

30% Remedial Design Basis of Design Report

Appendix N

Tracking Work by Others During Remedial
Design

1 Introduction

This appendix lists all the upland properties adjacent to the RAL exceedance areas, with the current owner and tenant, by river mile and side of the Lower Duwamish Waterway middle reach. Appendix N summarizes the following (Table N1-1):

- The current status of in-water and bank construction activities occurring adjacent to these properties based on available document sources of information, active permits, and personal communications with property owners
- Anticipated changes in structures and in-water, bank, and upland areas that could represent changes through remedial design completion in 2027

Table N1-1
Tracking Work by Others During Remedial Design

Tax Parcel ID No.	Approximate River Mile	Adjacent RAL Exceedance Area	Owner	Tenant	Anticipated Changes ¹				Associated Active Permit (Agency, Title, Number)	Additional Information
					Structural Demolition or Other (Y/N)	Dredging (Y/N)	Bank (Y/N)	Upland (Y/N)		
East Side of River (Downstream to Upstream)										
1924049092	1.6 E	--	Ryan LLC – Andrew Grove	CertainTeed Gypsum	--	--	--	--	Ecology, Industrial SW GP No. WAR000056 USACE, No. NWS-2015-01013	Ecology removed the site from the Confirmed and Suspected Contaminated Sites List (Ecology 2025a). USACE permit issued for dock replacement in 2018 (USACE 2025).
1924049075	1.7 E	33, 34, 35, 36	Lone Star Concrete NW (Glacier Northwest)	Glacier Northwest	--	--	--	--	Ecology, Sand and Gravel GP No. WAG503191 KCIW, Vehicle Washing Permit No. 510-05	MTCA Agreed Order, September 2011 (Ecology 2025a).
5367204505	1.75 E	33, 35	Trent Avenue Partners LLC	Mahoney Environmental Solutions LLC	--	--	--	--	Ecology, Industrial SW GP No. WAR010447	No available information.
5367204545	1.8 E	--	Duwamish Marine Center	Personal Property	--	--	--	--	--	No available information.
5367204560	1.8 E	--		Duwamish Marine Center	--	--	--	--	--	No available information.
5367204565	1.8 E	30, 32		Samson Tug	Maintenance	Y ²	N	N	--	Regular maintenance to the pier. No dredging permit or dredging history, but Samson Tug wants to dredge along the face of the dock in the future (Anchor QEA 2025a).
5367203415	1.9 E	31		Personal Property	--	--	--	--	--	No available information.
5367203447	1.9 E	31		Personal Property	--	--	--	--	--	No available information.
5367203635	1.95 E	31		Personal Property	Y	--	--	Y	Ecology, Industrial SW GP No. WAR125423	MCTA Agreed Order, September 2011. Remedial investigation was submitted to Ecology in 2020; feasibility study is currently in progress (Ecology 2025a).
5367202410	2.0 E	29, 31		Seattle Department of Transportation	Right of Way/Utility, Road	--	--	--	--	Ecology, Construction SW GP No. WAR305356 KCIW, Letter of Authorization No. 11944-01
5367204200	2.1 E	--	Muckleshoot Tribe USA in Trust	Bureau of Indian Affairs	--	--	--	--	--	No available information.
5367204180	2.1 E	--		Silver Bay Logging	--	--	--	--	--	No available information.
5367204160	2.1 E	--	Maxum Petroleum	Rainier Petroleum	--	--	--	--	KCIW, Minor Discharge Authorization No. 536-07	No available information.
5367204100	2.1 E	26	Talon 303 LLC	Westcore River Building	--	Y	Y	--	Ecology, Industrial SW GP No. CNE308712 U.S. Army Corps of Engineers, No. NWS-2019-00328	Clean fill placement for bulkhead stabilization and habitat enhancement after dredging contaminated sediment and capping in 2024 (Anchor QEA 2024).
5367204080	2.1 E	26	CLPF-Seattle Distribution Center LP	Seattle Distribution Center	--	--	--	--	--	Two inactive permits (Ecology 2025b).

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					Structural Demolition or Other (Y/N)	Dredging (Y/N)	Bank (Y/N)	Upland (Y/N)		
0001800104	2.2 E	26, 30	SeaTac Marine Properties LLC	Glacier Marine Services	N	Y ²	--	--	Ecology, Industrial SW GP No. WAR000962	Currently there are no plans for structural upgrades or changes to the waterside structures or operations, nor are any planned within the next 5 years. SeaTac Marine has not dredged the berthing area in recent history, but they hope to dredge for depth in the future (Anchor QEA 2025b). One inactive permit (Ecology 2025b).
0001800128	2.2 E	25		Delta	--	--	--	--	--	
0001800113	2.25 E	23	Bridge Point Seattle 130 LLC	Dawn Foods	--	--	--	Y	Ecology, Industrial SW GP No. WAR011560	MTCA Agreed Order (July 2023, amended July 2024), Dawn Foods Products submitted an Interim Action Work Plan (June 2024; Ecology 2025a).
0001800091	2.3 E	20, 23	Personal Property	Seattle Boiler Works	N	N	--	--	Ecology, Industrial SW GP No. WAR002208	No available information.
2136200706	2.45 E	19, 20	Shalmar Group LLC (Seattle Iron & Metals)	Myrtle Street Property (Seattle Iron & Metals)	--	N	--	--	Ecology, Industrial NPDES IP No. WA0031968 KCIW, Minor Discharge Authorization No. 750-04	Ecology rescinded the No Further Action status May 2025, listed under Myrtle Street Property Cleanup Site. The site will be re-listed on the Confirmed and Suspected Contaminated Sites List (Ecology 2025a).
2924049089	2.5 E	13, 16								
2136200681	2.65 E	12, 13	Recology Cleanscapes	Puget Sound Truck Lines (Leased Property)	--	--	--	--	Ecology, Industrial SW GP No. WAR000949 KCIW, Minor Discharge Authorization No. 850-04	No available information.
2136200670	2.7 E	9								
2136200666	2.7 E	9	Seattle Parks and Recreation	Gateway Park	--	--	--	--	--	No available information.
2136200641	2.85 E	3, 5	8th Avenue Terminals Inc	Crowley Marine Services	--	--	--	--	--	MTCA Agreed Order (October 2009, amended September 2014). Remedial investigation report submitted to Ecology (July 2024; Ecology 2025a).
2924049110	2.85 E	--	Seattle Public Utilities	River/Creek/Stream	--	--	--	--	--	No available information.
2924049043	2.85 E	--	First South Properties LLC	Office/SVC Garage	--	--	--	--	Ecology, Industrial SW GP No. WAR002641 KCIW, Major Discharge Authorization No. 4608-01	No available information.
0022000005	3.0 E	1, 2, 3, 4	Boeing	Boeing Plant 2	--	--	Y	Y	KCIW, Permit No. 7811-05 Ecology, Industrial SW GP No. WAR000482 USACE, No. NWS-2011-00384-SO	Shoreline habitat restoration; interviewee suspects that sand placed at Boeing Plant 2 early action area is moving downstream and shoaling the navigation channel. Interviewee notes that the sand bars shift often and that the nearshore area is eroding and deepening while the outer berthing areas and navigation channel are shoaling (Integral et al. 2018). EPA indicated that shoreline remediation and restoration activities have been completed at this site. Any remaining remediation (under Resource Conservation and Recovery Act/Toxic Substances Control Act) is limited to upland areas (Integral et al. 2018). MTCA Agreed Order (July 2007, amended July 2013), Enforcement Order (March 2015). MTCA Agreed Order (July 2017). In June 2019, Boeing submitted a proposed Upland cleanup plan (Ecology 2025a). USACE permit issued for shoreline habitat maintenance in 2019 (USACE 2025).

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West Side of River (Downstream to Upstream)										
5367202505	1.75 W	30	Port of Seattle (Terminal 115)	Terminal 115 Plant 1	--	Y ²	--	--	Ecology, Industrial SW GP No. WAR308432 Ecology, Industrial SW GP No. WAR000471 KCIW, Permit No. 7896-02 USACE, No. NWS-2008-01496-WRD USACE, No. NWS-2025-00037-WRD	MTCA Agreed Order (July 2020), initial remedial investigation submitted to Ecology (August 2023; Ecology 2025a). Two inactive permits (Ecology 2025b). USACE permit issued for dredging, repair and modifications in 2009 (USACE 2025). USACE permit issued for outfall flap gate replacement in April 2025 (USACE 2025).
5367202518	2.0 W	30	Seattle Department of Transportation	Seaview Park	--	--	--	--	--	No available information.
5367202512	2.0 W	30	State of Washington	Vacant Industrial	--	--	--	--	--	No available information.
5367202510	2.0 W	30	Seattle Department of Transportation	Right of Way/Utility, Road	--	--	--	--	--	No available information.
2924049090	2.2 W	24, 27	7100 1st Avenue South Seattle LL (Douglas Management Property)	Douglas Management Dock (Alaska Marine Lines Yard No. 2)	--	Y	Y	Y	KCIW, Minor Discharge Authorization No. 459-06	MTCA Agreed Order (May 2011), remedial investigation submitted to Ecology (August 2019; Ecology 2025a). The lay berth is primarily used for barge storage. Operational activity is minimal, with only about one barge loaded per year (Integral et al. 2018). One inactive permit (Ecology 2025b).
2924049108	2.25 W	21, 24	Personal Property (ICS/NW Cooperage)	Industrial Container Services	--	N	Y	Y	KCIW, Permit No. 7929-02	MTCA Agreed Order (May 2010), draft feasibility study submitted to Ecology (September 2024; Ecology 2025a).
2924049030	2.25 W	24								
6871200035	2.25 W	24	7100 1st Avenue Sout Seattle LL	Vacant	--	--	--	--	--	No available information.
6871200045	2.25 W	24	Boyer Towing Inc.	Vacant	--	Y	--	--	Ecology, Industrial SW GP No. WAR005598 USACE, No. NWS-2009-01252 USACE, No. NWS-2023-00554	Boyer Logistics locations are authorized to be maintained at -10 feet MLLW, and Boyer Logistics has been able to dispose of dredged sediment in open water in the recent past (last event was in 2014). Fox dolphins used by Alaska Marine Lines as barge lay berth (Integral et al. 2018). USACE permit issued for maintenance dredging in 2024 (USACE 2025).
6871200620	2.3 W	21		Boyer Towing Inc.						
6871200350	2.35 W	21		Boyer Towing Inc.						
6871200210	2.4 W	21		Boyer Towing Inc.						
6871200100	2.45 W	17, 18	Personal Property	Personal Property	--	--	--	--	--	No available information.
7327906685	2.5 W	14	Boyer Towing Inc.	Alki Construction	--	--	--	--	--	No available information.
7327906645	2.55 W	11	Cascade Barge & Equipment	Hurlen Construction	--	N	--	--	--	In 1998, the subject property was dredged to -10 feet MLLW, but it has silted in by 5 feet in less than 10 years. Some vessels have 20-foot drafts (Integral et al. 2018).
7327906755	2.6 W	11	Brackish Properties LLC	Personal Property	--	--	--	--	--	No available information.
7327905770	2.65 W	--	Personal Property	Personal Property	--	--	--	--	--	Site under VCP until 2015 and SHARP assessment completed in 2025. MCTA cleanup process is underway (Ecology 2025a).
7327905760	2.65 W	--	Personal Property	Personal Property	--	--	--	--	--	No available information.

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7327905750	2.65 W	8, 9	Brackish Properties LLC	Personal Property	--	--	--	--	--	No available information.	
7327905725	2.65 W	8, 9	620 South Riverside Drive LLC	Hurlen Construction (PPM)	--	N	--	--	--	PPM received preliminary notice from Ecology, but next steps have not been planned (Anchor QEA 2025c).	
7327905710	2.65 W	8, 9	Seattle Public Utilities	Paved Industrial	--	--	--	--	Ecology, Construction SW GP No. WAR308085	No available information.	
7327905700	2.65 W	8, 9		Industrial Shop							
7327905350	2.7 W	8, 9	700 South Riverside Drive LLC	Hurlen Construction (PPM)	--	N	--	--	Ecology, Industrial SW GP No. WAR301516	PPM received preliminary notice from Ecology, but next steps have not been planned (Anchor QEA 2025c).	
7327905280	2.8 W	7, 8	Cassell Point LLC	Vacant Land	--	--	--	--	--	No available information.	
7327904100	2.8 W	6, 8		Vacant Land	--	--	--	--	--	No available information.	
7321904090	2.8 W	6	King County	Metro Pump Station	--	--	--	--	Ecology, Municipal NPDES IP No. WA0029181 USACE, No. NWS-2012-00260-WRD	King County's 8th Avenue Combined Sewer Overflow regulator station is covered under the listed NPDES permit.	
7327904049	2.8 W	6									
7327903645	2.9 W	2	Independent Metals Plant 2 (currently known as American Gypsum) (Seattle Public Utilities)	Seattle Public Utilities	--	--	--	--	Ecology, Industrial SW GP No. WAR308860	MTCA Agreed Order (December 2022, amended February 2024 and January 2025; Ecology 2025a).	
7327902520	2.9 W	1									
7327902510	2.95 W	1									
7327902395	2.95 W	1	Personal Property	Personal Property	--	--	--	--	--	No available information.	

Notes:

1. Work by others, including permits, are tracked based on review of the following:
 - a. Anchor QEA, 2024. Memorandum to: Trevor Williams, USACE. Regarding: 303 S River Street Post-Dredge Report; Permit No. NWS-2019-328. March 14, 2024.
 - b. Anchor QEA, 2025a. Personal communication with Samson Tug.
 - c. Anchor QEA, 2025b. Personal communication with SeaTac Marine.
 - d. Anchor QEA, 2025c. Personal communication with PPM.
 - e. Ecology, 2025a. All Cleanup Sites in Washington State. Available at: <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/all?Region=Northwest>.
 - f. Ecology, 2025b. Water Quality Permitting and Reporting Information System (PARIS). Accessed August 2025. Available at: <https://apps.ecology.wa.gov/paris>.
 - g. Integral et al., 2018. *Waterway User Survey and Assessment of In-water Structures - Data Report*. Prepared for EPA Region 10. Prepared by Integral Consulting Inc., Moffat & Nichol, and Windward Environmental LLC. July 2, 2018.
 - h. USACE, 2025. USACE Regulatory and Section 408 Publicly Available Data. Available at: <https://permits.ops.usace.army.mil/orm-public>.
2. Area with potential future maintenance dredging; however, no USACE permit is currently identified as active.

--: not applicable

E: east

EPA: U.S. Environmental Protection Agency

Ecology: Washington State Department of Ecology

GP: General Permit

IP: Industrial Permit

KCIW: King County Industrial Waste

MLLW: mean lower low water

MTCA: Model Toxics Control Act

NPDES: National Pollutant Discharge Elimination System

PPM: Pacific Pile and Marine

SHARP: site hazard assessment and ranking process

SW: stormwater

USACE: U.S. Army Corps of Engineers

VCP: voluntary cleanup program

W: west