

T-117 Residential Yards Cleanup Update (Yards, Planting Strips and Alleyway)

- Contaminated soil removal is complete
- Final restoration on-track to finish up in March
- Design for Adjacent Streets and Drainage for 2014 project is underway

After 13 weeks, and despite 11 total inches of rain, the residential yard, alleyway and planting strip cleanup is wrapping up in March. Spring 2013 will arrive with more than 2,270 tons of contaminated soil removed from the neighborhood between 14th Ave. S and 16th Ave. S and between S Dallas St. and S Donovan St. An equal amount of clean soil that met stringent environmental requirements has been brought in as backfill. New shrubs, flower bulbs and sod are taking root in yards; trees have been planted in yards and planting strips; and the southern alleyway is pothole-free. **We thank the property owners, businesses and residents of the neighborhood for their patience and cooperation.**

While the majority of the work is complete, there are several "punch list" items that need to be completed before the City of Seattle contractor completes this phase of the work in late March.

Residential Yards

A total of eight yards were cleaned up and landscape restoration is nearly complete. The City's contractor NRC Environmental will finish conducting "walk-throughs" with each property owner in the next few weeks to make sure the plans the owner signed off on before we began work in December have been successfully fulfilled. After the City's walk-throughs with the property owners, EPA will conduct a pre-final and final walk-through for the project. The property owners will each receive written guidance on plant care. The new plants were selected because they can grow and thrive in our northwest climate.

Alleyway

The 390-foot long stretch of unimproved alleyway between S Cloverdale St. and S Donovan St. has been excavated, backfilled with crushed gravel and re-graded. The new surface will allow stormwater to infiltrate into the ground and hopefully avoid a return to the "lake of potholes" from previous years. One of the success stories of this phase of cleanup was the early completion of the alleyway, thanks in part to the cooperation of the property owners and residents who worked with the crews to keep vehicles out of the construction zone.

Planting Strips and Street Trees

Some existing trees on the planting strips were removed in order to remove the contaminated soil. After clean soil and sod was placed in the planting strips, new trees were planted. While the City worked with most of the affected property owners in advance of the planting strip work, we could have done a better job of explaining why the trees were necessary and how they would impact the sidewalks along S Cloverdale St.

The 2007 Seattle Urban Forest Management Plan requires the establishment of new trees in planting strips as a part of the program to achieve 30 percent tree canopy cover in 30 years and thereby increase the environmental, social, and economic benefits trees bring to Seattle residents. The citywide goal is to plant at least 1,500 new trees in City rights-of-way each year. The two species of trees planted on S Cloverdale St. are "Autumn Brilliance Serviceberry" (*Amelanchier X grandiflora*) and "Golden Raindrop Crabapple" (*Malus*). They will have spring blossoms, fall color and grow to a height of about 20 feet tall with a 15 feet wide canopy. They will not interfere with overhead utility lines.

To successfully establish the new trees, city code requires the creation of a “tree well” so the roots of the tree don’t damage the sidewalk or roadway as they grow. On both sides of S Cloverdale St. this required crews to cut out and remove a 1.5 by 5 foot block of the sidewalk for each tree well. The remaining sidewalk is four and one half feet (4-1/2’) wide at the tree well cutouts, which meets the federal requirement of three feet (3’) under the Americans with Disability Act (ADA) as well as the more stringent City standard of four feet (4’). Tree wells will be finished with mulch and saw overcuts and sidewalks cracked during cutting will be repaired by early April. The trees will be maintained by the City of Seattle.

2014 Adjacent Streets and Stormwater Work and Community Outreach

Design work is under way on both the street and the stormwater system replacement projects (construction scheduled for 2014). Several City of Seattle departments (Department of Transportation, Seattle Public Utilities, and Seattle City Light) are working together to make sure the street reconstruction project goes smoothly and includes opportunities for community involvement. In the past three months, we have learned a lot about how to best communicate the details of specific impacts and design details of work that impacts the neighborhood and are committed to working together with the neighborhood during that phase of the project.

T-117 Construction Hotline

The T-117 Hotline 1-877-999-T117 (8117) will be answered “live” until our crews finish up their work in March. The hotline will then be monitored less frequently until it is transferred to the Port of Seattle when it begins its sediment and upland removal work this summer.

Website Available for More Information

The Community Involvement Plan for Adjacent Streets and Residential Yards Area Cleanup and the Community Health and Safety Plan are available on the T-117 website (www.t117.com). The website also contains more information about the entire T-117 project as well as technical documents, maps and answers to frequently asked questions.

Questions? Call us!

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The City of Seattle (City) and Port of Seattle (Port), under the direction of the U.S. Environmental Protection Agency (EPA), are leading the cleanup of Terminal 117 (T-117). The T-117 cleanup is a part of the overall Lower Duwamish Waterway Superfund Site. Under EPA’s direction and in partnership with the City, the Port is leading the cleanup work that includes the riverbank and sediments and land next to the river. The City is leading the excavation, soil removal and replacement of residential yards and the cleanup of adjacent public streets and the installation of a new stormwater treatment system.

