



4th Avenue S Sidewalk Improvement Project Seattle, Washington

SEPA Checklist

September 28, 2026

STATE ENVIRONMENTAL POLICY ACT (SEPA) ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

4th Avenue S Sidewalk Improvement Project

2. Name of applicant:

City of Seattle Department of Transportation (SDOT)

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

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4. Date checklist prepared:

September 28, 2026

5. Agency requesting checklist:

SDOT

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

Pending timely receipt of approvals and permits, construction of the proposed project is anticipated to begin in July 2027 and be substantially complete by December 2027.

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

The portion of this proposal concerning the sidewalk on the east side of 4th Avenue S near E Marginal Way S is being designed, permitted, and constructed as part of SDOT's East Marginal Way S Preservation Project (also known as SDOT's AAC E Marginal Way S Project). Further work in the general area of this proposal might be conceptualized, designed, and constructed after 2035 as a Phase 2 of this proposal. Except for this, SDOT has no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

- Cultural Resources Consultation and Inadvertent Discovery Plan (IDP): SDOT prepared

a cultural resources information memorandum, dated May 27, 2026, presenting information about the project, information from the Washington Information System for Architectural and Archeological Records Data (WISAARD) website (<https://wisaard.dahp.wa.gov/>), and information from the City of Seattle's GIS data layers for City landmarks and for City historic preservation and special review districts. SDOT submitted the memorandum to the Department of Archeology and Historic Preservation (DAHP) for review and comment. At DAHP's request, SDOT will prepare a Cultural Resources IDP to provide guidance in the event of an unexpected discovery of cultural resources during project construction.

- Hazardous Materials Site Evaluation Memorandum and Soil Sampling: SDOT is finalizing a memorandum evaluating hazardous materials sites in the vicinity of the project and the likelihood that they have impacted the project footprint. SDOT might collect and analyze soil samples from the areas that will be excavated during project construction that could be contaminated by these sites.
- Stormwater Technical Memorandum: SDOT has prepared a stormwater technical memorandum as part of the project's 60% design documents.
- Utility Potholing: SDOT will arrange to have potholing done to identify utility locations in certain areas of the project footprint.

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.

SDOT's East Marginal Way S Preservation Project has received its federal grant obligation and will be advertised for bid. Construction of this project is expected to begin at the earliest in February 2027. SDOT is not aware of any applications, that are pending for government approvals, of other proposals directly affecting the property covered by this proposal.

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

SDOT does not know of any government approvals or permits that will be needed for this proposal.

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.

The proposed project fills a large gap in the sidewalk network in the industrial area of the Georgetown neighborhood of Seattle, Washington. The project will be constructed on 4th Avenue S between S Front St and E Marginal Way S, a distance that is the length of about two city blocks. The project will construct new sidewalk on the west side of 4th Avenue S from S Front St to S Michigan St and on both sides of 4th Avenue S from S Michigan St to E Marginal Way S. As part of the project, new curb and gutter will be constructed on the west side of 4th Avenue S from S Front St to S Michigan St and on the east side of 4th Avenue S

from S Michigan St to E Marginal Way S. The project will also construct curb bulbs, truck aprons, driveways, and curb ramps. The project will install about 208 feet of 12 inch-diameter combined sewer pipe along 4th Avenue S from S Michigan towards E Marginal Way S. The new sewer pipe will tie into the existing 65-inch diameter combined sewer pipe on S Michigan. New and replacement stormwater inlets and catch basins (drainage pickups) will be provided within the project limits, including upstream of crosswalks and curb ramps. These drainage pickups will connect, via new and replacement 8-inch diameter connecting pipes, to the existing 27-inch diameter stormwater mainline pipe on 4th Avenue S between S Front Street and S Michigan St, the existing 65-inch diameter combined sewer pipe on S Michigan, and the new 12-inch diameter combined sewer pipe on 4th Avenue S. New landscape areas will be established along the sidewalk. Improvements will be made to channelization, signing, and signal infrastructure.

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

The proposed project is in the Georgetown neighborhood of Seattle, Washington. The project footprint is within existing City of Seattle right of way on 4th Avenue S between S Front Street and E Marginal Way S. See Figure 1, Vicinity Map, attached. The project is located in Sections 20 and 29 of Township 24 North, Range 04 East.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The project site is developed as a major public street, bounded by paved areas, driveways, curbed stretches with sidewalks, and some street trees and landscaped areas.

Underline: Flat, rolling, hilly, steep slopes, mountainous, other (identify)

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

The site is flat with the street being assigned a 0% slope.

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 project site is mostly covered by impervious surfaces consisting of paved roadway, driveways, and sidewalks. Street trees and landscaped strips cover the rest of the site.

The USDA Natural Resources Conservation Service Web Soil Survey website at <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> classifies the soil on the project site as "Urban land" and as having a farmland classification of "not prime farmland." No agricultural soils are known to be present on the site. Surface geology mapping describes the project site as "Modified land (Holocene)" consisting of silt, sand, debris and slag.

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

There are no surface indications of unstable soil in the immediate vicinity. However, evidence that unstable soils exist is the classification of the entire project site and vicinity as a liquefaction prone area. Further, portions of the area in the vicinity of the project site were filled as part of the straightening of the Duwamish River to form the Duwamish Waterway in the early 1900s (HistoryLink.org Essay 2993). There is no history of unstable soil in the project site or immediate vicinity in that there are no known slides in these areas.

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

The project will excavate approximately 32,000 square feet of pavement, 1,700 square feet of sidewalk, and 700 square feet of landscaping. A total of about 237 cubic yards of soil will be excavated for the proposed drainage work. Mineral Aggregate Type 17, satisfying the applicable version of the City of Seattle Standard Specifications for Road, Bridge, and Municipal Construction, will be used for backfilling the drainage pipe trenches. About 780 cubic yards of pavement subbase and soil will be excavated for the remaining elements of the project, including for landscaping. Backfill and replacement subbase for these project elements will also satisfy the applicable version of the City of Seattle standard specifications.

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

Erosion could occur during project construction as a result of clearing and grubbing of existing vegetated areas, which could expose the soil in those areas, as a result of removal of pavement, which would expose the soil beneath the pavement, and as a result of excavating, stockpiling, and grading the exposed soil. Erosion is not expected to occur during use of the constructed project because soils exposed during construction will be removed from the project site and disposed of, be paved over, or be planted with soil levels being below the bordering pavement and likely mulched.

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

After project construction, about 92% of the project site will be covered with impervious surfaces.

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

To reduce and control erosion, and other impacts to the earth, the project contractor will be required to comply with the applicable version of the City of Seattle Standard Plans for Municipal Construction, the City of Seattle Standard Specifications for Road, Bridge, and Municipal Construction, and the Seattle Stormwater Code.

In particular, the project contractor will be required to perform the following measures and implement the following best management practices (BMP) at the project construction site:

- Provide a project-specific Spill Prevention, Control and Countermeasures Plan for City review and approval before beginning any project site construction activities;
- Provide a project-specific Construction Stormwater and Erosion Control Plan with BMPs for City review and approval before commencement of any project site construction; and
- Use filters in inlets and catch basins located on and downgradient of the site if necessary to prevent sediments from entering the storm drainage system during construction.

2. Air

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

The types of air emissions that would result from project construction would include:

- Minor fugitive dust generated during pavement demolition, excavation, filling, grading, and other construction activities;
- Engine exhaust emissions from construction equipment and vehicles; and
- Increased motor vehicle emissions associated with increased traffic congestion during construction.

No new air emissions would result from post-construction project operation and maintenance.

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

There are no off-site sources of emissions or odor that may affect the proposal.

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

To reduce and control emissions and other impacts to the air, the project contractor will be required to comply with the applicable version of the City of Seattle Standard

Specifications for Road, Bridge, and Municipal Construction, which require the contractor to comply with all provisions of federal, state and local statutes, ordinances, and regulations. The specifications specifically require that contractors maintain air quality to comply with the National Emission Standards for Hazardous Air Pollutants.

Measures the project contractor might implement during project construction to reduce and control emissions and maintain air quality include spraying dust-generating activities and areas of exposed soil with water for dust control, periodically cleaning streets in the construction zone, and minimizing vehicle and equipment idling to limit exhaust emissions.

3. 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 yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

While there is no surface water body within the project site, the Duwamish Waterway lies, at its closest point, about 310 feet southwest of the project site. The Duwamish Waterway, historically the Duwamish River before it was straightened in the early 1900s, flows north from the south end of Seattle into Elliott Bay.

- 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.**

The project will not require any work in, over, or within 200 feet of the Duwamish Waterway.

- 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 dredge material would be placed in or removed from surface water or wetlands.

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

No. The proposal will 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 proposal does not lie within a 100-year floodplain.

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.

While the proposal generally will not involve discharges of waste materials to surface waters, project construction could involve discharge of construction-generated wastewater (dewatered groundwater and process water) to the combined or sanitary sewer, which drains to the King County West Point Treatment Plant where the water would be treated before being discharged to Puget Sound. Such discharge of water to the sewer would be conducted pursuant to a King County Wastewater Discharge Authorization or Permit, with the water being treated and sampled as required by the authorization or permit before being discharged to the sewer.

b. Ground:

1) Will ground water 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. Groundwater will not be withdrawn from a well for drinking water or other purposes.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

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.

Rain and snow (storm water), and water used for dust suppression, are the anticipated sources of any runoff from the project site during project construction. A project-specific Spill Prevention, Control and Countermeasures Plan and a project-specific Construction Stormwater and Erosion Control Plan will be written by the project contractor and reviewed and approved by SDOT. These plans will identify Best Management Practices (BMPs) the contractor will implement during project construction to keep storm water from flowing onto the project site from offsite areas, to collect and dispose of water used for dust suppression, and to guide the flow of on-site storm water to prevent it from contacting and being contaminated by soil or by deleterious or hazardous substances. Site storm water handled by these BMPs will be

routed to the combined sewer and from there to the King County West Point Treatment Plant, where the water will be treated and discharged into Puget Sound. Site dust suppression water will either be handled and disposed of pursuant to these BMPs or disposed of offsite at an appropriate water treatment facility. After project construction, storm water falling on the project site will flow to the combined sewer, the King County West Point Treatment Plant, and finally Puget Sound.

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

Waste materials, in the form of deleterious or hazardous substances spilled during project construction, could enter ground or surface waters. However, the project contractor will prepare and then, during project construction activities, implement a project-specific Spill Prevention, Control and Countermeasures Plan reviewed and approved by SDOT. Implementation of the plan will prevent, to the extent possible, waste materials from entering ground and surface waters.

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

The proposal will slightly alter and affect drainage patterns in the vicinity of the site. Specifically, the proposal will install some trees and landscape planter strips, which will increase the amount of rainfall on the project site allowed to drain to groundwater instead of draining to the combined sewer. However, the proposed sewer work will not alter or otherwise affect drainage patterns in the vicinity of the site. Currently, on 4th Avenue S between S Front Street and S Michigan Street, storm water drains into an existing stormwater mainline pipe and flows south to the combined sewer pipe draining west at the S Michigan St intersection. Storm water on 4th Avenue S between E Marginal Way S and S Michigan St flows north on the roadway and drains into the combined sewer pipe draining west at the S Michigan St intersection. The proposal will install about 208 feet of new combined sewer pipe on 4th Avenue S between S Michigan Street and E Marginal Way S that will drain north into the existing combined sewer pipe draining west at the S Michigan St intersection. The proposal will also install approximately 8 new stormwater inlets and catch basins (drainage pickups) on 4th Avenue S within the proposal site. Four of the drainage pickups will be south of S Michigan Street and drain to the new combined sewer pipe. The other four drainage pickups will be north of S Michigan Street and drain to the existing stormwater mainline pipe on 4th Avenue S north of S Michigan St. The new pipe and drainage pickups will allow water that had drained along the road to the existing drainage pickups and combined sewer to be more efficiently drained into the combined sewer draining west at S Michigan St. The proposal will replace an existing catch basin located on the southeast corner of the 4th Avenue S and S Michigan St intersection.

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

Proposed measures to reduce and control impacts to runoff water, including impacts to drainage patterns, are set forth in Section B.3.c., above. See also Sections B.1.h. and B.3.a.6).

Because the proposal will not impact surface water or ground water no surface water or ground water impact-reduction measures are proposed.

4. Plants

a. List any plants that have been observed on or near the site or are known to be on or near the site.

Plants that are known to be on or near the site are plants that may be found in the planting strips or other unpaved portions of the public right of way including deciduous and evergreen trees, shrubs, and grasses.

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

Evergreen shrubs will be removed from up to about 35 linear feet of a narrow planter strip. Deciduous and evergreen groundcover and up to two mature, small, deciduous trees will be removed from up to about 85 linear feet of a sidewalk planter strip.

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

No threatened or endangered plant species are known to be on or near the site.

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

New landscaping areas will be established along the sidewalk on parts of the west side of 4th Avenue S between S Front St and S Michigan St and on parts of the west and east sides of 4th Avenue S between S Michigan St and E Marginal Way S. The landscaping will consist of trees and seeded lawn, with the tree species being those most appropriate for the climate and planting location. Existing trees will generally be preserved and protected though several trees close to project work might require root pruning.

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

No noxious weeds or invasive species are known to be on or near the site.

5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

SDOT is not aware of any birds or other animals on or near the site. In general, birds that are likely to be found in the public right of way include common urban species such as crows, pigeons, doves, starlings, and house sparrows. Other animals that are likely to be found in the public right of way include rats, squirrels, and racoons. The WDFW PHS on the Web map (see <https://geodataservices.wdfw.wa.gov/hp/phs/>) does not indicate the presence of priority habitats or species in the project site.

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

No threatened or endangered animal species are known to be on or near the site. The WDFW PHS on the Web map (see <https://geodataservices.wdfw.wa.gov/hp/phs/>) does not indicate the presence of priority habitats or species in the project site.

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

Seattle's public right of way is developed and urban in character. Seattle is within the Pacific Flyway, one of the four principal north-south migration routes in North America for birds (including Canada geese, herons, and other birds). The Pacific Flyway encompasses the entire Puget Sound Basin.

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

No impacts to wildlife are anticipated so no preservation or enhancement measures are proposed.

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

No invasive animal species are known to occur on or near the site.

6. Energy and natural resources

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

After project construction is completed, electricity will be used to operate existing and upgraded traffic signals and existing luminaires within the project site.

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

No. The project will not affect the potential use of solar energy by 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:**

The proposal would not result in probable significant adverse impacts on energy, so no energy conservation features or measures are proposed.

7. Environmental health

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

During project construction, there could be a risk of spills of and exposure to standard construction materials. After project completion, environmental health hazards are expected to be the same as those existing before project construction.

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

Known or possible contamination at the project site from present or past uses consists of contamination documented in hazardous materials sites near the project site that is also believed to be within the project site. These sites include the Salhberg Equipment site, the Riveretz Auto Care site, and the US Bank site, which have contaminated soil and groundwater and are on the State of Washington Department of Ecology Confirmed or Suspected Contaminated Sites List. Contaminants at these sites include one or more of the following compounds: petroleum hydrocarbons, benzene, xylenes, chlorinated solvents, polycyclic aromatic hydrocarbons, and metals. Other hazardous materials sites that are further from the project site are believed to have contaminated groundwater on the project site.

- 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.**

Besides the known or possible contamination described above, there are no known existing hazardous chemicals or conditions that might affect project development, design, or construction. No known underground hazardous liquid or gas transmission pipelines exist in the project site or in the vicinity. No underground storage tanks are known to be in or immediately adjacent to the project site. As is common in many right of way projects, underground gas distribution lines exist in the project site. These lines are on the street side of the proposed curb.

- 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.**

Toxic or hazardous chemicals that might be stored or used during the project's development and construction are substances that would be stored or used during

utility potholing, soil sampling, and project construction activities. These chemicals might include gasoline, diesel, antifreeze, hydraulic fluid, and lubricants for vehicles and equipment; cement; pavement coatings; roadway paint; solvents; and other materials typically used during roadway construction. Toxic or hazardous chemicals that might be produced during the project's development and construction include concrete saw cutting slurry, contaminated soil and groundwater, and spilled chemicals.

Toxic or hazardous chemicals that might be stored or produced during the operating life of the project would be those used for maintenance and would most typically include gasoline, diesel, antifreeze, hydraulic fluid, lubricants, cement, pavement coatings, roadway paint, and solvents. Chemicals that might be produced during project maintenance include concrete saw cutting slurry and spilled chemicals.

4) Describe special emergency services that might be required.

General project construction and operation are not expected to require special emergency services in the form of an increased need for emergency medical services, services by the Seattle Police Department, or services by the Seattle Fire Department. However, special emergency services might be needed if, during project construction, a spill occurs that is too large, flammable, or hazardous to be handled by the contractor. In that situation, emergency services might be needed from the Seattle Fire Department or a hazmat response team to assist with public safety and containing and cleaning up the spill.

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

The following measures are proposed to reduce or control environmental health hazards:

- Possible collection of soil samples from the project site during design to help determine if contaminated soil will be encountered during project construction and to help plan for handling and disposing of that soil.
- Potholing in the project site, and other actions, during design to determine utility locations, including the locations of natural gas distribution lines, so they can be avoided during project construction.
- Inclusion of special provisions in the project's contract that identify the hazardous materials sites and associated contaminants that could have affected the project site, present any soil sampling results, and state how excavated soil and dewatered groundwater must be handled and disposed of.
- Preparation of a project-specific Spill Prevention, Control and Countermeasures Plan (SPCCP) by the project contractor that SDOT will review. The SPCCP will identify actions the project contractor will take to prevent, control, and respond to spills. The SPCCP will also identify a hazmat spill response contractor the project contractor can call in the event of a spill that is too large, flammable, or hazardous for the project contractor to handle.

- Preparation of a project-specific Waste Disposal Plan (WDP) by the project contractor that SDOT will review. The WDP will identify where the wastes generated during project construction will be recycled or disposed of, allowing SDOT to review and accept appropriate recycling and disposal sites in advance.

b. Noise

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

Noise that exists in the area consists of traffic noise and possible noise from operation of existing businesses. This noise will 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.

On a short-term basis, the types and levels of noise that would be created by or associated with the project would be noise typical of construction work. This would include noise associated with demolition of existing concrete and asphalt, excavation of soil, filling, grading, and construction of new curb, gutter, and sidewalk. Such noise, which would be caused by construction equipment and vehicles, would not exceed levels established in the Seattle Noise Control Code (see SMC Chapter 25.08) and generally would not occur outside standard work hours, which are 7 a.m. to 10 p.m. on weekdays and 9 a.m. to 10 p.m. on weekends and holidays. If there is a need for project construction to occur outside these times, SDOT's contractor will request temporary noise variances to allow nighttime construction work.

On a long-term basis, no noise would be created by or associated with the project. While pedestrian traffic along the project footprint might increase after project construction, vehicle traffic and other uses along the project footprint are expected to remain the same as they are before project construction. Accordingly, no additional noise would be created by operation of the completed project.

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

The following measures may be used to reduce or control noise impacts during project construction:

Installation and maintenance of effective mufflers on equipment;

- Location of equipment and vehicle staging areas as far from residential and hotel properties as possible;
- Minimization of idling of power equipment and vehicles when not in use;
- Limiting construction work to standard work hours, which are 7 a.m. to 10 p.m. on weekdays and 9 a.m. to 10 p.m. on weekends and holidays;
- Obtaining a temporary noise variance and following its conditions regarding loud work if there is a need for project construction to occur outside standard work

hours.

Because no noise impacts would be created by operation of the completed project, no measures are proposed to reduce or control noise after the project is constructed.

8. Land and shoreline use

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

The project site is within existing City of Seattle right of way and is currently used as a roadway with vehicle lanes, sidewalks, driveways, and planter strips. The properties adjacent to the project site are currently used for commercial, residential, and retail purposes, being developed with distribution and warehouse buildings, office buildings, apartment complexes, retail shops, gas stations, and restaurants. The proposal will not affect current land uses on nearby or adjacent properties.

- b. Has the 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 non-forest use?**

No. The project site has not been used as working farmlands or working forest lands.

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

No. The proposal will not affect or be affected by surrounding working farm or forest land normal business operations

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

Structures on the project site generally consist of traffic signal poles, luminaires, utility poles, traffic signs, street signs, bus stations, pedestrian push button poles, fire hydrants, bollards, and underground utilities.

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

Structures such as street signs, pedestrian push button poles, and underground utilities, including stormwater inlets, catch basins, and associated pipes, might be demolished, and then replaced or relocated during project construction.

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

The project site is located within an area zoned as Maritime Manufacturing and Logistics Unlimited/85.

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

The current comprehensive plan designation of the project site is "Manufacturing Industrial Center."

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

Not applicable. The project area is not a shoreline zone.

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

The City of Seattle has classified the entire project site as a "liquefaction prone area" 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?

The completed project will not displace any people.

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

This project will not have displacement impacts so no measures to avoid or reduce displacements are proposed.

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

Measures that were undertaken to ensure the proposal is compatible with existing and projected land uses and plans include

- Relying on the Seattle Transportation Plan to ensure that the proposal's sidewalk design aligns with the city's long-range modal and land-use goals.
- Using "Streets Illustrated," Seattle's right of way improvements manual, as the basis for the proposal's block-by-block design standards and ensuring the proposed elements are appropriate for an industrial corridor.
- Coordinating directly with SDOT's Freight Team to ensure the proposed improvements accommodate freight operations and maintain access to industrial properties.

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

There are no nearby agricultural or forest lands. Accordingly, no measures are proposed to ensure compatibility of the proposal with such lands.

9. Housing

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

No units of housing would be provided.

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

No units of housing would be eliminated.

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

The project will not impact housing; accordingly, no measures are proposed to reduce or control housing impacts.

10. Aesthetics

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

The project would primarily construct improvements at ground level. Proposed above ground structures consist of parking signs, traffic signs, and pedestrian push button poles, traffic signs, and parking signs which would extend roughly 5 to 10 feet above grade.

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

No views in the immediate vicinity of the project site would be altered or obstructed by project construction or operation.

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

No aesthetic impacts are expected; accordingly, no measures are proposed to reduce or control aesthetic impacts.

11. Light and glare

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

The proposal is not anticipated to produce light or glare during project construction or project operation. However, if any project construction must occur outside normal work hours, temporary construction lighting will likely be needed if those hours include night-time hours.

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

Light or glare from the finished project is not expected to be a safety hazard or to interfere with views because the light and glare from the finished project is expected to be the same as the currently existing light and glare.

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

Existing off-site sources of light include commercial, residential, and retail buildings and lighting typical of such uses. None of these sources are expected to affect the proposal.

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

No light or glare impacts are anticipated so no measures to reduce or control light and glare impacts are proposed.

12. Recreation

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

No designated or informal recreational opportunities exist in the immediate vicinity of the project site. The Duwamish Waterway is about 350 feet southwest of the southern end of the project site. The 1st Avenue S bridge multi-use path is about 850 feet west of the southern end of the project site. Two city parks and a P-Patch, the Oxbow Park and P-Patch and the Georgetown Playfield, are about 1,800 feet east and 2,200 feet northeast of the project site.

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

No. The proposed project will 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:

No measures are proposed to reduce or control impacts on recreation because the proposed project will not impact recreation.

13. Historic and cultural preservation

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

About half of the buildings immediately adjacent to the project site are at least 45 years old. Not all of these buildings have been evaluated for listing in national, state, or local preservation registers. No buildings or structures located on or near the project site are

designated City of Seattle landmarks. The project site itself is not within or near any City of Seattle historic or special review district. One building immediately adjacent to the east side of the project site has been determined to be eligible for listing on the National Register of Historic Places (NRHP): Sambo's Restaurant (Stoneworld) at 6166 4th Avenue S. Another building, about 100 feet west of the project site, has also been determined to be eligible for listing on the NRHP: National Bank of Commerce – Industrial Branch at 303 S Michigan St. No other buildings or structures located on or near the project site are listed in or known to be eligible for listing in national, state, or local preservation registers.

Four archeological sites, 45KI01363, 45KI01364, 45KI01419, and 45KI01577, are located outside of, but within the vicinity of, the project site. All are historic-era resources consisting of debris such as bottles, refuse, and a cinder block ruin. Of these sites, only 45KI01364, 45KI01419, and 45KI01577 have been determined to be potentially eligible for listing on the NRHP.

- b. Are there any landmarks, features, or other evidence of Indian or historic use of 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.**

The only landmarks, features, or other evidence of Indian or historic use or occupation of the project site that SDOT is aware of is the knowledge that portions of the area in the vicinity of the project site were filled as part of the straightening of the Duwamish River to form the Duwamish Waterway in the early 1900s (see HistoryLink.org Essay 2993). SDOT is not aware of any material evidence, artifacts, or areas of cultural importance on or near the site besides those described in B.13.a., above.

While no professional studies were conducted specifically for the project site, the two professional studies listed below were conducted for nearby projects and encompass portions of the project site. These studies were consulted during the preparation of the above answers.

- Ostrander, Thomas, Katherine Wilson, Chris Lockwood, Chanda Schneider, and Paula Johnson. 2016. Georgetown Wet Weather Treatment Station Cultural Resources Assessment (Seattle, King County, Washington). Environmental Science Associates.
- Trapp, Kyle and Andy Larsen. 2026. Cultural Resources Desktop Review for AAC East Marginal Way Project, City of Seattle, King County, Washington. ICF, Seattle, WA.

- 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 Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.**

The methods used to assess the potential impacts of the project to cultural and historic resources on or near the project site consisted of the following:

- Reviewing on-line information, specifically the King County Parcel Viewer website, the Seattle Department of Neighborhoods (DON) Landmarks Map, the public and private sides of the Washington State Department of Archaeology & Historic Preservation's (DAHP's) Washington Information System for Architectural and Archaeological Records Data (WISAARD) website, and HistoryLink.org's map of the Duwamish Waterway superimposed on a map of the Duwamish River (HistoryLink.org Essay 2993).
- Informally consulting with DAHP, in particular regarding the project's potential to adversely impact cultural resources in the project area. DAHP's archaeologist requested that an Inadvertent Discovery Plan for archaeological finds be prepared and that construction crews be prepared for the possibility of encountering archaeological materials during ground disturbing activities.
- Reviewing the following cultural resource documents prepared for projects located near the project site that encompass portions of the project site:
 - Ostrander, Thomas, Katherine Wilson, Chris Lockwood, Chanda Schneider, and Paula Johnson. 2016. Georgetown Wet Weather Treatment Station Cultural Resources Assessment (Seattle, King County, Washington). Environmental Science Associates.
 - Trapp, Kyle and Andy Larsen. 2026. Cultural Resources Desktop Review for AAC East Marginal Way Project, City of Seattle, King County, Washington. ICF, Seattle, WA.

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

The project is unlikely to cause loss of, changes to, or disturbance of known resources. Nonetheless, because of the possibility that the project could encounter unknown prehistoric or historic archaeological materials during construction-related ground disturbing activities, the project contractor will be required to

- attend a briefing on the possibility of encountering archaeological materials during ground disturbing activities;
- adhere to Section 1-07.5(5) of the project contract, which concerns archaeological and historic preservation; and
- implement the Cultural Resources Inadvertent Discovery Plan that SDOT will prepare for the project.

14. Transportation

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

The project site is located on 4th Avenue S between S Front St and E Marginal Way S. The project site is served predominantly by 4th Avenue S from the north, S Michigan St from the east, and E Marginal Way S from the south. See Figure 1, Vicinity Map, attached. 4th Avenue S is an arterial street that extends from the Pioneer Square neighborhood to the north, through the Industrial District neighborhood, and to E Marginal Way S and the Georgetown neighborhood to the south.

- 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?**

The project site is currently served by King County Metro bus routes 131 and 132. Both routes serve downtown Seattle, travel down 4th Avenue S to S Michigan Street, turn west onto S Michigan Street, cross the Duwamish Waterway, and take divergent routes south to the Burien Transit Center. The bus stops closest to or in the project site are the stop on 4th Avenue S just north of S Front St, the northbound-only stop on 4th Avenue S just north of S Michigan St, and the southbound-only stop on S Michigan St just east of E Marginal Way (about one block west of the southern end of the project site). Both routes are on the City's Frequent Transit Network and have 15-minute headway service on weekdays.

- c. **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).**

The proposal will not require any new roads, streets, or bicycle or state transportation facilities. The proposal will construct pedestrian facilities that consist mainly of new sidewalk on the west side of 4th Avenue S from S Front St to S Michigan St and on both sides of 4th Avenue S from S Michigan St to E Marginal Way S. The proposal will construct street improvements consisting mainly of new curb and gutter on the west side of 4th Avenue S from S Front St to S Michigan St and on the east side of 4th Avenue S from S Michigan St to E Marginal Way S. Other pedestrian and street improvements that the project will construct include new landscape zones, improved signing and signal infrastructure including relocated pedestrian push buttons, curb ramps, curb bulbs, and stormwater inlets and catch basins (drainage pickups).

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

The project will not use, or occur in the immediate vicinity of, water, rail or air transportation during construction or during post-construction operation.

- e. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

The completed project is not anticipated to generate any vehicular trips per day. Post-construction vehicular trips are anticipated to remain the same in number and type as pre-construction vehicular trips.

- f. 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. The proposal will not interfere with, affect, or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

The project will not result in significant adverse transportation impacts, so no measures are proposed.

15. Public services

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

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

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

No measures are proposed. No direct impacts on public services are expected.

16. Utilities

- a. Underline utilities currently available at the site, if any:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Seattle's paved public right-of-way is generally extensively developed and served by electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable television, and Internet access.

- 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.**

The utilities proposed for the project consist of the installation of about 208 feet of 12 inch-diameter combined sewer pipe along 4th Avenue S from S Michigan towards E Marginal Way S. The new sewer pipe will tie into Seattle Public Utilities' (SPU's) existing 65-inch

diameter combined sewer pipe on S Michigan St. Stormwater inlets and catch basins (drainage pickups) will also be installed within the project limits upstream of crosswalks and curb ramps. These pickups will drain to SPU's existing stormwater mainline pipe on 4th Avenue S north of S Michigan St or to the new combined sewer pipe. An existing catch basin located on the southeast corner of the 4th Avenue S and S Michigan St intersection will be replaced. The general construction activities that might be needed on the site for installing the sewer pipe and installing and replacing drainage pickups include excavating soil, placing bedding material and pipe, covering the pipe with coarse material and backfill, placing inlets and catch basins, paving over the pipe backfill, and paving around the inlets and catch basins.

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: 
[Katherine Chesick \(09/28/2026 17:28:47 PDT\)](#)

Date Submitted: September 28, 2026

Attachments:

Figure 1 – Vicinity Map

