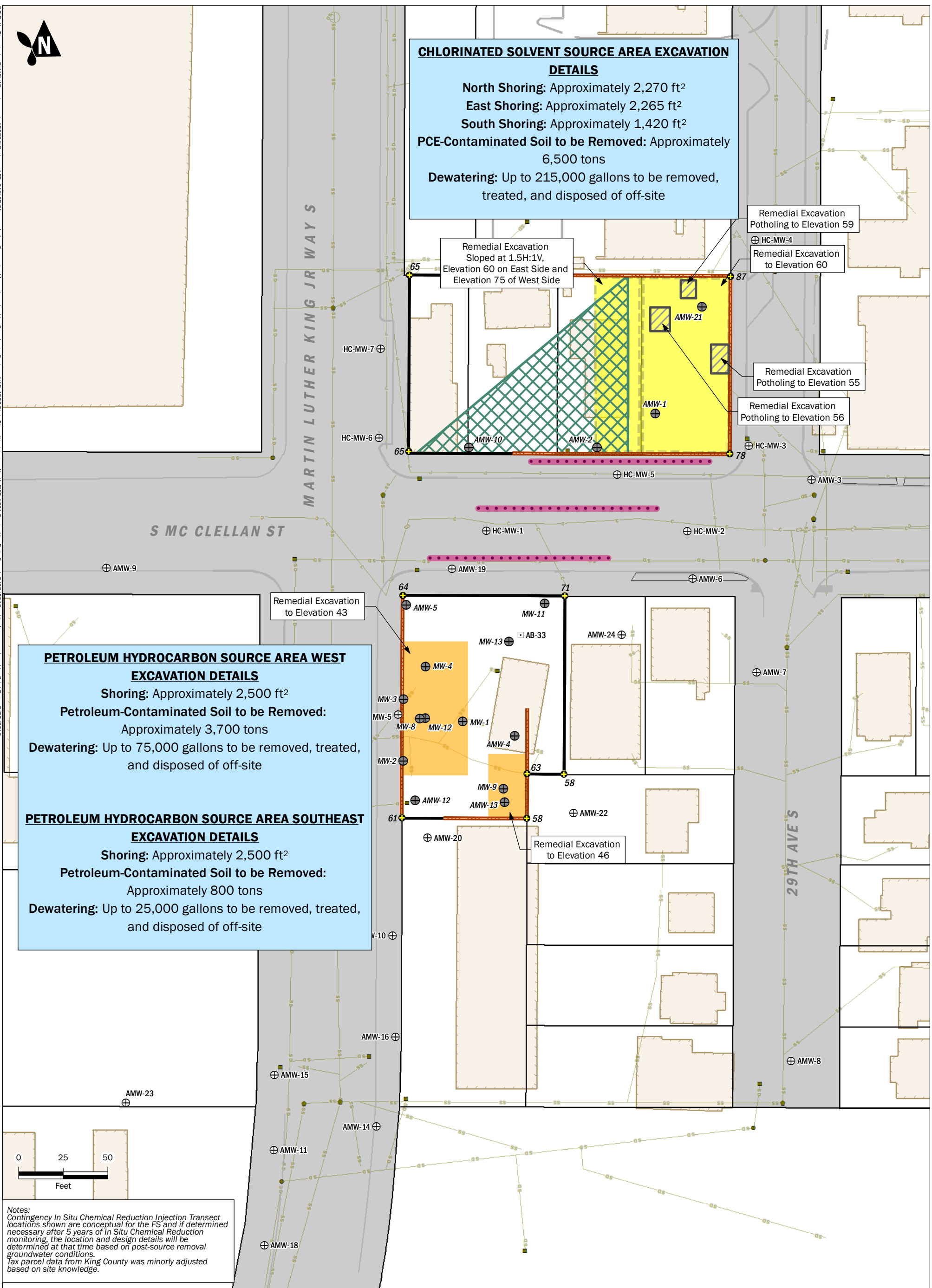
**North Shoring:** Approximately 2,270 ft<sup>2</sup>  
**East Shoring:** Approximately 2,265 ft<sup>2</sup>  
**South Shoring:** Approximately 1,420 ft<sup>2</sup>  
**PCE-Contaminated Soil to be Removed:** Approximately 6,500 tons  
**Dewatering:** Up to 215,000 gallons to be removed, treated, and disposed of off-site

**PETROLEUM HYDROCARBON SOURCE AREA WEST EXCAVATION DETAILS**

**Shoring:** Approximately 2,500 ft<sup>2</sup>  
**Petroleum-Contaminated Soil to be Removed:** Approximately 3,700 tons  
**Dewatering:** Up to 75,000 gallons to be removed, treated, and disposed of off-site

**PETROLEUM HYDROCARBON SOURCE AREA SOUTHEAST EXCAVATION DETAILS**

**Shoring:** Approximately 2,500 ft<sup>2</sup>  
**Petroleum-Contaminated Soil to be Removed:** Approximately 800 tons  
**Dewatering:** Up to 25,000 gallons to be removed, treated, and disposed of off-site



**Notes:**  
 Contingency In Situ Chemical Reduction Injection Transect locations shown are conceptual for the FS and if determined necessary after 5 years of In Situ Chemical Reduction monitoring, the location and design details will be determined at that time based on post-source removal groundwater conditions.  
 Tax parcel data from King County was minorly adjusted based on site knowledge.

- |                                                       |                                                             |                     |
|-------------------------------------------------------|-------------------------------------------------------------|---------------------|
| Area to be Treated with In Situ Soil Solidification   | Shoring                                                     | Tax Parcel          |
| Contingency In Situ Chemical Reduction Transect       | Groundwater Monitoring Well to be Abandoned                 | Power Line          |
| Chlorinated Solvent Source Area Remedial Excavation   | Groundwater Monitoring Well                                 | Storm Drain Line    |
| Petroleum Hydrocarbon Source Area Remedial Excavation | Soil Boring                                                 | Sanitary Sewer Line |
| Area Targeted for Over-Excavation Potholing           | Elevation, ft NAVD88 Estimated from King County LIDAR, 2016 | Communication Line  |
|                                                       | Subject Property                                            | Catch Basin         |
|                                                       | Building Footprint                                          | Storm Manhole       |
|                                                       |                                                             | Sanitary Manhole    |

**Cleanup Action Conceptual Layout**

Draft Cleanup Action Plan  
Mount Baker Properties Site  
Seattle, Washington

DRAFT

	AUG-2019	BY: AY / RAP	FIGURE NO. <b>3</b>
	PROJECT NO. 160324	REVISED BY: ---	