



TERMINAL 5 CARGO WHARF REHABILITATION,  
BERTH DEEPENING, AND IMPROVEMENTS  
Final Environmental Impact Statement  
Volume I



**SEPA Lead Agency** **Project Proponent**



**THE NORTHWEST  
SEAPORT ALLIANCE**

October 2016

POS SEPA No. 16-08



P.O. Box 1209  
Seattle, WA 98111-1209  
USA  
Tele: (206) 787-3000

[www.portseattle.org](http://www.portseattle.org)

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](mailto: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> 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](mailto: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.

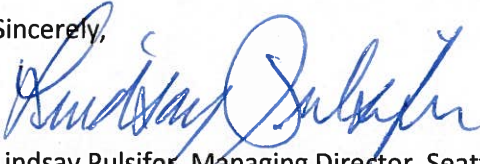
#### **Appeal of the Adequacy of FEIS**

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>. Any appeal of the adequacy of an FEIS must be filed by 5:00 pm of the 14<sup>th</sup> 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,

A handwritten signature in blue ink, appearing to read "Lindsay Pulsifer". The signature is fluid and cursive, with a large initial "L" and "P".

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

### SEPA FACT SHEET

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**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

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	<p>Deepening, and Increased Cargo Handling</p> <ul style="list-style-type: none"><li>– Alternative 3 – Cargo Wharf Rehabilitation, Berth Deepening, Increased Cargo Handling, and Additional Upland Improvements</li></ul> <p>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.</p>
<b>Project Location</b>	<p>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.</p>
<b>Proponent/Applicant</b>	<p>Port of Seattle (in association with the Northwest Seaport Alliance)</p>
<b>Lead Agency</b>	<p>Port of Seattle</p>
<b>SEPA Responsible Official</b>	<p>Lindsay Pulsifer, Managing Director, Maritime Division Port of Seattle</p>
<b>Lead Agency Contact Person</b>	<p>Paul Meyer, Manager, Environmental Permitting and Compliance Port of Seattle, Pier 69 PO Box 1209 Seattle, WA 98111-1209 206-728-3127</p>
<b>Permits and Approvals</b>	<p><u>Northwest Seaport Alliance (NWSA)</u></p> <p>Management authority governed by Port of Seattle and Port of Tacoma, with each port acting through its elected commissioners</p> <p><u>City of Seattle</u></p> <p>Department of Construction and Inspections</p> <p>Shoreline Substantial Development/Master Use Permit and associated demolition, grading and building permits</p> <p><u>Seattle Department of Transportation</u></p> <p>Right-of-Way Use Permit</p> <p><u>State of Washington</u></p> <p>Department of Ecology</p> <ul style="list-style-type: none"><li>– National Pollutant Discharge Elimination System (NPDES)</li></ul>

SEPA FACT SHEET

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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**

**EIS Project Management, Earth, Environmental Health,  
Aesthetics, Land Use, Plans & Policies, Cultural/Historic**

SoundEarth Strategies, Inc.

Attn: Pam Xander, Peter Kingston, Silvia Hendrickson

2811 Fairview Avenue East, Suite 2000

Seattle, WA 98102

**Vessel Traffic/Operations, Rail, Light and Glare, Public Services,  
Utilities, Sea Level Rise**

Moffatt & Nichol

Attn: Steven Gray, Margaret Schwertner, James Todd

600 University Street #610

Seattle, WA 98101

**Marine Water Quality/Dredging/Geotech/Plants and Animals**

Hart Crowser

Attn: Doug Lindquist, Jim Starkes, Anne Conrad

190 West Dayton Street #201

Edmonds, WA 98020

**Stormwater**

Aspect Consulting

Attn: Tom Atkins

401 2nd Avenue South #201

Seattle, WA 98104

**Air Quality/Noise/Greenhouse Gas Emissions/Health Risk**

Ramboll Environ US Corporation

Attn: Tim Sturtz, Kristen Wallace, Eric Hansen, Richard Steffel

19200 33rd Avenue West, Suite 310

Lynnwood, WA 98036

**Transportation**

Heffron Transportation, Inc.

Attn: Marni Heffron

6544 Northeast 61st Street

Seattle, WA 98115

<b>Date of DEIS Issuance</b>	May 23, 2016
<b>Date of FEIS Issuance</b>	October 18, 2016
<b>DEIS Public Hearings</b>	<p>Two public hearings were held at the following times and locations:</p> <p>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</p> <p>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</p> <p>The original comment deadline for the DEIS was June 21, 2016, but it was extended by 17 days to July 8, 2016.</p>
<b>Previous Environmental Document</b>	<p>Per WAC 197-11-635, this EIS builds upon and incorporates by reference the following environmental documents: Port of Seattle, Terminal 5 Cargo Wharf Rehabilitation and Berth Deepening Project SEPA Checklist and Determination of Nonsignificance (DNS) issued March 2, 2015; the Draft Southwest Harbor Cleanup and Redevelopment Project DEIS issued January 1994; the Southwest Harbor Cleanup and Redevelopment Project FEIS issued November 1994; Southwest Harbor Cleanup and Redevelopment Addendums Numbers 1 through 4 issued in June 1995, April 1996, September 1996, and May 1998; and Terminal 5 Maintenance Dredging Program DNS issued January 2010.</p>
<b>Location of Background Information</b>	<p>Background material and supporting documents are located at: Port of Seattle, Pier 69 2711 Alaskan Way Seattle, WA 98111-1209</p>
<b>Availability of the DEIS and FEIS</b>	<p>The DEIS and this FEIS have been distributed to agencies, organizations, and individuals noted on the Distribution List</p>

contained in Chapter 8.

Copies of the FEIS are available for review at the Seattle Central Library, Delridge Library, Southwest Library, Highpoint Library, South Park Branch Library, and the 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 Draft or FEIS may contact Brenda Thomas at 206-728-3382 or e-mail at: SEPA.p@portseattle.org. Alternatively, the DEIS and FEIS can be reviewed and downloaded at the Port of Seattle website at:

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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)>.

## **EIS Decision of Adequacy and Appeal Information**

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