STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
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STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: February 19, 2021

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

Agency Contact: Sandra Matthews, sandra.matthews@ecy.wa.gov, (425) 649-7206

Description of proposal:

The Subject Property is composed of 17 tax parcels totaling approximately 3.3 acres located on three city blocks in a mixed-use commercial and residential area of the Judkins Park neighborhood of Seattle, Washington. The Subject Property is mostly vacant except for one commercial building in the northwest corner of the West Block that is occupied by an automobile body repair business. The three-city-block redevelopment will consist of a mix of affordable and market rate housing with some retail space and underground parking. The redevelopment project will result in 360 affordable housing units near the planned Judkins Park Light Link Rail Station.

The proposed cleanup action consists of in situ treatment of shallow groundwater, excavation and off-Site disposal of petroleum hydrocarbon- and PCE-contaminated soil, and monitored natural attenuation of shallow groundwater at the Site.

Location of proposal: Grand Street Commons Site- 1750 22nd Avenue South, Seattle, WA 98144

Applicant/Proponent:

Brendan Lawrence
brendan@lakeunionpartners.com
(206) 290-1097
401 North 36 Street, Suite 104
Seattle, WA 98103

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 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist, the Remedial

Investigation/Feasibility Study, and the Draft Cleanup Action Plan for the Site. These are available at: Grand Street Commons documents csid=3018

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 for the Remedial Investigation/Feasibility Study Report, and the Draft Cleanup Action Plan, which will end on March 30, 2021.

Responsible official:

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

Signature  Date February 19, 2021

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the permit, rule 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:

   Grand Street Commons Site at 1750 22nd Avenue South, Seattle, Washington

   Prospective Purchaser Consent Decrees (PPCD) Nos. 18-2-14708-5 SEA and 18-2-14714-0

Dept. of Ecology Facility Site ID #97763114
Dept. of Ecology Cleanup Site ID #3018
Seattle Department of Construction & Inspections (SDCI) #3035309-LU, 3035344-LU, and 3035498-LU

2. Name of applicant:
   Grand Street Commons, LLC

3. Address and phone number of applicant and contact person:
   c/o Aspect Consulting, LLC
   Dave Cook, LG, CPG
   Principal Geologist
   Office: 206.838.5837

4. Date checklist prepared:
   January 28, 2021

5. Agency requesting checklist:
   Washington State Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):
   - **January 2021** – Complete Ecology review of the Draft Remedial Investigation/Feasibility Study (RI/FS) Report and a Draft Cleanup Action Plan (CAP) documents. Prepare and submit a State Environmental Policy Act (SEPA) Checklist for the proposed cleanup to Ecology for review.
   - **February 2021** – Revise the RI/FS and CAP documents per Ecology's comments (if needed) and begin Ecology's public participation process to set up the RI/FS, CAP, and SEPA documents for a 30-day public comment period. Prepare and submit an Engineering Design Report (EDR) to Ecology.
   - **March 2021 –** Complete the 30-day public comment period for the RI/FS, CAP, and SEPA documents. Perform permitting for implementing the injections associated with the *in situ* treatment of shallow groundwater.
   - **April 2021** – Finalize the RI/FS and CAP documents following Ecology review of the public comments. Coordinate logistics for implementing the injections associated with the *in situ* treatment of shallow groundwater.
   - **May 2021** – Complete the injections associated with the *in situ* treatment of shallow groundwater on the East and West Blocks. Prepare and submit a Contained-In Determination (CID) Waiver application to Ecology for the PCE-contaminated soil that will be excavated during cleanup.
   - **June 2021** – Perform performance monitoring for the shallow groundwater treatment on the East and West Blocks. Decommission the groundwater monitoring wells within the construction footprint.
   - **July through December 2021** – Complete the remedial excavations on the East and West Blocks. Remove the metals-contaminated soil, as needed, on the South Block.

- **2022 –** Place the protective cap on top of the residual-contaminated soil. Formalize the Groundwater Compliance Monitoring Plan (GCMP). Begin Monitored Natural Attenuation (MNA) using the groundwater monitoring wells present outside the construction footprint.
- **2023** – Enact necessary institutional controls and install replacement wells at the East, West, and/or South Blocks following completion of construction activities and continue MNA at the Site.
- **2028 –** First 5-year Ecology Review. If conditions at this time are not protective of human health and the environment, evaluate the MNA timeframe and the need for any contingency action.

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.

This Site comprises of the Subject Property (17 tax parcels totaling approximately 3.3 acres located on three city blocks in a mixed-use commercial/residential area of the Judkins Park neighborhood of Seattle, Washington) and adjacent rights-of-ways (22nd Avenue South and likely Rainier Avenue South).

The Site has a long history of environmental investigation and interim cleanup actions. Dozens of environmental reports have been prepared by multiple parties over the last three decades. The most comprehensive Site history, environmental condition, and state of soil and groundwater contamination associated with the Site is available in Aspect's 2021 Draft RI/FS report and 2021 Draft CAP (references listed below). A complete list of references for all the environmental investigations completed at the Site is included in the Draft RI/FS report.

- Aspect Consulting, LLC (Aspect), February 4, 2021, Draft Remedial Investigation and Feasibility Study – Grand Street Commons Property, 1750 22nd Avenue S, Seattle, Washington, PPCD Nos. 18-2-14708-5 SEA and 18-2-147414-0, Facility ID#97763114, Cleanup Site ID#3018.
- Aspect Consulting, LLC (Aspect), February 5, 2021, Draft Cleanup Action Plan – Grand Street Commons Property, 1750 22nd Avenue S, Seattle, Washington, PPCD Nos. 18-2-14708-5 SEA and 18-2-147414-0, Facility ID#97763114, Cleanup Site ID#3018.

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 and building permits related to the redevelopment of the Site. There are three separate sets of shoring and building permits that have been submitted (one for each of the city blocks to be developed).

Separate SEPA permit applications have also been submitted to the City of Seattle for the developments on the three city blocks. A Construction Stormwater General Permit will be obtained from Ecology prior to beginning construction for incidental 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, Demolition permit, dewatering, shoring and excavation permit, building permit, mechanical permits, electrical permits, elevator permits, occupancy permits, Comprehensive Drainage Control Plan Approvals.
Seattle Department of Transportation - Street Use permits (temporary) and Street improvements
Washington State Department of Ecology Contained-In Soil Determination Waiver
Washington State Department of Ecology Construction Stormwater General 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 composed of 17 tax parcels totaling approximately 3.3 acres located on three city blocks in a mixed-use commercial and residential area of the Judkins Park neighborhood of Seattle, Washington (Figure 1). The Subject Property is mostly vacant except for one commercial building that is occupied by Seattle Collision Center (SCC), an automobile body repair business (Figure 2).

The three-city-block redevelopment will consist of a mix of three, large, affordable, and market-rate housing buildings with some retail space and underground parking. The redevelopment project will result in 360 affordable housing units near the planned Judkins Park Light Link Rail Station.

Grand Street Commons, LLC (GSC) acquired the Subject Property from Centioli Improvement LLC in June 2018. GSC is a joint entity comprised of Lake Union Partners (LUP) and its project partners Hal Real Estate, a private investment company, and Mt. Baker Housing Association (MBHA), a nonprofit affordable housing organization.

Following Subject Property acquisition, GSC and MBHA signed Prospective Purchaser Consent Decrees (PPCD Nos. 18-2-14708-5 SEA and 18-2-14714-0, executed in September 2018) with Ecology for assessment and cleanup of the GSC Site (Site) for redevelopment. The Site includes the Subject Property and adjacent rights-of-way (22nd Avenue South and likely Rainier Avenue South). Following execution of both PPCDs, the City of Seattle (City) designated the Subject Property parcels pursuant to Resolution 31836 as a Redevelopment Opportunity Zone (ROZ) in September 2018.

The proposed cleanup action that will be performed pursuant to the PPCDs under Ecology's oversight consists of *in situ* treatment of shallow groundwater, excavation and off-Site disposal of petroleum hydrocarbon- and PCE-contaminated soil, and MNA of shallow groundwater at the Site. Please refer to the Draft RI/FS and Draft CAP for details.

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.

Although this is a large redevelopment with multiple historical addresses, the address representative of the Site in Ecology's database is 1750 22nd Avenue South in Seattle,

Washington. The Site is shown relative to surrounding physical features on the attached Figure 1. The Site is bounded to the north by South State Street; to the east by 23rd Avenue South; to the south by South Holgate Street; and to the west by Rainier Avenue South. The Site parcels, the Subject Property layout (17 parcels located across East, West, and South Blocks), and the general vicinity are shown on the attached Figure 2.

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site: (bolded and underlined)

The East Block is relatively flat, and the West and South Blocks moderately slope from northeast to the southwest.

Flat, rolling, hilly, steep slopes, mountainous, other **moderate slopes**

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

Approximately 8 percent at the east boundary of the East Block along 23rd Avenue South.

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.

The Site is underlain generally by three soil types as follows:

FILL. Loose silty sand (SM) and gravel (GP or GM). Fill thickness ranges from approximately 2.5 feet (West Block) to approximately 10 feet (East and South Block).

GLACIAL RECESSIONAL SOILS. Medium stiff, moist, low-plasticity clay (CL). Pockets of glacial recessional soils were observed beneath the fill to approximate depths ranging from 13.5 feet below ground surface (South Blocks) to 15 feet below ground surface (East and West Blocks).

GLACIALLY CONSOLIDATED SOILS. Dense to very dense, slightly moist, silty sand (SM) with gravel and hard, slightly moist, sandy low-plasticity silt (ML) with interbedded lenses of sand (SP). Glacially consolidated soil was observed beneath the glacially recessional soil at each Block.

Please refer to the Draft RI/FS report for details.

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.

Prior to construction excavation, five remedial excavations will be completed for the purposes of removing contaminated soil. Approximate extents and volumes of contaminated soil are shown on the attached Figure 3.

- Approximately 4,580 tons of petroleum-contaminated soil will be excavated from Area 1 (estimated 1,200 square feet with a maximum depth of 15 feet) at the East Block.

- Approximately 1,020 tons of petroleum-contaminated soil will be excavated from Area 2 (estimated 900 square feet with a maximum depth of 15 feet) at the East Block.
- Approximately 5,940 tons of petroleum-contaminated soil will be excavated from Area 3 (estimated 4,800 square feet with a maximum depth of 15 feet) at the East Block.
- Approximately 11,313 tons of PCE-contaminated soil will be excavated from Area 4 (estimated 4,550 square feet with a maximum depth of 30 feet) at the West Block.
- Approximately 850 tons of petroleum-contaminated soil will be excavated from Area 5 (estimated 900 square feet with a maximum depth of 15 feet) at the West Block.

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).

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

No. Any accumulated stormwater runoff and/or groundwater accumulating in the excavations will be treated on the Site in accordance with all local, state, and federal regulations prior to discharge to Duwamish Waterway through the municipal storm drain system.

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:

None.

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.

No emissions are expected after remediation and redevelopment are completed.

During construction, the following is anticipated. For the petroleum hydrocarbon- and tetrachloroethene (PCE)-impacted areas to be excavated, limited volatilization of petroleum hydrocarbons from soil and/or groundwater is expected as the remedial excavation is completed. 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.

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.

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.

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.

During construction, dewatering will be performed to facilitate the remedial excavations. Based on preliminary hydrogeologic testing, up to 575,000 gallons may be removed from the East and West Blocks during excavation. All dewatered groundwater will be treated prior to discharge to the Duwamish Waterway through the municipal storm drain system.

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.

No. Post-construction, institutional controls will prohibit groundwater use at the Site. Drinking water will be supplied by City of Seattle.

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 – post-construction, 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 on the Site and treated, prior to discharge to the Duwamish Waterway through the municipal storm drain system. After redevelopment, Stormwater runoff will be mitigated by green roof, stormwater planters, and discharge directly to the municipal storm drain system.

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

No. The purpose of the remedial excavation is to remove contaminated soil in order to improve groundwater quality. There are no surface water bodies near the Site.

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, best management practices will be implemented to eliminate/minimize runoff from the Site.

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
__X_shrubs
__X_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?

A limited amount of grass and shrubs will be removed during remedial excavation.

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:

The project will meet a green factor of 3.00 (based on the SEPA checklists submitted for the three buildings to be constructed at the Site). Small, raised planter beds will be present at the three redevelopments. On- and off-Site landscaping is planned 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.

The Site is located within the City of Seattle limits. Any birds (such as pigeons, sparrows, crows, and seagulls) or other animals (such as rodents, squirrels, rabbits) in the City are likely to be found 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 _____

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

None.

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

Yes. The entire Puget Sound Area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or traveling to overwintering sites.

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

None.

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

Invasive species known to be located in King County and which could be present within the project area include European starling, house sparrow, and eastern gray squirrel.

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/or natural gas will be present at the redevelopment buildings.

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:

Based on information included in the SEPA checklists for the buildings, the project is designed to meet or exceed the requirements of the 2015 Seattle Energy Code. Measures to reduce or control energy impacts are planned through 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. 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.

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

- **Former bakery-equipment manufacturing operations on the East and West Blocks**. Belshaw Brothers, Inc. (Belshaw), a commercial bakery- and restaurant-equipment manufacturing company, used several underground storage tanks (USTs) for storing gasoline/diesel fuel and it utilized other hazardous chemicals (such as 1,1,1-TCA; petroleum-based cutting oils; aromatic alcohol; propylene glycol; chlorinated alkane polymer; methyl ethyl ketone; toluene; xylene; ethylbenzene; ethanol; methanol; petroleum naphthalene; and mineral spirits) for their manufacturing operations that were performed from approximately the 1920s through 2004. Today, the East and West Blocks are vacant lots, except for a one-story building in the northwest portion of the West Block. The Seattle Collision Center (SCC), an automobile body repair business currently occupies this building (Figure 2).

- **Former dry-cleaning operations on the West Block**. Penthouse Drapery Cleaners & Manufacturers, Inc. (Penthouse), a commercial drycleaner, operated within the building present on the northwest portion of the West Block from approximately 1980 through the mid-1990s (Figure 3). Tetrachloroethene (PCE) was used by the drycleaner for routine dry-cleaning operations. PCE-contaminated soil and shallow groundwater have been confirmed in the northwest potion and west half of the West Block. SCC currently occupies this building in the northwest portion of the West Block (Figure 2).

- **Undocumented fill on the South Block.** The west half of the South Block was used as a parking lot by Belshaw when it operated at the Site from the 1920s through 2004 (Figure 2). Cadmium- and lead-contaminated soil was confirmed in the southwest portion of the South Block and is likely associated with undocumented fill that may have been deposited during Belshaw's operations to improve the parking lot portion of the South Block. Also, three single-family residences formerly existed on the east half of the South Block (Figure 2). No soil contamination was identified in the east half.

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.

Petroleum-hydrocarbon and chlorinated solvent-contaminated soil and groundwater on the East and West Blocks, and metals-contaminated soil on the South Block.

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.

Petroleum will be used to fuel heavy equipment during both excavation and redevelopment construction 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.

b. Noise

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

Rainier Avenue South 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)? Indi-
cate what hours noise would come from the site.

Construction-related noise would occur as a result of on-Site construction activities associated with the proposed project. 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

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

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

The project will comply with provisions of the City's Noise Control Code (SMC 25.08), limiting construction hours, as directed. If alternate hours of construction are necessary, the applicant will seek approval from SDCI, but alternate hours are not anticipated at this time.

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.

East and South Blocks – Vacant

West Block – Mostly vacant except for a single-story building in the northwest corner that is occupied by SCC, an automotive body repair business.

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 oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

West Block – A single-story building in the northwest corner that is occupied by SCC, an automotive body repair business.

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

The single-story building in the northwest corner of the West Block.

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

NC3-75' for 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.

A small portion of the West and South Blocks (western side of each) has been classified as a critical area (ECA5 - Liquefaction Prone Area) by the City.

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

Approximately 1,010 residents will live and 65 people will work at the completed project.

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

None.

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:

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.

360 affordable housing units and 416 residential units.

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

None.

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

None.

10. Aesthetics [help]

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

East Block – 7 stories, West Block – 8 stories, and South Block – 7 stories.

The principal exterior building materials proposed are: Masonry (brick), and Fiber cement cladding (panel and lap siding).

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

East and West Blocks – Views from the adjacent apartment buildings to the north (located across South State Street) will be altered for those unit windows facing south. The new view will be of the new building and exterior courtyard.

South Block – Views from the commercial office building to the south (located across South Holgate Street) will be altered for those units facing north. The view 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 the current view of vacant lots.

11. Light and Glare [help]

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

During the construction process, area lighting of the job site (to meet safety requirements) might be required and could be noticeable proximate to the project site. In general, however, light and glare from the proposed project are not anticipated to adversely affect adjacent land uses.

The finished project will include some glazing on the facades, which could produce glare, but the levels would be typical for a residential building and are not expected to create safety hazards.

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

No.

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

None 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?

There are several public recreational spaces within 5 to 10 minutes walking distance in the vicinity of the Site, including the Seattle Children's Playgarden, Colman Playground, Jimi Hendrix Park, and Sam Smith Park. The Amy Yee tennis center is nearby as well.

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

No.

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

None.

13. Historic and cultural preservation [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.

The existing SCC building on the West Block is over 45 years old. An Appendix A report has been compiled and submitted to the City of Seattle Department of Neighborhoods for historical relevance review. A copy of this report is attached to this checklist.

There are several other buildings near the Site that are also over 45 years old, but none of them are currently listed on local or national historic registers. There are buildings near the Site that are also over 45 years old, but none of them are currently listed on local or national historic registers.

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.

Potential impacts to cultural and historical resources were evaluated by consulting the City of Seattle database of historical properties. Review of historical property uses were completed during Phase I Environmental Site Assessments. Also, an Appendix A report for the existing building was submitted to the City of Seattle Department of Neighborhood as part of the MUP application for review. City's decision is pending.

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.

Primary travel routes to and from the Site include I-5, I-90, Rainier Avenue South, 23rd Avenue South, 22nd Avenue South, and South Grand 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?

Yes, there are several bus lines that stop within 1/8th of a mile of the project Site. In addition, the east link light rail station at I-90 and Rainier Avenue South is located within 1/2 mile of the project site.

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

East Block – 264 new parking stalls (at grade)

West Block – 264 new parking stalls (underground parking)

South Block – 32 parking stalls (at grade)

No parking stalls are eliminated by the project.

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).

Yes, the project will require street improvements on all surrounding right-of-ways. New drive lanes, curbs, street trees, parking, and sidewalks will be installed. A 9.5-foot setback will be provided at the north property line and a 1-foot setback on the east property line as required by zoning and street improvement requirements. A 4.04-foot dedication will be provided along the south property line at South Holgate Street.

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?

East Block – The proposed project is estimated to generate 456 weekday daily trips with peak volumes occurring during the AM peak period (7-9 AM) and PM peak period (4-6 PM).

West Block – The proposed project is estimated to generate 1,093 weekday daily trips with peak volumes occurring during the AM peak period (7-9 AM) and PM peak period (4-6 PM).

South Block – The proposed project is estimated to generate 257 weekday daily trips with peak volumes occurring during the AM peak period (7-9 AM) and PM peak period (4-6 PM).

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, and were originally presented in the SEPA checklists submitted to the City of Seattle for the three buildings to be constructed at the Site.

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 area is zoned to provide minimum parking and to rely primarily on existing 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. It is anticipated the proposed project would generate an incremental need for increased public services due to the proposed on-Site residential population. The proposed retail spaces are neighborhood-oriented and are not expected to generate additional public service demands by drawing customers from other portions of the city.

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: (bolded and underlined)
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: new domestic water connection and fire service (Seattle Public Utility [SPU])

Sewer and Stormwater - new side connections to sewer and stormwater systems (SPU)

Natural Gas: New gas service (Puget Sound Energy)

Telecommunications: various providers

Electrical: new electrical feed (Seattle City Light)

Refuse / Recycle service: Waste Management

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: 1/28/2021

Site Location Map

SEPA Checklist
Grand Street Commons Site
1750 22nd Avenue South
Seattle, Washington

Aspect CONSULTING	JAN-2021	BY: FK / TDR	FIGURE NO. 1
	PROJECT NO. 170304	REVISED BY: ---	

Basemap Layer Credits | | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

GIS Path: T:\projects_8\MBHA_Belshaw_170304\Delivered\SEPA Checklist\01 Site Location Map.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 2021-01-13 || User: trullen || Print Date: 2021-01-13

Approximate Location of Existing Diesel UST

Concrete Slab

Unpaved Gravel Lot

Subject Property

King County Tax Parcel

Notes:

- Aerial from King County, 2019.
- UST = Underground storage tank
-Topographic contours derived from King County LiDAR, 2016.

N

0 60 120

Feet

Kettlebell Club Fitness Center

Residences

Residence

Residential Apartments

S STATE ST

EAST BLOCK

UNPAVED GRAVEL LOT
Parcel #1822300175

Seattle Collision Center
(Former Penthouse Drapery Dry Cleaner)
1752 Rainier Ave S
Parcel # 7548301155

Parcel # 7548301100

Parcel # 1822300005

Parcel # 7548301150

UNPAVED GRAVEL LOT
Parcel # 7548301095

RAINIER AVE S

22ND AVE S

ALLEY

Parcel #7548301115

CONCRETE SLAB
Parcel #1822300180

CONCRETE SLAB
Parcel #0924049007

Stewart Lumber
1761 Rainier Ave S

WEST BLOCK

UNPAVED GRAVEL LOT
Parcel # 7548301120

Parcel # 1822300020

CONCRETE SLAB
Parcel # 7548301125

Parcel # 1822300025

Approximate Location of Existing Diesel UST

Coleman Playground

S GRAND ST

21ST AVE S

SOUTH BLOCK

Construction Site
(2019-2020)

UNPAVED GRAVEL LOT
Parcel #3881900515

UNPAVED GRAVEL LOT
Parcel #3881900540

Parcel #3881900550

Dere Auto
(Automotive Repair)
1818 Rainier Ave S

23RD AVE S

Church

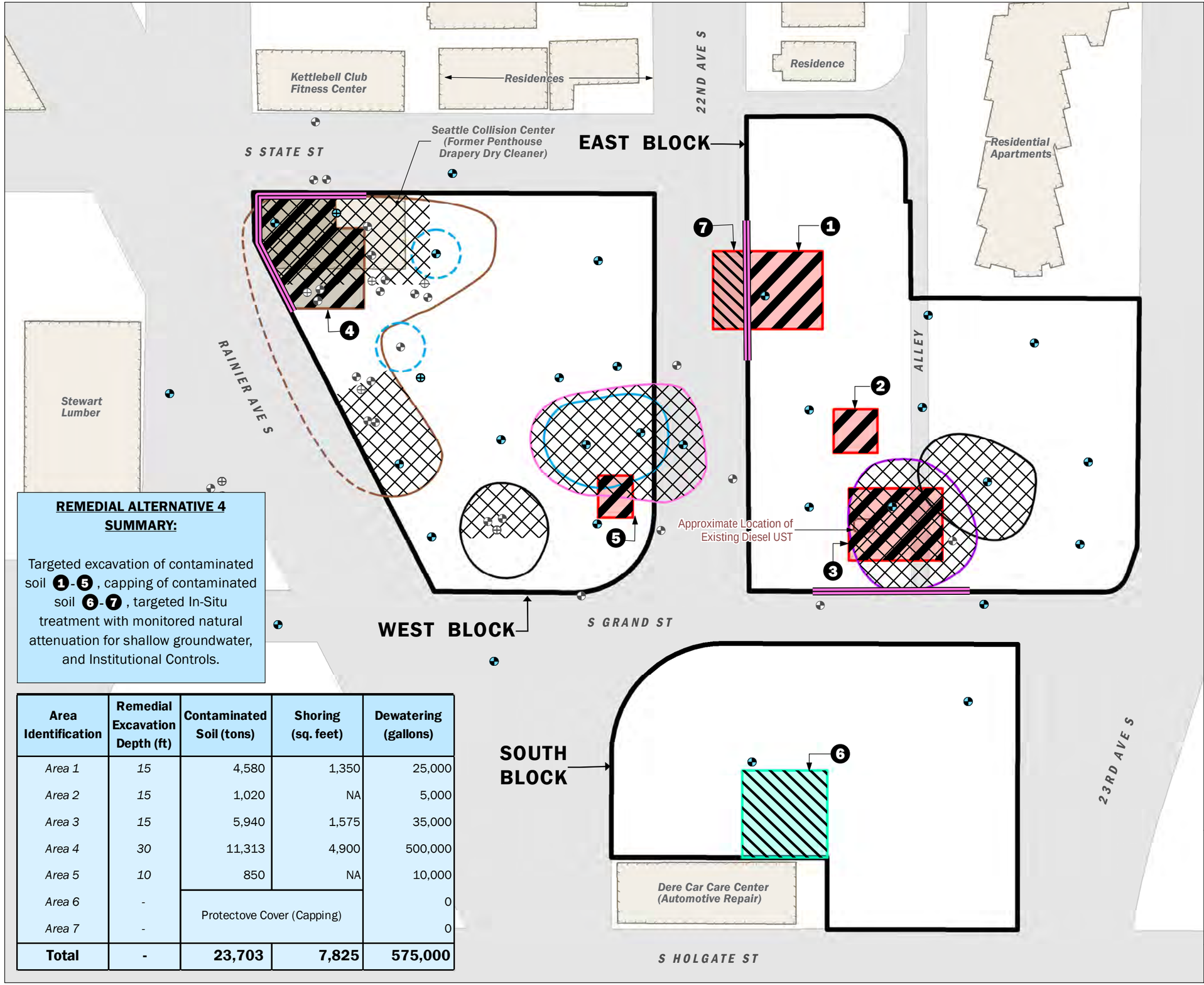
S HOLGATE ST

Parcel #3881900560

Site Plan - Existing Features

SEPA Checklist
Grand Street Commons Site
1750 22nd Avenue South
Seattle, Washington

Aspect Consulting	JAN-2021	BY: FK / TDR	FIGURE NO. 2
	PROJECT NO. 170304	REVISED BY: ---	



REMEDIAL ALTERNATIVE 4 SUMMARY:

Targeted excavation of contaminated soil ❶-❺, capping of contaminated soil ❻-❼, targeted In-Situ treatment with monitored natural attenuation for shallow groundwater, and Institutional Controls.

Area Identification	Remedial Excavation Depth (ft)	Contaminated Soil (tons)	Shoring (sq. feet)	Dewatering (gallons)
Area 1	*15*	4,580	1,350	25,000
Area 2	*15*	1,020	NA	5,000
Area 3	*15*	5,940	1,575	35,000
Area 4	*30*	11,313	4,900	500,000
Area 5	*10*	850	NA	10,000
Area 6	-	Protectove Cover (Capping)		0
Area 7	-			0
Total	**-**	**23,703**	**7,825**	**575,000**

- Deep Monitoring Well (Aspect)
- Shallow Monitoring Well (Aspect)
- Deep Monitoring Well (Others)
- Shallow Monitoring Well (Others)
- Approximate Location of Existing Diesel UST
- Existing Building Footprint
- Subject Property

Soil Exceedances

- Approximate Extent of Cadmium and Lead Contaminated Soil
- Approximate Extent of PCE Contaminated Soil
- Approximate Extent of Petroleum Hydrocarbons Contaminated Soil

Shallow Groundwater Exceedances

(dashed where inferred)

- Approximate Extent of 1,4-Dioxane Exceedances
- Approximate Extent of Arsenic Exceedances
- Approximate Extent of Diesel Exceedances
- Approximate Extent of Gasoline Exceedances
- Approximate Extent of PCE Exceedances

Remedial Action

- Excavation
- ISCO
- Capping
- ❶ Remedial Area Identification
- Approximate Extent of Shoring

Notes:

1. Site features are approximate.

- UST = Underground storage tank
- PCE = Tetrachloroethene

N

0 60 120

Feet

Cleanup Action Conceptual Layout

SEPA Checklist
Grand Street Commons Site
1750 22nd Avenue South
Seattle, Washington

Aspect Consulting	JAN-2021	BY: FK / TDR	FIGURE NO. 3
	PROJECT NO. 170304	REVISED BY: ---	

APPENDIX A

SCC building Appendix A Report – pursuant to GSC- West block# 3035316

RUNBERG
ARCHITECTURE
GROUP

SCC building Appendix A Report – pursuant to GSC- West block# 3035316

1752 RAINIER AVE S 98144

Aerial shows the subject site and immediate neighborhood. The subject building is outlined in red. (Google Earth)

SCC building Appendix A Report – pursuant to GSC- West block # 3035316

Historical Context for the Rainier Valley:

The proposed project site is in the North Rainier Valley of Seattle, Washington. Rainier Valley was originally home to native “Lake People” who lived primarily along the banks of Lake Washington and was opened up to development by Rainier Valley Electric Railway, which was constructed in 1891 by J.K.Edmiston.

The Rainier Valley is a neighborhood focused on the transportation corridor of Rainier Avenue. The valley includes a commercial strip along Rainier Avenue and a variety of multifamily and single-family housing in adjacent areas.

Prior to 1900, the growth of the Rainier Valley was relatively slow, with some settlement near Columbia City and scattered farms and a few lumber operations. In the early 1900s, the population was largely of Chinese, Italian, Irish and Filipino decent. The valley was continued to be used as a thoroughfare to connect the city along the Sound to Lake Washington and developments further south.

During the years from 1900 to 1907, the Rainier Valley was transformed into a thriving community. Much of the residential construction was concentrated in two areas: the “Garlic Gulch” Italian neighborhood centered on Rainier Avenue South between Massachusetts and Atlantic streets and the residential area north of Columbia City, north to include the community of York.

The Dearborn regrade in 1909 moved more than a million cubic yards of dirt. The rail line moved people and goods through the valley, encouraging the development of businesses. The W.G. Savage Lumber Company constructed the first lumber yard at 1761 Rainier Avenue South in about 1920. Stewart Lumber and Hardware Company took over this yard in 1927, which welcomed spur lines through their shops to maximize transport. Other industrial uses abound as well, including the Belshaw Bakery, which resided on the East Block of Grand Street Commons, on a block just east of the subject of this report.

After the streetcar closed and I-90 interrupted the neighborhood in the 1950s, the local community dispersed and was slowly replaced by peoples displaced from the Central District north of Rainier Valley. The lots adjacent to Rainier Ave S remained largely industrial in nature, and many transitioned to serving automobiles. As new mass transit is introduced to the neighborhood and Seattle’s population continues to press for new residential neighborhoods, the Rainier Valley is now rapidly transforming from a service and warehouse neighborhood to a true mixed-use, mixed-income community.

Sources:

https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-north-rainier.pdf

1752 RAINIER AVE S (Parcel #754830-1155)

Property Description

Date of construction: original building constructed in 1947
Architect: Unknown.
APN: 754830-1155
Historic Owner: Colin & Barbara Tsuchikawa, purchase date unknown
Lu Vi Han through Han Hong, purchase date 1990
Present Owner: Sullivan Todd M+ Karen, purchase date 12/18/1998

The building in question was built alongside the rail line on Rainier Ave S. in the late 1940s. The single story industrial / warehouse style building has cycled through various uses throughout the years, transitioning from a furniture warehouse, to a drapery cleaner and manufacturer, to an auto body repair shop as it remains today.

Physical Description: Single story,14' tall. The construction type is ordinary masonry featuring concrete block with concrete foundation, and no basement. The parcel lot area is 4815 SF, building is totaling 4790 SF. The exterior of the building is comprised 8''concrete block wall. The car service entrance is located along the north façade, facing state street.

Alterations: A mansard roof element was added the west façade in a 1968 remodel. In a subsequent remodel, the primary building frontage along Rainier Ave S was modified to remove the original storefront windows and replace them with smaller operable windows with a high sill height along Rainier, and the mansard roof was removed.

Additional Historical data:
The building was built in 1947 and originally served as a furniture shop. A photo from April 30, 1947 shows the name "Puget Sound Auction" at the NW corner storefront, and the words, "Furniture New – Used" facing Rainier Ave S.

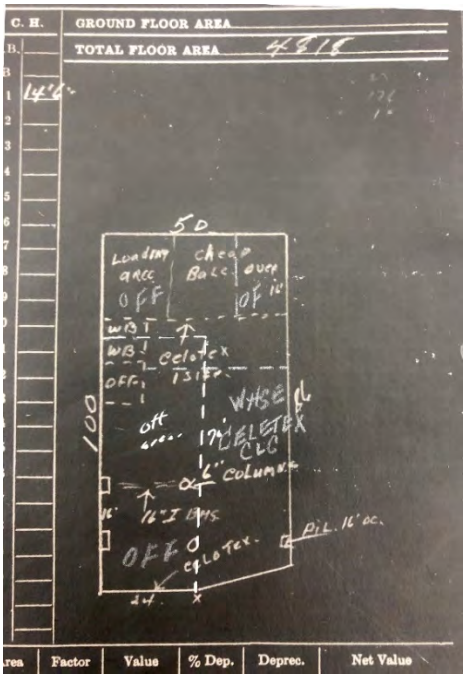
At the time of the 1968 remodel the property was occupied by Penthouse Drapery, a drapery cleaning and manufacturing company.

In a property record from September 21, 1971, the building use was listed as a "Pool Supply Store" and the Owner was listed as L.J. Runge and "Atlas Equipment."

Since 1999 the building has been operated by an auto body repair shop called "Seattle Collision Center."

Summary:
Due to alterations over the years and a lack of historical significance, the buildings does not meet the landmark design criteria.

Historic Photos and Drawings:



Existing building footprint (Puget Sound Archive, 1947)

S State Street & Rainier Ave S, Intersection view (Puget Sound Archives)

West façade from Rainier Ave S, after remodel in 1968 (Puget Sound Archives)

Current Photos:

West facade of building, facing Rainier Ave S.

Northwest corner of building, storefront and entrance.

Northeast corner of building,car entrance facing State street.

East façade of building, facing the parking lot.

SW corner of the building, south façade facing the vacant lot (future Grand Street Common west building).

Close up image of north façade of the building looking east along state street. Note the building is built right against the existing property line with no windows at eye level.

[END]