

STATE ENVIRONMENTAL POLICY ACT

FINAL DETERMINATION OF NON-SIGNIFICANCE FOR THE

Terminal 91 Berths 6 and 8 Redevelopment Project

Date Issued: October 15, 2021

SEPA Lead Agency: Port of Seattle

Agency File Number: 2021-06

Agency Contact: Danielle R. Butsick, AICP
Sr. Environmental Management Specialist
Port of Seattle
P.O. Box 1209 Seattle, WA 98111
E-mail: SEPA@portseattle.org
Phone: 206-549-2945

The Port of Seattle (Port) has completed an environmental analysis, including review of pertinent and available environmental information and preparation of a State Environmental Policy Act (SEPA) Checklist for the Terminal 91 Berths 6 and 8 Redevelopment Project.

Name of New Proposal: *Terminal 91 Berths 6 and 8 Redevelopment Project*

Background: Originally built as one of the Port of Seattle's first facilities, Terminal 91 (T-91) Berths 6 & 8 are the last remaining original timber pier structures at T-91 and are at the end of their service life. Approximately 30 percent of the apron at Berths 6 & 8 is currently condemned and the remaining sections are posted with load limits. Berths 6 & 8 were last rehabilitated in 1985 with only minor subsequent updates. Redevelopment of Berths 6 & 8 is considered to be critical to ensuring long-term viability of the Port as the home to the North Pacific Fishing Fleet.

The approximately 2.6-acre site is an urban maritime industrial area on an urban waterway and consists of pier and apron area (over-water and pile supported), upland pavement area, and approximately 9,600 sq.ft. of building footprint area. The pier and apron portion of the site is supported by creosote-treated timber piles. An approximately 3,410 sq.ft. over-water float system is attached to the east edge of Berth 8.

Description of Proposal: The proposed T-91 Berths 6 & 8 Redevelopment Project is intended to redevelop the existing condemned and load limited area associated with Berths 6 & 8 to provide improved berths suitable to ensure the long-term viability of the Port as the home to the North Pacific Fishing Fleet.

The proposal includes replacement of the existing creosote-treated timber pier and apron with new wharf structure (including associated piles), relocation of the adjacent float system (including boat storage), replacement of existing slope armoring, improvements to the existing bulkhead, upland paving replacement, demolition/relocation of existing buildings, and construction of replacement buildings (see Figure 1 for a site plan of the proposed project).

The following primary demolition, relocation, and redevelopment elements are proposed:

Demolition

- Over-water Timber Pier and Apron Structure – 66,230 sq.ft.
- Creosote-treated timber piles – approximately 2,300 12-inch piles (cut at top of subgrade).
- Upland Pavement Area – 44,300 sq.ft.
- Seven Buildings – 9,600 sq.ft. (demolished or relocated)
- Removal of eight (8) existing storm water outfalls and deck drains

Relocation

- Over-water Float – 1,600 sq.ft. relocated, 1,810 sq.ft. remaining
- Installation of 4 18-inch guide pile

Redevelopment

- Over-water pre-cast concrete decking Pier Replacement – 60,710 sq.ft.
- 378 piles (including 288 24-inch octagonal piles and 90 20-inch steel fender piles with 24-inch high density HDPE facing)
- Slope Excavation and Armoring Replacement.
- Sheet Pile Wall Installation.
- Upland Pavement Replacement – 38,000 sq.ft.
- Consolidated Office Building – 12,000 sq.ft.
- Shipping and Receiving Building – 3,000 sq.ft.
- Installation of new upland treatment system for storm drainage.
- Consolidation of existing drainage (8 outfalls and deck drains) to a single 18-inch under-pier outfall (rebuilt in same location as existing 12-inch outfall), discharging treated storm water to riprap slope

The above project elements are expected to result in a net reduction in overwater coverage of approximately 5,520 square feet (69,640 square feet existing, and 64,120 square feet proposed). The project will also result in the removal of approximately 2,300 treated timber pilings and replacement of 382 pilings (288 concrete octagonal piles, 90 steel fender piles, and 4 steel guide piles), a net removal of approximately 1,918 pilings.

Location of Proposal: The proposed T-91 Berths 6 & 8 Redevelopment Project site is located at Pier 90, within the larger Terminal 91 site at the northern shore of Elliott Bay. The project site is at the northeast portion of Pier 90 and includes Port of Seattle owned upland, shoreline, and aquatic areas.

Terminal 91 Berths 6 and 8 are located at 2001 W Garfield Street, King County tax parcel number 7666201516. Latitude 47.63144484 N./ Longitude -122.37957221 W., SE Section 23 of Township 25N, Range 3W.

Figure 1 – Terminal 91 Berths 6 and 8 Redevelopment Project Site Map

T91 BERTHS 6 & 8 REDEVELOPMENT SITE MAP

PROJECT DESCRIPTION

THE PROPOSED PROJECT WOULD IMPROVE THE CONDITION OF T-91 BERTHS 6 & 8 TO ACCOMMODATE COMMERCIAL FISHING PROCESSOR VESSELS, AND TO RESTORE THE FUNCTIONAL USE OF CONDEMNED AND LOAD-LIMITED PORTIONS OF THE PIER STRUCTURE

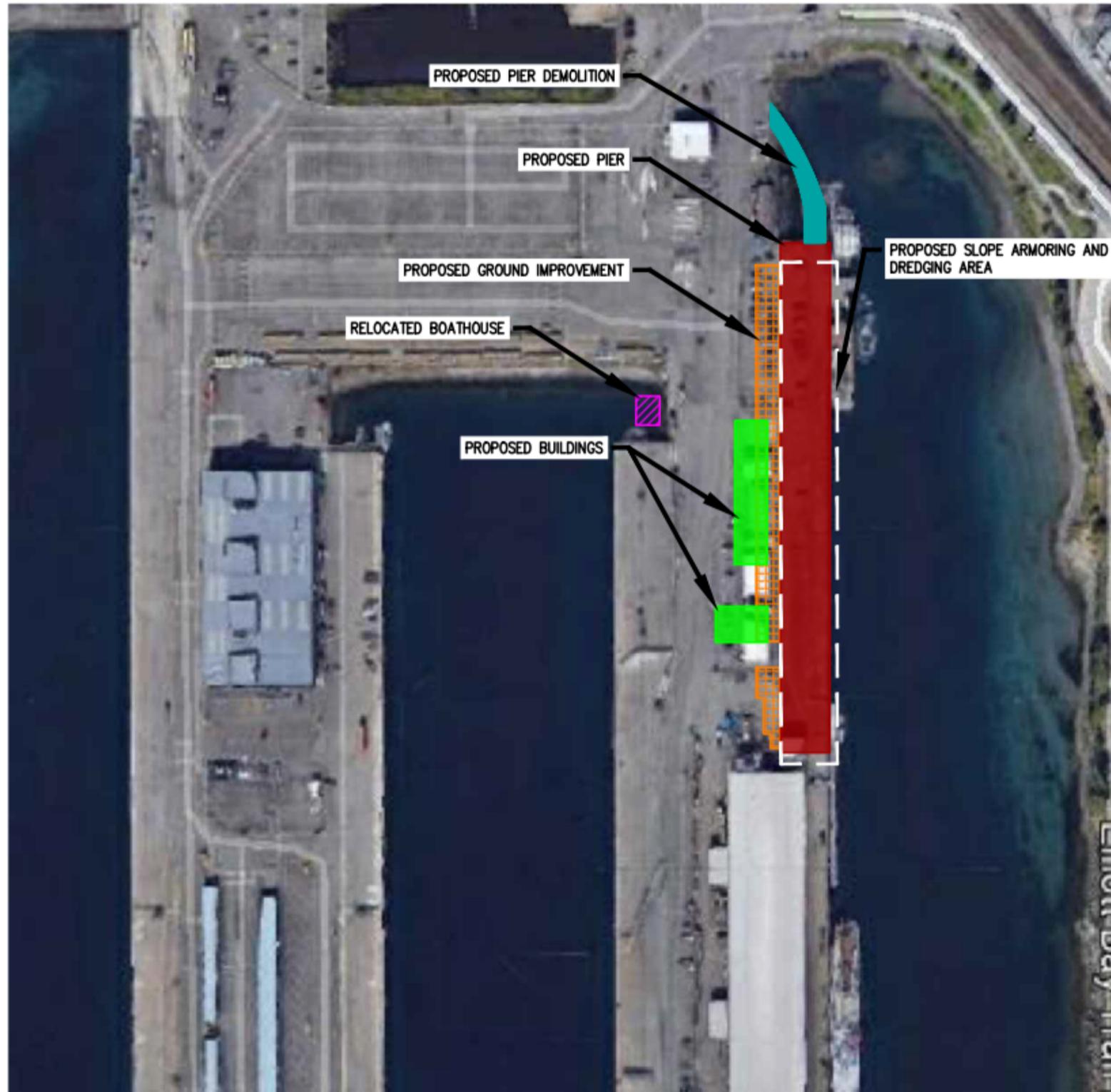
THE WORK OF THIS PROJECT IS LIMITED TO REPLACEMENT OF THE EXISTING TIMBER APRON PORTIONS OF BERTH 6 & 8 AND MODIFICATION OF TERMINAL ELEMENTS IMMEDIATELY ADJACENT TO THE PIER. THE PROPOSED IMPROVEMENTS TO BERTHS 6 & 8 INCLUDE BUT NOT LIMITED TO THE FOLLOW:

PROPOSED IMPROVEMENTS	QUANTITY
DEMOLITION OF EX CREOSOTE TIMBER PIER AND APRON STRUCTURE	66,230 SF
REMOVAL OF EX SLOPE ARMORING UNDER DOCK	25,000 CY
REPLACEMENT OF SLOPE ARMORING	10,600 CY
RELOCATION OF EX SMALL BOAT STORAGE FLOAT	1890 SF
INSTALLATION OF NEW SHEET PILE WALL	780 LF
REPLACE EX CREOSOTE TIMBER WITH NEW CONCRETE WHARF	60,710 SF
INSTALLATION OF NEW STORMWATER TREATMENT SYSTEM	1 EA
INSTALLATION OF NEW UNDER-PIER 18" DIAMETER OUTFALL FOR TREATED STORMWATER	1 EA
CONSOLIDATION OF EX OUTFALLS	8 EA
INSTALLATION OF GROUND IMPROVEMENT	11,500 SF±
CONSTRUCTION OF NEW BUILDINGS	15,400 SF

PURPOSE OF THE PROJECT

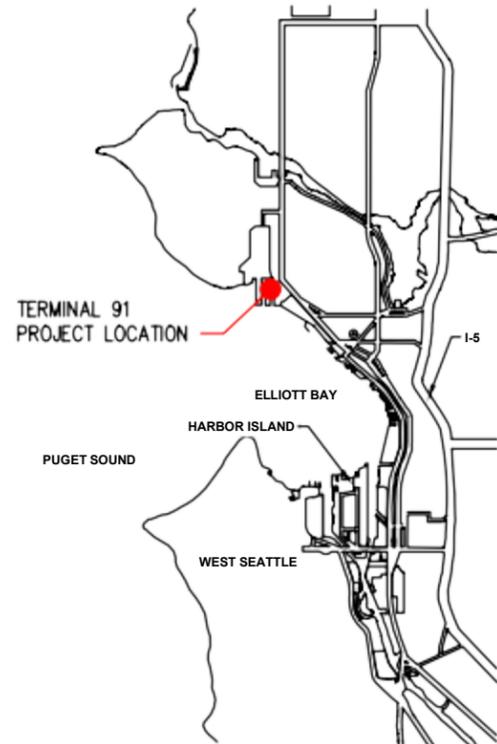
THE PORT PROPOSES TO REDEVELOP BERTHS 6 & 8 AT TERMINAL 91. THE EXISTING FACILITY IS A DETERIORATING CREOSOTE-TREATED TIMBER WHARF WITH GENERALLY HEAVILY DETERIORATED TIMBER PILING SUPPORTING TIMBER PILE CAPS, STRINGERS, AND DECKING. MANY OF THESE ELEMENTS ARE IN AN ADVANCED STAGE OF DETERIORATION AND AS A RESULT LARGE PORTIONS OF THE WHARF ARE CONDEMNED. THE REMAINDER HAS BEEN LOAD-RATED FOR ALLOWABLE LOADING SIGNIFICANTLY BENEATH THE ORIGINAL DESIGN LIVE LOAD ALLOWANCES. THE EXISTING SUPERSTRUCTURE AND PILING ABOVE THE MUDLINE WILL BE REMOVED AND DISPOSED OF. WHERE NEW PILING DOES NOT CONFLICT WITH EXISTING PILING, THE INTENT IS TO CUT EXISTING PILES AT THE MUDLINE AND LEAVE THE EXISTING PILES EMBEDDED IN THE GROUND TO MAINTAIN IN-SITU SLOPE STABILITY. EXISTING PILE STUBS REMAINING WOULD THEN BE COVERED BY THE NEWLY PLACED RIPRAP LAYER. THE EXISTING PILING IS LIKELY IN GOOD CONDITION FROM JUST BELOW THE MUDLINE TO THE TIP DUE TO THE ANAEROBIC ENVIRONMENT AND THE INABILITY OF MARINE BORERS TO ACCESS THE PILING BELOW THE MUDLINE.

THE EXISTING BULKHEAD WALL IS ALSO IN AN ADVANCED STATE OF DETERIORATION AND WILL BE ABANDONED IN PLACE WITH A NEW STEEL SHEET PILE BULKHEAD WALL INSTALLED JUST WATERWARD OF THE EXISTING BULKHEAD. NO BENEFIT FROM THE EXISTING BULKHEAD WALL WILL BE ASSUMED WITH RESPECT TO SLOPE STABILITY OR SOIL RETENTION.



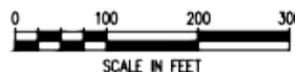
SOURCE: GOOGLE MAP

VICINITY MAP



PROJECT LOCATION

ADDRESS: TERMINAL 91
2001 WEST GARFIELD STREET
SEATTLE, WA 98119
PARCEL NUMBER: 766620-1146
LATITUDE: 46.630 N
LONGITUDE: -122.381 W
PROPERTY OWNERS: PORT OF SEATTLE,
CRUISE LLC



REFERENCE #:
APPLICANT : PORT OF SEATTLE
LOCATION: 2001 WEST GARFIELD STREET,
SEATTLE WA 98119

NAME: TERMINAL 91 BERTHS 6 & 8
REDEVELOPMENT
ADJACENT PROPERTY OWNERS: CITY OF
SEATTLE, BNSF, CRUISE



Determination: The Port has determined the proposed *Terminal 91 Berths 6 and 8 Redevelopment Project* will not have probable significant adverse impacts on the environment. As such, an environmental impact statement (EIS) is not required under the provisions of the Washington State Environmental Policy Act (RCW 43.21, WAC 197-11) and Port of Seattle SEPA Policies and Procedures (Port Commission Resolution 3650). This decision was made after review of a completed Environmental Checklist, available online at <https://www.portseattle.org/environment/sepa-nepa>.

This determination is based on the following findings and conclusions:

- The completed environmental checklist for the *Terminal 91 Berths 6 and 8 Redevelopment Project* did not identify potential significant adverse effects on the environment, including environmentally sensitive areas or areas designated for governmental protection.
- The *Terminal 91 Berths 6 and 8 Redevelopment Project* will generate environmental benefits through removal of creosote timber piling from the aquatic environment, and will result in a net reduction in overwater coverage, improving aquatic habitat conditions.

Supporting Information: Information used to reach this determination is available upon request. The 2021 Determination of Non-significance (POS SEPA File No. 2021-06), Environmental Checklist, and supporting documents are available online at <https://www.portseattle.org/environment/sepa-nepa>.

Public and Agency Comment: The Port issued a Draft Determination of Non-significance on September 17, 2021. Prior to acting on the proposed project, the Port accepted public and agency comments on the Terminal 91 Berths 6 and 8 Redevelopment Project until October 1, 2021. One comment was received regarding construction noise management. The requested information can be found in the SEPA checklist and appendices, published on the Port's SEPA webpage and the Department of Ecology's SEPA register. The Port has determined that no additional clarifications or environmental analyses are necessary based on the comment received. Therefore, the Port formally adopts this Final Determination of Non-Significance. Please refer any questions relating to this determination or to the proposed actions to Danielle Butsick, Maritime Environment and Sustainability Department, P.O. Box 1209 Seattle, Washington 98111. Telephone 206-549-2945. Email the Port of Seattle SEPA address at SEPA@portseattle.org. Include your mailing address when submitting comments to the email address.

Appeals: The Port's decision on the proposal described above and the Port's issuance of a Final DNS on this proposal constitute the Port's Final SEPA decision. This SEPA DNS determination may be appealed by filing a writ of review in King County Superior Court within twenty-one (21) days of the date of issuance pursuant to Port of Seattle Resolution No. 3650. Any appeal of the SEPA DNS must also satisfy the requirements of RCW 43.21C.075.

SEPA Responsible Official: Jon Sloan, Sr. Manager, Environmental Programs, Maritime Environment and Sustainability

Jon Sloan

Oct 11, 2021

Signature: [Jon Sloan \(Oct 11, 2021 16:04 PDT\)](#) Date _____

