

**SEATTLE PUBLIC UTILITIES  
SEPA ENVIRONMENTAL CHECKLIST**

**A. BACKGROUND**

**A1. Name of proposed project:**

Midvale Stormwater Facility

**A2. Name of applicant:**

Seattle Public Utilities (SPU)

**A3. Address and phone number of applicant and contact person:**

Chris Woelfel, Project Manager  
Seattle Public Utilities  
Utility Systems Management Branch  
Seattle Municipal Tower, Suite 4900  
PO Box 34018  
Seattle, WA 98104-4018  
206-684-7599

**A4. Date checklist prepared:**

October 27, 2010

**A5. Agency requesting checklist:**

Seattle Public Utilities

**A6. Proposed timing or schedule (including phasing, if applicable):**

Construction is scheduled to occur between June 1 and December 31, 2011.

**A7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

There are currently no plans for future additions or expansions related to the proposed project.

**A8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

- Geotechnical Engineering Data Report: Midvale Ave N and N 107th St Detention Pond (SPU, 2009). Attachment H.

This technical memorandum summarizes the geotechnical study and provides a description of the subsurface conditions at the site. The scope of work included the review of existing data, the completion of two soil borings; one of which was installed with a piezometer to facilitate groundwater monitoring over time, and laboratory

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testing of soils for moisture contents and grain size. At the boring location northeast of the project, the study found 15-20 feet of fill and groundwater levels 30-ft below the surface. The second boring location was southwest of the project. The study found 25 – 30 feet of fill and groundwater levels 21-ft below the ground surface.

- Limited Phase I Environmental Assessment on 10745 Stone Ave N (Azland Risk Management, 2005).

This study concluded that there were minimal environmental concerns identified with the subject property. The site had previously been the subject of a chemical spill report, but was cleared with a CSCSL- no further action listing following investigation and assessment.

- Phase I Environmental Site Assessment of 1020 Midvale Ave N and 10735 Stone Ave N prepared by G-Logics (2009) for SPU.

This report includes a site description, information about the current land use, review of records relating to environmental topics, historical use information and site reconnaissance. The study identified that underground fuel tanks have been present since 1978. Past manufacturing activities included metal fabrication, mobile home construction, and boat building from the late 1950's to the mid-1970's. Fill soil placed on the property in the 1950's may contain refuse, debris or chemical contaminants (the source of the fill is unknown). The study concluded with a recommendation to sample soils.

- Phase II Subsurface Site Exploration 10735 and 10745 Stone Ave N (G-Logics to SPU 2010).

This report summarizes the laboratory results for 12 soil samples. The samples were tested for volatile organic compounds; gasoline, diesel and oil-range total petroleum hydrocarbons; lead, arsenic, chrome, cadmium and mercury. No exceedances of MTCA Method A cleanup levels were detected for any of the samples collected. However two sites had detectable levels of total petroleum hydrocarbons.

**A9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

There are no known applications pending for governmental approvals or other proposals directly affecting the properties covered by this proposal.

**A10. List any government approvals or permits that will be needed for your proposal, if known.**

- Washington State Department of Ecology, ND PES Construction Stormwater Permit,
- Clean Water Act Section 404 Permit and Section 401 Water Quality Certification, US Army Corps of Engineers
- Asbestos Abatement Notification, Puget Sound Clean Air Agency (PSCAA)
- Notice of Construction (Demolition), PSCAA

- City of Seattle, Department of Planning and Development, Master Use Permit,
- City of Seattle, Department of Planning and Development, Grading Permit,
- City of Seattle, Department of Planning and Development, Demolition Permit,
- City of Seattle, Department of Transportation, Street Use Permit.

**A11. Give a 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 proposed project would construct a stormwater facility on a 1.8 acre commercial site in north Seattle that has a history of flooding during storm events. The site is located a few blocks northeast of the intersection of Aurora Avenue North and Northgate Way. The project would provide flood control to reduce localized flooding and water quality treatment to reduce pollutant loading into Lake Union, the receiving water. Stormwater runoff from a 1,120 acre basin flows in a public storm drain adjacent to the project site. An area map and vicinity map of the project location are included as Attachments A and B, respectively. An illustration of the proposed project is shown as Attachment C, and a topographic map is included as Attachment D. Photographs of the project location are included as Attachment E.

SPU would demolish the existing warehouse and light-industrial structures, remove the existing pavement, and excavate a 7 to 12-ft deep facility that would temporarily fill with stormwater during certain storm events. The facility would be designed to temporarily hold 2.7 million gallons of stormwater. The facility also includes a 1 acre (0.8 million gallon) year-round pond that would treat stormwater runoff. The pond would be approximately 3-5 ft deep.

The project would landscape the detention facility with native trees, shrubs and grass. More than 600 ft of new sidewalk, curb, and planting strip would be constructed along the east and west sides of the project.

The project includes underground utility improvements, including approximately 300 ft of new storm drain pipes, vaults to convey water into and out of the detention facility, and a pre-treatment vault to remove sediment and trash. Fencing and lighting will be installed as needed.

**A12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The project location involves three tax parcels located at 10735 Stone Avenue N and

10745 Stone Avenue N, 10720 Midvale Avenue N, City of Seattle, King County, Washington, 98133. (Northwest quarter of Section 31, Township 26 N, Range 04E; Latitude /Longitude: 47.7078 / -122.34269). All parcels are currently owned by SPU and were recently acquired specifically to accommodate this proposed project. Legal descriptions are provided below:

- 10735 Stone Avenue North, Seattle, WA (King County Tax Parcel No. 6300000112): Lots 4, 5, 6, 14, 15, 16 and 17, Block 2, Oak Lake Villa Tracts, according to the plat thereof recorded in Volume 18 of Plats, page 33, in King County, Washington; TOGETHER WITH all of alley adjoining as vacated under City of Seattle Ordinance No. 86744.
- 10745 Stone Avenue North, Seattle, WA (King County Tax Parcel No. 6300000110): Lots 3 and 18, Block 2, OAK LAKE VILLA TRACTS, according to the plat thereof recorded in Volume 18 of Plats, page 33, records of King County, Washington; TOGETHER WITH that portion of the alley, vacated by Ordinance No. 86744 of the City of Seattle, adjoining said Lots, which upon vacation, attached thereto by operation of law. SITUATE in the City of Seattle, County of King, State of Washington.
- 10720 Midvale Avenue North, Seattle, WA (King County Tax Parcel No. 6300000114): Parcel A, City of Seattle Short Plat No. 77-171, recorded under Recording Number 8002220791, being Lot 7 and the north 5 ft of Lot 8, Block 2, Oak Lake Villa Tracts, according to the plat thereof recorded in Volume 18 of Plats, page 33, in King County, Washington.

## B. ENVIRONMENTAL ELEMENTS

### B1. Earth

#### a. General description of the site: *[Check the applicable boxes]*

- Flat       Rolling       Hilly       Steep Slopes       Mountainous  
 Other: (identify)

The site is generally flat, but within the 1.8 acre site there is a small mound (<2,000 sq ft) that is between 2 and 4 ft above the average elevation) and some depressional areas (2 to 4 ft below average elevation). A topographic map of the project site is included as Attachment D. The average elevation of the site is 321-ft.

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

The overall site is generally flat with a slight slope downward from north to south. The overall slope is 1 percent (a 4 ft change over 300 ft). However, there is a 2,000 sq ft mound in the center of the site; the southern edge of this mound has a 40 percent slope (4 ft rise over a 10 ft distance).

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The G-Logics Phase I Environmental Assessment (See A8) indicates the project area was filled in the 1950's with fill material from an unknown source. It appears to have been filled during development of the area and the fill appears to be about 15 to 20 ft deep at the northeast corner of the site. The fill appears to be about 25 to 30 ft deep at the southwest corner (SPU Geotechnical Evaluation, (2009) (See A8). The fill material is mainly loose to medium dense layers of silty-sand, sand with silt, and medium stiff silt with sand. Generally, the fill material is characterized by low shear strength, moderate compressibility, and low to moderate permeability.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

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

The project proposes to excavate approximately 30,000 cubic yards (cy) of fill material to create the detention pond. All exported excavated material would be disposed of at an approved upland location or used as fill material (if suitable) at sites approved (permitted for) filling and grading. The project would add up to 3,000 cy of amended soil and/or mulch for enhanced planting. The soil, soil amendments, and or amended soil would be provided by a State-licensed purveyor of such products.

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

Due to the flat existing grades, the potential for erosion during construction is minimal and would be managed using best management practices. Existing buildings and pavement would be demolished and stormwater runoff could flow off site. During construction of the pond, stormwater would be contained within the excavated area.

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

The proposed project removes approximately 1.8 ac (78,000 sq ft) of impervious surfaces from the project site. Upon completion of this project, much less than 1%

of the site will be covered with impervious surfaces. The site would have a gravel trail (260 ft x 5 ft) and an access roadway (<1,000sq ft of pervious pavement). The project includes 3,600 sq ft of new sidewalks located on the public right-of-way.

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

A temporary erosion and sedimentation control plan would be prepared and implemented. Best Management Practices (BMPs) would be used to manage stormwater runoff, construction disturbance, and erosion as needed during construction.

The following BMP's may be implemented to reduce or control erosion:

- Stabilize construction site entrance
- Include silt fences in area of disturbance
- Prevent offsite water from flowing into the project site
- Direct on-site stormwater runoff to excavated, low lying areas on site
- Protect graded areas with temporary erosion control measures such as mulch or straw until permanent planting/hydroseeding is added.

**B2. Air**

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

Mobile and stationary equipment would be used to construct the proposed project and would generate emissions due to the combustion of gasoline and diesel fuels and grading/excavation activity. Impacts during construction are expected to be minimal, localized, and temporary. The completed project would not produce any emissions.

The Puget Sound Clean Air Agency (PSCAA) is responsible for enforcing federal, state, and local air pollution standards and governing air pollutant emissions from new sources. in King, Snohomish, Pierce, and Kitsap Counties. The project would submit a Notice of Construction (Demolition) to PSCAA seeking approval to demolish the existing structures, some of which may contain asbestos, lead paint, or other regulated materials. As required by the PSCAA regulations, emissions would be controlled by using reasonably available control technologies (PSCAA 2008) and City of Seattle standard operating procedures (SOPs) and best management practices (BMPs) for construction.

This project would generate green house gas (GHG) emissions in three ways: paving, construction activities and long-term operation and maintenance activities. The total GHG emissions for the project are estimated to be 879 metric tons of carbon dioxide

(MTCO<sub>2e</sub>). The GHG emission calculations are shown in Attachment F: Greenhouse Gas Emissions.

The project would require concrete paving for the new sidewalk and curb (3,900 sq ft) and asphalt patching on the existing street (1,500 sq ft). The total square footage (5,400 sq ft) is estimated to produce 270 metric tons of carbon dioxide emissions (CO<sub>2e</sub>).

This project would generate GHG emissions during the estimated 5-month construction period through the operation of diesel- and gasoline-powered equipment and to transport materials, equipment, and workers to and from the site. Because project construction methods were not completely known at the time this checklist was prepared, the estimates provided here are based on daily vehicle operation times for the entire estimated project duration and assuming work occurs on 5 months; actual times may be less. Construction activities would generate an estimated 496 MTCO<sub>2e</sub>.

The project would also generate GHG emissions during 50-years of maintenance. Annual maintenance includes inspections, landscape care and cleanout of the pretreatment device with a vactor truck. Periodic maintenance includes excavating out accumulated sediments twice during the 50-year period. Over 50 years, maintenance activities would generate an estimated 113 MTCO<sub>2e</sub>.

The GHG estimates are summarized in the table below.

Activity	GHG emissions (lbs of CO <sub>2e</sub> )	GHG emissions (metric tons of CO <sub>2e</sub> )
Paving	595,000	270
Construction activities (diesel)	1,057,000	479
Construction activities (gasoline)	25,500	17
Long-term maintenance (diesel)	237,000	108
Long-term maintenance (gasoline)	12,000	5
<b>TOTAL</b>	<b>1,923,000</b>	<b>879</b>

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

During demolition, impacts to air quality would be reduced and controlled through implementation of standard federal, state, and local emission control criteria and

City of Seattle construction practices. These may include:

- spraying the demolition area and excavation with water for dust control
- reducing exhaust emissions by minimizing vehicle and equipment idling and keeping vehicles and equipment in properly maintained conditions, and
- Requiring contractors to use best available controls and appropriate SOPs and BMPs.

**B3. Water**

**a. Surface:**

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

Currently, there are no surface water bodies or wetlands on or in the immediate vicinity of the site. However, prior to the filling and development of this area, the project location was known to have stands of native Garry oak (*Quercus garryana*) and an associated wetland/pond called Oak Lake. The site is thought to have been completely filled and developed beginning in the 1950's.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If so, please describe, and attach available plans.**

No, there is no work over, in or adjacent to surface water bodies.

- (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.**

No fill or dredged material would be place in or removed from surface water or wetlands as part of this project.

- (4) Will the proposal require surface water withdrawals or diversions? If so, give general description, purpose, and approximate quantities if known.**

This project would not require surface water withdrawals or diversions.

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

No, the proposed project does not lie within a 100-year floodplain. However, the site is located within a City of Seattle identified 100-year flood prone area (an environmentally critical area in the City of Seattle). Due to site topography and the existing stormwater drainage system, the project area is prone to flood during large storm events.

- (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.

The project would not produce or discharge waste materials to surface waters.

**b. Ground:**

- (1) Will ground water be withdrawn, or will water be discharged to ground water? If so, give general description, purpose, and approximate quantities if known.

No groundwater would be withdrawn, discharged, or surcharged as a result of this project. The pond would not be designed to allow water to infiltrate into the soil.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g., domestic sewage; industrial, containing the following chemicals...; agricultural, etc.). Describe the general size 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.

No waste material would be discharged to ground water for this project.

**c. Water Runoff (including storm water):**

- (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 runoff from adjacent streets could flow into the project site. However, barriers such as sand bags would be in place to prevent runoff from entering the construction zone. Runoff from adjacent streets would follow its current path to the storm drain system and eventually discharge to Lake Union, approximately 4.3 miles to the south. Any stormwater that lands on the construction site would be contained on-site and allowed to infiltrate.

After construction, new curbs would prevent runoff from entering the project from adjacent streets. Landscaping would provide on-site erosion control.

This is a stormwater facility designed to receive stormwater runoff from the 1,120-ac Densmore Basin. The facility would receive 1 to 2 cubic feet per second (cfs) of runoff during most storm events. This water would flow through the pond for water quality treatment. During very large events, the pond can temporarily fill with 2.8 million gallons of runoff. Runoff from the Densmore Basin currently discharges to Lake Union, and would continue to do so after construction of the proposed project.

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

There would be no waste materials from this project that could enter ground or surface waters.

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

The project would reduce impacts to Lake Union. By diverting 1 to 2 cfs of runoff from most storm events into the pond, the pond is expected to remove between 15,000 and 23,000 kg of total suspended solids annually.

**B4. Plants**

**a. Types of vegetation found on the site: [check the applicable boxes]**

<input type="checkbox"/> Deciduous trees:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen	<input type="checkbox"/> Other: (identify)
<input type="checkbox"/> Evergreen trees:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine	<input type="checkbox"/> Other: (identify)
<input checked="" type="checkbox"/> Shrubs				
<input type="checkbox"/> Grass				
<input type="checkbox"/> Pasture				
<input type="checkbox"/> Crop or grain				
<input type="checkbox"/> Wet soil plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Skunk cabbage
<input type="checkbox"/> Other: (identify)				
<input type="checkbox"/> Water plants:	<input type="checkbox"/> water lily	<input type="checkbox"/> eelgrass	<input type="checkbox"/> milfoil	<input type="checkbox"/> Other: (identify)
<input type="checkbox"/> Other types of vegetation: (identify)				

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

There are approximately 10 shrubs on the eastside of the building at 10735 Stone Avenue North. These shrubs would be removed.

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

The project site is essentially completely paved or otherwise occupied by built structures. There is no habitat for threatened or endangered plants. No federally-listed endangered or threatened plant species or State-listed sensitive plant species are known to occur within the municipal limits of the City of Seattle. This was confirmed by data retrieved from the Washington Natural Heritage Program database (August 2009).

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

The stormwater facility would include landscaping. The plan proposes to add approximately 50- 100 trees and herbaceous plants along the street and upland areas. The perimeter of the pond will be planted with wetland vegetation.

**B5. Animals**

**a. Birds and animals that have been observed on or near the site or are known to be on or near the site: [check the applicable boxes]**

**Birds:**       Hawk       Heron       Eagle       Songbirds  
 Other: (identify)

<b>Mammals:</b>	<input type="checkbox"/> Deer	<input type="checkbox"/> Bear	<input type="checkbox"/> Elk	<input type="checkbox"/> Beaver
<input checked="" type="checkbox"/> Other:(identify) rats, raccons				
<b>Fish:</b>	<input type="checkbox"/> Bass	<input type="checkbox"/> Salmon	<input type="checkbox"/> Trout	<input type="checkbox"/> Herring
<input type="checkbox"/> Shellfish	<input type="checkbox"/> Other: (identify)			

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

The project site is essentially completely paved or otherwise occupied by built structures. There is no habitat for threatened or endangered animals. No federally-listed endangered or threatened animal species or State-listed sensitive animal species are known to occur on or near this site.

The project site drains through approximately 4.3 miles of pipe to Lake Union, which is hydraulically connected to Lake Washington, the Ship Canal, and Puget Sound. ESA-listed species for Puget Sound (PS) and therefore for Lake Union are Chinook salmon (*Oncorhynchus tshawytscha*, Threatened PS), steelhead (*O. mykiss*, Threatened PS), and bull trout (*Salvelinus confluentus*, Threatened, PS). There are no creeks or other waterbodies on or near the project site. Because there are no fish on or near the project site, the project is expected to have no effect on any fish species. The project is expected to improve water quality in Lake Union, which is expected to have a beneficial effect on fish species, including the threatened and endangered species mentioned above.

The Washington Department of Fish and Wildlife Habitat and Species map (March 2008) for the project area indicates no priority species or habitats. The project site is known to be (but not mapped as being) within the habitat of bald eagle (*Haliaeetus leucocephalus*), a priority species in Washington.

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

The City of Seattle is within the migratory route of many bird species, but no migratory bird species are known to use the project site or adjacent areas.

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

This project removes three commercial buildings and 1.8 ac of impervious surface. The project creates 1.8 ac of open space that include a pond and native vegetation.

**B6 Energy and Natural Resources**

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

The completed project would not require any supplementary energy to operate because it would operate using gravity flows of stormwater.

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

The project does not involve building structures or planting vegetation that would block access to the sun for adjacent properties. Demolition of the existing structures is expected to increase solar access for adjacent properties.

- 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:**

There are no conservation features or proposed measures to reduce or control energy impacts because the completed project would not require energy (see item B6a, above).

**B7. Environmental Health**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe:**

The facility would include a pond with 3 to 5 feet of water in it year round. This could create a potential drowning hazard. The pond would be designed and constructed to minimize that hazard in two ways. First, the proposed pond would have gentle slopes (3H:1V or flatter) to prevent persons from inadvertently slipping into the pond and allowing easy egress should this occur. Second, the edge of the pond would be densely planted with wetland vegetation to deter people from entering the water. According to the City Code (Director's Rules for Seattle Municipal Code Chapters 22.800-22.808. 2009-005 SPU/17-2009 DPD, Section 5.4.3.2.), only ponds that are deeper than 2-feet and have slopes steeper than 3H:1V are required to have fencing.

The pond could attract mosquitoes which can carry West Nile virus. The pond would be designed and constructed to minimize that hazard in several ways. First, the design provides a constant inflow of water, which reduces stagnation. The existing storm drain on Midvale Ave N has a small, constant flow of water in the pipes all year long. This water would be diverted into the pond from during spring, summer and early fall. Second, the design encourages wetland planting along the perimeter of the pond which creates mosquito predator habitat and refuge for birds, amphibians and insects, such as dragonflies, that are likely to prey on mosquitoes. Third, the flat shelf area around the pond perimeter would be designed to stay dry most of the time to avoid creating mosquito-breeding habitat. In the event that these efforts are not sufficient, Seattle Public Utilities would install a fountain to improve water circulation.

The existing buildings may contain materials that can be considered hazardous during demolition. These materials could include: lead paint, asbestos tiles, and fluorescent light ballasts.

There is a potential for contaminated soils (Phase I Environmental Assessment See A8.)

- Two 2,000-gallon underground storage tanks (USTs) containing gasoline

and diesel are present on the east side of 10735 Stone Ave N. The double walled tanks were installed in 1998 and were equipped with leak detention systems. No known releases have been detected.

- Four USTs installed in 1978 and 1983 occupied the same general location as the current USTs. The tanks contained gasoline, diesel and kerosene and were removed in 1998. No indications of tank leaks were observed during removal. A UST site assessment report identified petroleum hydrocarbons and benzene, toluene, ethylbenzene and xylene in soil at concentrations below Ecology's MTCA cleanup levels.
- The property was used for industrial/manufacturing purposes from 1957 until the mid 1970s.

Materials likely to be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products. A spill of one of these chemicals could potentially occur during construction as a result of either equipment failure or worker error.

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

No special emergency services would be required as part of this proposal, either during construction or once the project is completed. Typical emergency services required for medical emergencies would be provided by the Seattle Fire Department. Typical security services would be provided by the Seattle Police Department.

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

Equipment would be inspected for leaking hoses, mechanical joints, and hydraulic pistons. Hazardous material spill response materials would be available onsite for the duration of the construction work.

SPU or its Contractor would use SOPS and BMPs to reduce or control environmental health hazards. Any soil contamination, lead paint, asbestos, or other hazardous material identified prior to or during construction would be managed in accordance with applicable regulatory guidelines

BMPs would be used to reduce the potential for adverse health hazards. Equipment would be inspected for leaking hoses, mechanical joints, and hydraulic pistons. Temporary control measures for both erosion and hazardous material spills would be installed to minimize access pathways to stormwater infrastructure or adjacent properties in the event of a spill or leak. Hazardous material spill response materials would be available onsite for the duration of the construction work.

**b. Noise**

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

Noises that exist in the area would not affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

The primary source of noise created by the proposed project would be related to construction. Temporary construction noise would be related to vehicular traffic traveling to and from the site and vehicles and workers conducting the construction. Short-term noise from construction equipment would be limited to the allowable maximum levels of City of Seattle's Noise Control Ordinance (SMC Chapter 25.08).

Within the allowable maximum levels, SMC 25.08 permits noise from construction equipment between the hours of 7:00 AM and 10:00 PM weekdays, and 9:00 AM and 10:00 PM weekends and legal holidays. While the standard quitting time for noisy construction under SMC 25.08 is 10:00 PM, recent changes establish an earlier quitting time (7:00 PM) for noisy construction work in the low-rise, mid-rise, high-rise, and neighborhood commercial zones. For this project, construction typically would take place between 7:00 AM to 6:00 PM on weekdays, except for emergencies that may occur before or after that period. There would be no additional noise after completion of the project except for periodic inspection and maintenance activities.

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

Construction equipment would be muffled in accordance with the applicable laws. SMC Chapter 25.08 (which prescribes limits to noise and construction activities) would be enforced while the project is being constructed and during operations, except for emergencies.

**B8. Land and Shoreline Use**

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

The project site is located on three lots.

- The north parcel at 10745 Stone Avenue N currently houses a vacant office building and vacant garage. The designated land use is light industrial. The previous tenant was a building contractor.
- The central parcel at 10735 Stone Avenue N is designated as commercial/office. The site contains 2 office/warehouse buildings and an

equipment storage yard. The previous owner and tenant were both in the roofing business.

- The southwest parcel at 10720 Midvale Avenue N features a Quonset hut and is designated as warehouse.

The maintenance yard for the Evergreen-Washelli Cemetery lies immediately north of the project. The cemetery proper is located north of the maintenance yard. Pacific Topsoils is located adjacent and south of the project. Single family homes are located east of Stone Avenue N. Commercial/light industry is located west of Midvale Avenue N.

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

The site has not been used for agricultural purposes in recent times.

**c. Describe any structures on the site.**

There are five structures on site:

- 2,000 sq ft wood frame office
- 2,000 sq ft wood frame garage
- 13,4000 sq ft concrete office/warehouse
- 13,000 sq ft steel warehouse
- 5,000 sq ft steel Quonset hut

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

The four structures listed in item B8c would be demolished.

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

The site is currently zoned Commercial 2, C2-40.

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

The City of Seattle's current comprehensive plan/future use designation of the site is "multi-family residential" within the designated Aurora-Licton Springs Residential Urban Village.

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

The project site does not have shorelines of the state.

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

The City of Seattle Department of Planning and Development has identified the entire site as flood-prone, an environmentally critical area.

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

No people would reside or work in the completed project.

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

No people would be displaced by the project.

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

Because no people would be displaced by the proposed project, no measures to avoid or reduce displacement impacts are being proposed.

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

The proposed project is consistent with current land uses and plans.

**B9. Housing**

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

This project does not involve construction of any housing units.

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

This project does not eliminate any housing units.

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

Because the proposed project does not have any housing impacts, no measures to reduce or control housing impacts are being proposed.

**B10. Aesthetics**

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

No structures are proposed for this project.

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

Because four existing commercial/industrial buildings and associated parking surfaces would be demolished, views in the vicinity of the proposed project would change to show no buildings. No views would be adversely altered or obstructed by the removal of the buildings. The proposed project creates 1.8-acre of landscaped open space that would be visible to adjacent property owners.

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

There would be no adverse aesthetic impacts as a result of this project.

**B11. Light and Glare**

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

At this time, the project would not include new lighting. However, if illicit activity becomes a problem in the future, SPU might install up to 4 pedestrian light poles. The lights would be located along Midvale Ave N and be designed to shine into the facility. The light poles would be approximately 12-ft tall. The lights would operate during hours of darkness.

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

Because the project would not create light or glare, there would be no safety hazards or interference with views.

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

There are no existing off-site sources of light and glare that would affect the proposal.

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

Because the project would not create light or glare, no mitigation measures are being proposed.

**B12. Recreation**

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

There are no designated or informal recreation opportunities in the immediate vicinity.

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

The proposed project would not displace any existing recreational uses.

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

The proposed project would create 1.8 acre of open space. The completed project is expected to be accessible to the public, but would not be a formally designated park or recreational facility.

**B13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

The existing structures to be demolished are not listed on, or proposed for, national, state, or local preservation registers. The project location was checked against the following registers on September 8, 2010.

- City of Seattle Landmarks

[http://www.cityofseattle.net/neighborhoods/preservation/landmarks\\_listing.htm](http://www.cityofseattle.net/neighborhoods/preservation/landmarks_listing.htm)

- Washington Heritage Register and National Register of Historic Places  
<http://www.dahp.wa.gov/pages/HistoricSites/WashingtonHeritageRegister.htm> and the WISAARD search engine (<http://www.dahp.wa.gov/pages/wisaardIntro.htm>) to determine if National Register or Washington Heritage properties are located in or adjacent to the project area.

None of these registers recorded any places or objects listed on, or proposed for, national, state, or local preservation registers on or next to the project site.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

A pond known as Oak Lake was located on or near the project site. Groves of the native Oregon white oak (*Quercus garryana*) were apparently associated with Oak Lake. Oak Lake was filled with between 20 and 30 ft of fill beginning in the 1950's. Oak Lake School, a one room school house used between 1886 and 1902 was located at approximately N 100th Street and Aurora Avenue N).

The project site was checked at the OAHHP database for any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. No landmarks or evidence was found (See Attachment G).

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

The site was apparently filled with between 15 and 30 ft of fill beginning in the 1950's. The proposed project would excavate and export up to 15 ft of that fill material. Because all construction and excavation activity would take place on and in recently deposited fill material, no impacts to historic, archaeological, scientific, or cultural importance are expected. However, should evidence of cultural artifacts or human remains (either historic or prehistoric) be encountered during excavation, work in that immediate area would be suspended and the find would be examined and documented by a professional archaeologist. Decisions regarding appropriate mitigation and further action would be made at that time.

**B14. Transportation**

**a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The site bounded by Stone Avenue N and Midvale Avenue N. The project is two blocks east of Aurora Avenue N and two blocks north of Northgate Way.

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

The site is currently served by nearby Metro Transit bus routes 5, 75, and 358.

The closest transit stop is located at the intersection of Aurora Avenue N and N 105<sup>th</sup> Street for Metro Transit routes 5 and 75. This bus stop is approximately 0.17 mi southwest of the project location.

- c. How many parking spaces would be unavailable during project construction? How many spaces would the completed project have? How many would the project eliminate?**

During construction, the construction work force is estimated to require 6 parking spaces for 5 months.

The completed project would not provide any additional on-site parking. The completed project would not change the number of on-street parking spaces adjacent to the project site. Demolition of existing buildings is expected to increase the availability of that on-street parking.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, the project is located within the Aurora-Licton Springs Residential Urban Village. The proposed project is required to construct 300 ft of new sidewalk along both Stone Avenue N and Midvale Avenue N, adjacent to the project. No new roads or street would be constructed as part of this proposed project.

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

The proposed project would not use or be near the immediate vicinity of water, rail, or air transportation.

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

The completed project is not expected to generate any daily vehicular trips. Give some detail on construction traffic/staging, need for Construction Traffic Management Plan??

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

Construction of the proposed project would comply with Seattle Department of Transportation policies regarding temporary lane closures. The completed project would have no adverse transportation impacts. Demolition of the existing building and paved areas is expected to reduce transportation impacts in the immediate vicinity of the proposed project.

**B15. Public Services**

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

The project would not result in increased need for public services. Because four

buildings would be demolished, the project is expected to result in a decrease in need for public services. Security fencing may be added to the project if appropriate for public safety.

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

Because the project would not result in increased need for public services, no mitigation is being proposed.

**B16. Utilities**

**a. Check utilities available at the site, if any:** *[check the applicable boxes]*

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> None                   | <input type="checkbox"/> Natural gas               | <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Refuse service |
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Sanitary sewer | <input type="checkbox"/> Septic system    |  |
| <input checked="" type="checkbox"/> Telephone   |  |   |  |
| <input type="checkbox"/> Other (identify)       |  |   |  |

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

- Water (for irrigation)

**C. SIGNATURE**

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

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

*[Christine  
Woelfel]*  
Project Manager

Date: \_\_\_\_\_

- Attachment A – Area Map of Project Location
- Attachment B – Vicinity Map of Project Location
- Attachment C – Project Map
- Attachment D – Topographic Map
- Attachment E – Project Site Photos
- Attachment F – Greenhouse Gas Worksheet
- Attachment G - Archaeological and Historic/Cultural Resource Review
- Attachment H - Geotechnical Report (SPU, 2009)

Attachment A – Area Map of Project Location



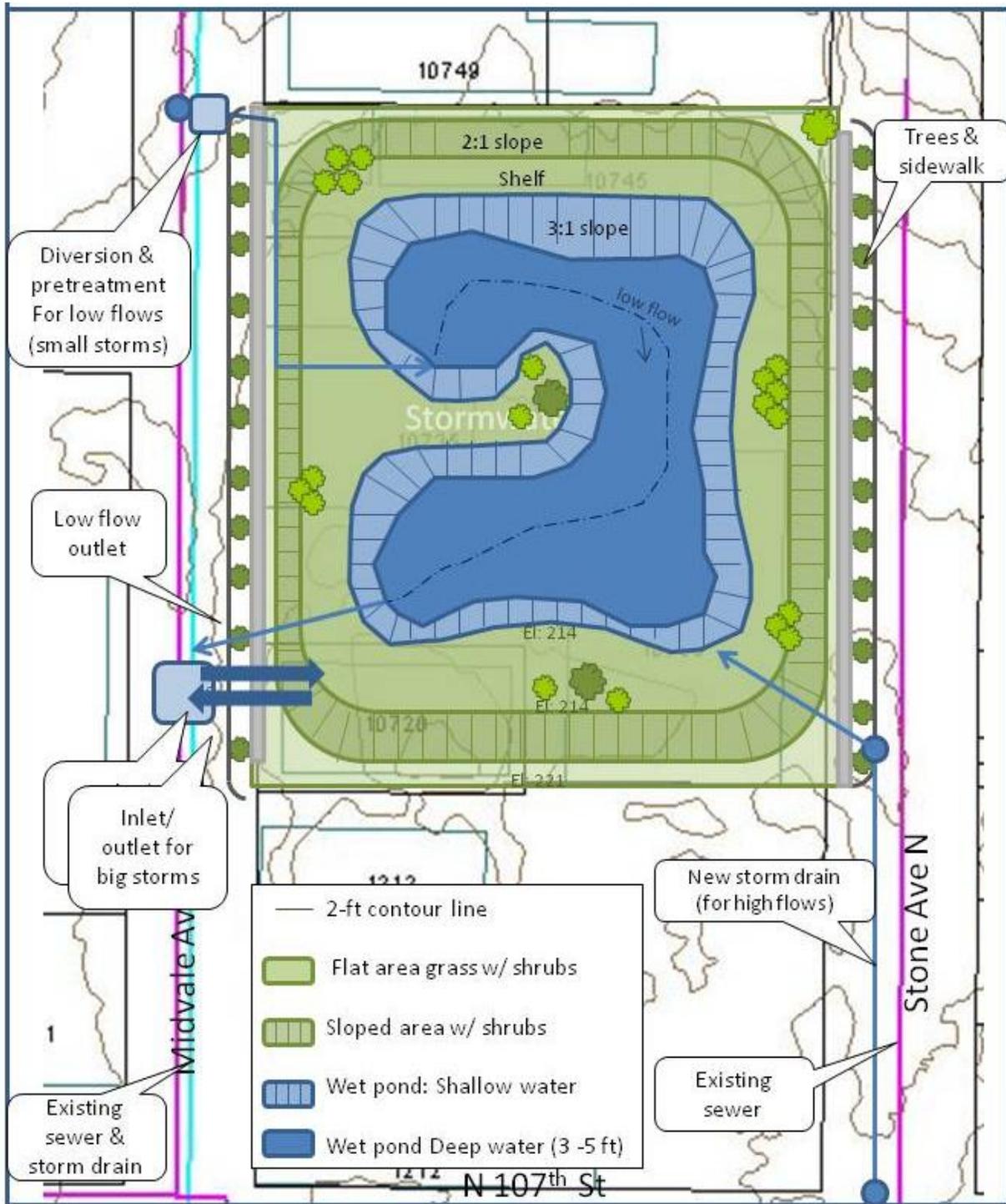
Attachment B – Vicinity Map of Project Location



Attachment C – Project Map



Attachment D – Topographic Map



**Attachment E – Project Site Photos**



Quonset Hut at 10720 Midvale Avenue N



Vacant office/storage yard at 10745 Stone Avenue N.



Steel warehouse at west end of 10735 Stone Avenue N



Concrete office/warehouse at east end of 10735 Stone Avenue N

**Attachment F: Greenhouse Gas Emissions**

**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands)	Emissions Per Unit or Per Thousand Square Feet (MTCO <sub>2</sub> e)			Lifespan Emissions (MTCO <sub>2</sub> e)
			Embodied	Energy	Transportation	
Single-Family Home	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall)		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

**Section II: Pavement**

Pavement (sidewalk, asphalt patch)		5.40				270
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**Section III: Construction**

See below						496
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**Section IV: Maintenance**

See below.						113
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**TOTAL**

TOTAL.....						879
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### III Construction Details

#### Construction: Diesel

Equipment	Diesel (gallons)	Assumptions
Excavator	6,600	55 days x 6 hours/day x 20 gallons/hour (345 HP engine)
Loader	3,000	25 days x 6 hours/day x 20 gallons/hour (345 HP engine)
Dump Trucks	30,000	3,000 trips (10 cy / truck) x 1 truck x 50 miles RT at 5 mpg
Concrete truck	200	20 trips (5 cy / truck) x 1 truck x 50 miles RT at 5 mpg
<b>Subtotal</b>	<b>39,800</b>	

GHC Emissions: **1,057,000 lbs CO<sub>2</sub>e** (@ 26.55 lbs CO<sub>2</sub>e/gallon of diesel)

#### Construction: Gasoline

Equipment	Gasoline (gallons)	Assumptions
Pickup trucks	1,500	Assume 100 days x 6 trucks x 50-mile RT at 20 mpg
<b>Subtotal</b>	<b>1,500</b>	

GHC Emissions: **36,500 lbs CO<sub>2</sub>e** (@ 24.3 lbs CO<sub>2</sub>e/gallon of gasoline)

#### Construction Summary

Activity	CO <sub>2</sub> e (pounds)	CO <sub>2</sub> e (metric tons)
Diesel	1,057,000	479.4
Gasoline	36,500	16.6
<b>Subtotal</b>	<b>1,093,500</b>	<b>496</b>

### IV Long-term Maintenance (50 years) Details

#### Long-term Maintenance: Diesel

Equipment	Diesel (gallons)	Assumptions
Vactor Truck	6,000	6 hours/day x 1 day/yr x 50 year x 20 gallons/hr
Excavator	1,200	2 dredge events x 5 days x 6 hours/day x 20 gallons/hour (345 HP engine)
Loader	1,200	2 dredge events x 5 days x 6 hours/day x 20 gallons/hour (345 HP engine)
Dump trucks	520	2 dredge events x 26 trips x 1 truck x 50 miles RT at 5 mpg
<b>Subtotal</b>	<b>8,900</b>	

GHC Emissions: **237,000 lbs CO<sub>2</sub>e** (@ 26.55 lbs CO<sub>2</sub>e/gallon of diesel)

#### Long-term Maintenance: Gasoline

Equipment	Gasoline (gallons)	Assumptions
Pickup trucks	500	10 days/year x 50 years x 1 truck x 20-mile RT at 20 mpg
<b>Subtotal</b>	<b>500</b>	

GHC Emissions: **12,000 lbs CO<sub>2</sub>e** (24.3 lbs CO<sub>2</sub>e/gallon of gasoline)

Long-term Maintenance Summary

Activity	CO2e (pounds)	CO2e (metric tons)
Diesel	237,000	107.5
Gasoline	12,000	5.4
<b>Subtotal</b>	<b>249,000</b>	<b>113</b>

**Attachment G** - Archaeological and Historic/Cultural Resource Review

**Reviewed by:** Jennifer Schreck  
**Date:** 28 September 2010  
**Project:** Midvale Stormwater Facility

**Location of the proposal:** See drawings (Northwest quarter of Section 31, Township 26 N, Range 04E; Latitude /Longitude: 47.7078 / -122.34269).

**Project Description:** The proposed project will construct a stormwater facility on a 1.8 ac commercial site in north Seattle that has a history of flooding during storm events, a few blocks northeast of the intersection of Aurora Avenue North and Northgate Way. The project will provide flood control to reduce localized flooding and water quality treatment to reduce pollutant loading in to Lake Union, the receiving water. Stormwater runoff from a 1,120 ac basin flows in a public storm drain adjacent to the project site. An area map and vicinity map of the project location are included as attachments A and B, respectively. An illustration of the proposed project is shown as Attachment C topographic map is included as Attachment D. Photographs of the project location are included as Attachment E.

SPU will demolish the existing warehouse and light-industrial structures, remove the existing pavement, and excavate a 7 to 12 ft deep facility that will temporarily fill with stormwater during certain storm events. The facility will be designed to temporarily hold 2.7 million gallons of stormwater. The facility also includes a 1 ac (0.8 million gallon) year-round pond that will treat stormwater runoff. The pond will be approximately 3-5 ft deep.

The project will landscape the detention facility with native trees, shrubs and grass. More than 600 ft of new sidewalk, curb, and planting strip will be constructed along the east and west sides of the project.

The project includes underground utility improvements, including approximately 200 ft of new storm drain pipes, vaults to convey water into and out of the detention facility, and a pre-treatment vault to remove sediment and trash.

Note:

A pond known as Oak Lake was located on or near the project site. Groves of the native Oregon white oak (*Quercus garryana*) were apparently associated with Oak Lake. Oak Lake was filled with between 20 and 30 ft of fill beginning in the 1950's. Oak Lake School, a one room school house used between 1886 and 1902 was located at approximately N 100th Street and Aurora Avenue N).

+++++

**Review of DAHP Database for the Project Location**

**1. A review of records at the Department of Archaeology and Historic Preservation showed:**

No impact to archaeological sites.

Some historic structures in the vicinity but not any known archaeological sites.

Archaeological sites in or near the project area. Please describe in detail below (Just list a general description of site and cause for concern.)

**2. The project was checked against the following registers on 28 Sept 2010 :**

City of Seattle Landmarks

King County Landmarks Inventory

Washington State Heritage Register

Washington State Archaeological Site Inventory

National Register of Historic Places

The results of the review indicated the following:

No listed or known eligible historic resources are present in the project area.

OR

There are listed or known eligible historic resources present in the project area. (Please provide detailed description below).

**Attachment H:** Geotechnical Engineering Data Report: Midvale Ave N and N 107th St Detention Pond (SPU, 2009).