TERMINAL 5 CARGO WHARF REHABILITATION, BERTH DEEPENING, AND IMPROVEMENTS

Final Environmental Impact Statement

Volume I

October 2016

POS SEPA No. 16-08

SEPA Lead Agency  Project Proponent
October 2016

RE: TERMINAL 5 CARGO WHARF REHABILITATION, BERTH DEEPENING, AND IMPROVEMENTS PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT

Dear Interested Parties, Jurisdictions, and Agencies:

Attached is a copy of the Final Environmental Impact Statement (FEIS) for the Port of Seattle’s Terminal 5 Cargo Wharf Rehabilitation, Berth Deepening, and Improvements project (the Project). The Port of Seattle (Port) is proposing modifications to existing marine cargo facilities at Terminal 5. The Port is part of the Northwest Seaport Alliance (NWSA), a management authority governed by the Port and the Port of Tacoma, with each port acting through its elected commissioners. The ports remain separate organizations retaining ownership of their respective assets, with shared management and operation of marine container cargo facilities.

The proposed Project includes rehabilitation of the existing Terminal 5 marine facility in order to serve larger vessels and includes: cargo wharf rehabilitation necessary to support larger and heavier cranes; deepening of the vessel berth; water and stormwater utility retrofits; and electrical utility capacity increases. Other elements include: reconfigured marine cargo marshalling area; reorganized intermodal rail facilities; cargo area lighting modifications; pavement repair and maintenance; stormwater drainage improvements; renovation of maintenance and repair buildings; and redesign of entrance/exit gates and heavy vehicle access points to serve increased capacity. Project construction of improvements is expected to begin upon receipt of regulatory approvals.

This EIS evaluates the likely probable significant impacts that could occur as a result of the proposed actions. For purposes of environmental review, three EIS alternatives were evaluated. The first alternative is the No-Action Alternative. Two development alternatives were also analyzed in this EIS. A Preferred Alternative was selected and is described in this FEIS.

The following elements of the environment were analyzed and evaluated in the DEIS: Earth, Air Quality, Water, Plants and Animals, Environmental Health, Noise, Land Use, Relationship to Plans and Policies, Aesthetics/Light and Glare, Historic and Cultural Resources, Transportation, Public Services, and Utilities. For each of these elements, the DEIS identified probable environmental impacts, measures intended to avoid, minimize, and/or mitigate these impacts, and any significant unavoidable adverse impacts that may be anticipated.

Together, the May 23, 2016 Draft EIS (DEIS) and this FEIS comprise the environmental impact statement for the Terminal 5 Cargo Wharf Rehabilitation, Berth Deepening, and Improvements Project proposal, as required by the Washington State Environmental Policy Act (RCW Chapter 43.21C and WAC Chapter 197-11). It has been prepared for use by the public, agencies, groups and decision-makers in reviewing the Proposed Actions.
Copies of the FEIS were distributed to agencies, organizations, and individuals noted on the Distribution List. Copies of this document were also available for review at the Seattle Central Library, Delridge Library, South Park Library, Highpoint Library, Southwest Library, and West Seattle Library. Copies were also available at the Port of Seattle, Maritime Environment and Sustainability Department, Pier 69, 2711 Alaskan Way, Seattle, WA, during business hours of 8:30 AM to 4:00 PM. Persons interested in receiving a copy of the FEIS should contact Brenda Thomas at 206-728-3382 or e-mail at: SEPA.p@portseattle.org. Alternatively, the FEIS can be reviewed and downloaded at the Port of Seattle website at: [http://www.portseattle.org/Environmental/Environmental-Documents/Pages/default.aspx](http://www.portseattle.org/Environmental/Environmental-Documents/Pages/default.aspx) and at the Terminal 5 Improvements Project Online Open House at: [www.nwseaportalliance.com/about/strategic-plan/t5](http://www.nwseaportalliance.com/about/strategic-plan/t5).

This FEIS was prepared pursuant to the State Environmental Policy Act (SEPA—Chapter 43.21C RCW), SEPA Rules (Chapter 197-11 RCW), and Resolution 3650, Port of Seattle SEPA Policies and Procedures. Two public hearings to receive public comment were held on Tuesday, June 7, 2016, from 5:00 PM to 8:30 PM, at the Georgetown Campus, South Seattle Community College, 6737 Corson Avenue, South, Seattle, WA, and on Thursday, June 9, 2016, from 5:00 PM to 8:30 PM, at the Alki Masonic Center, 4736 40th Avenue SW, Seattle, WA. The original deadline for submitting written comments was 4:00 PM on Tuesday, June 21, 2016, but the comment period was extended 17 days to July 8, 2016. This FEIS responds to comments received on the DEIS.

Please address any comments or questions about this FEIS to Paul Meyer, Manager, Environmental Permitting and Compliance, Port of Seattle, Pier 69, P.O. Box 1209, Seattle, WA 98111-1209 or to the electronic mail address at SEPA.p@portseattle.org.

**SEPA Compliance**

This notice of the issuance of the FEIS for the Project complies with Resolution 3650, as amended. The Port of Seattle SEPA Responsible Official, has determined that the FEIS is adequate, and that it complies with the requirements of the SEPA, Chapter 43.21C, Chapter 197-11, WAC, and Resolution 3650, as amended, Port of Seattle SEPA Policies and Procedures. The FEIS has been prepared for use by the public, agencies, groups, and decision-makers in reviewing the Project.

**Future Actions**

The Port of Seattle Commission has not yet decided whether or not to approve the final design and construction of the Project. The Port of Seattle has already applied for certain regulatory approvals for the Project from other government agencies, including an application for a shoreline master use permit from the City of Seattle.

**Appeal of the Adequacy of FEIS**

Port of Seattle Resolution 3650, as amended, provides for appeal of the adequacy of a FEIS to be filed with the Port pursuant to the provisions of Section 21. Port of Seattle Resolution 3650, as amended, can be accessed here: [http://www.portseattle.org/Environmental/Environmental-Documents/SEPA-NEPA/Pages/default.aspx](http://www.portseattle.org/Environmental/Environmental-Documents/SEPA-NEPA/Pages/default.aspx). Any appeal of the adequacy of an FEIS must be filed by 5:00 pm of the 14th calendar day following the date that the Port provides public notice of the issuance of the FEIS. In addition, any appeal of the adequacy of the FEIS must comply with the other requirements for filing appeals in Resolution 3650, as amended, including the specific requirements of Section 21.5.
RCW 43.21C.075 requires, with several exceptions which are inapplicable to this FEIS, that any administrative appeal brought under Chapter 43.21C RCW shall be linked to a specific government action. If an underlying government action concerning this Project occurs, any appeal of the adequacy of the FEIS shall be combined with the appeal of the underlying government action as required by RCW 43.21C.075(3)(b). If the Port receives an appeal concerning the adequacy of the FEIS, the appeal will be held in abeyance unless or until the party filing the administrative appeal also appeals a specific government action concerning the Project which would allow the consolidated appeals to be heard in compliance with RCW 43.21C.075(3)(b).

Thank you for your interest and participation in this environmental review.

Sincerely,

[Signature]

Lindsay Pulsifer, Managing Director, Seattle Maritime
SEPA Responsible Official
Port of Seattle
FINAL
ENVIRONMENTAL IMPACT STATEMENT

TERMINAL 5 CARGO WHARF REHABILITATION,
BERTH DEEPENING, AND IMPROVEMENTS

PORT OF SEATTLE
SEATTLE, WASHINGTON

POS SEPA NO. 16-08

Prepared for the Review and Comments of Citizens,
Groups, and Governmental Agencies

In Compliance With
The State Environmental Policy Act of 1971 (Chapter 43.21C RCW)
and Port of Seattle SEPA Policies and Procedures
SEPA FACT SHEET

Project Title
Terminal 5 Cargo Wharf Rehabilitation, Berth Deepening, and Improvements Project (the Project)

Proposed Action
The Port of Seattle (Port) with the Northwest Seaport Alliance (NWSA) is proposing rehabilitation of the existing marine cargo facilities at Terminal 5. The proposed Project includes modifications to the existing Terminal 5 marine cargo facility in order to serve larger cargo vessels. The proposed changes consist of cargo wharf rehabilitation, deepening of the vessel berth, electrical service capacity improvements, and upland improvements to serve increased capacities. The proposed Project would rehabilitate Terminal 5 to serve existing large and emerging increased capacity container cargo vessels. Proposed actions also include reconfiguration of the existing upland marine cargo marshalling area, modification of intermodal rail facilities and pavement areas, improvement of stormwater systems, alteration of maintenance and repair buildings, and redesign of entrance/exit gates and heavy vehicle access points.

The proposed Project would begin as soon as city, state, and federal authorizations and approvals are received. The anticipated start for construction is mid-2017, with completion expected by 2019. Upland/landside construction elements would continue throughout this time period while the construction proposed for cargo wharf and vessel berth improvements would be managed during up to three consecutive in-water work seasons to protect endangered species.

Upland improvements anticipated in the alternatives may be constructed over a longer period of time as capacity enhancements are required for operational needs. Specific permit approvals linked with site development activities would be obtained prior to construction.

Alternatives
For purposes of environmental review, three EIS alternatives were reviewed.

Alternatives that are analyzed in the EIS include:
- Alternative 1 – No-Action Alternative
- Alternative 2 – Cargo Wharf Rehabilitation, Berth
SEPA FACT SHEET

Deepening, and Increased Cargo Handling
- Alternative 3 – Cargo Wharf Rehabilitation, Berth Deepening, Increased Cargo Handling, and Additional Upland Improvements

A Preferred Alternative is described in this FEIS, consistent with Alternative 2 with commitments to mitigation measures included. The selected Alternative is intended to meet the goals and objectives of the Project and is within the range of alternatives described in the DEIS.

Project Location
The Project site is located at Terminal 5 on the west margin of the West Waterway, in Elliott Bay, Seattle, Washington. The address for the site is 2701 26th Avenue SW, Seattle, Washington, 98106.

Proponent/Applicant
Port of Seattle
(in association with the Northwest Seaport Alliance)

Lead Agency
Port of Seattle

SEPA Responsible Official
Lindsay Pulsifer, Managing Director, Maritime Division
Port of Seattle

Lead Agency Contact Person
Paul Meyer, Manager, Environmental Permitting and Compliance
Port of Seattle, Pier 69
PO Box 1209
Seattle, WA 98111-1209
206-728-3127

Permits and Approvals
Northwest Seaport Alliance (NWSA)
Management authority governed by Port of Seattle and Port of Tacoma, with each port acting through its elected commissioners

City of Seattle
Department of Construction and Inspections

Shoreline Substantial Development/Master Use Permit and associated demolition, grading and building permits

Seattle Department of Transportation
Right-of-Way Use Permit

State of Washington
Department of Ecology
- National Pollutant Discharge Elimination System (NPDES)
SEPA FACT SHEET

Construction permit
- Clean Water Act Section 401 Certification
- Model Toxics Control Act (MTCA) Coordination
- Certification and Coastal Zone Management Act Consistency Determination

Department of Archaeology and Historic Preservation (DAHP) Review

Department of Natural Resources Dredged Materials Management Office
- Suitability Determination and Open Water Disposal Permit
- Site Use Authorization

Department of Fish & Wildlife
- Hydraulic Project Approval

U.S. Government

U.S. Army Corps of Engineers (USACE)
- Section 10/404 Permit
- National Environmental Policy Act (NEPA) compliance evaluation

U.S. Environmental Protection Agency (EPA)
- Comprehensive Environmental Response, Compensation, and Liability -Act (CERCLA) Coordination

National Oceanic and Atmospheric Administration (NOAA) and U.S. Fish & Wildlife Service
- Endangered Species Act (ESA) Section 7 consultation, Biological Evaluation

Treaty tribe consultation

Coordination and consultation with the Muckleshoot Indian Tribe and Suquamish Tribe
- Usual and Accustomed Treaty fishing access and aquatic natural resources
**EIS Authors & Principal Contributors**

<table>
<thead>
<tr>
<th>Category</th>
<th>EIS Project Management, Earth, Environmental Health, Aesthetics, Land Use, Plans &amp; Policies, Cultural/Historic</th>
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</thead>
<tbody>
<tr>
<td>SoundEarth Strategies, Inc.</td>
<td>Attn: Pam Xander, Peter Kingston, Silvia Hendrickson</td>
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<tr>
<td>2811 Fairview Avenue East, Suite 2000</td>
<td>Seattle, WA 98102</td>
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<tr>
<td><strong>Vessel Traffic/Operations, Rail, Light and Glare, Public Services, Utilities, Sea Level Rise</strong></td>
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<td>Moffatt &amp; Nichol</td>
<td>Attn: Steven Gray, Margaret Schwertner, James Todd</td>
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<td>600 University Street #610</td>
<td>Seattle, WA 98101</td>
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<tr>
<td><strong>Marine Water Quality/Dredging/Geotech/Plants and Animals</strong></td>
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<td>Hart Crowser</td>
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<td><strong>Stormwater</strong></td>
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<td>Seattle, WA 98104</td>
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<td><strong>Air Quality/Noise/Greenhouse Gas Emissions/Health Risk</strong></td>
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<td><strong>Transportation</strong></td>
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<td>Heffron Transportation, Inc.</td>
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<td>Seattle, WA 98115</td>
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Date of DEIS Issuance  May 23, 2016

Date of FEIS Issuance  October 18, 2016

DEIS Public Hearings  Two public hearings were held at the following times and locations:

  Date: Tuesday, June 7, 2016
  Time: 5:00 PM to 8:30 PM
  (public testimony was taken beginning at 6:45 PM)
  Place: Georgetown Campus, South Seattle Community College, 6737 Corson Avenue, South, Seattle, WA

  Date: Thursday, June 9, 2016
  Time: 5:00 PM to 8:30 PM
  (public testimony was taken beginning at 6:45 PM)
  Place: Alki Masonic Center, 4736 40th Avenue SW, Seattle, WA

The original comment deadline for the DEIS was June 21, 2016, but it was extended by 17 days to July 8, 2016.


Location of Background Information  Background material and supporting documents are located at:
Port of Seattle, Pier 69
2711 Alaskan Way
Seattle, WA 98111-1209

Availability of the DEIS and FEIS  The DEIS and this FEIS have been distributed to agencies, organizations, and individuals noted on the Distribution List.
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and at the Terminal 5 Improvements Project Online Open House at: <www nwseaportalliance.com/about/strategic-plan/t5>.

**EIS Decision of Adequacy and Appeal Information**

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