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Draft Environmental Assessment

Proposed Fred Hutchinson Cancer Center BSL-3 / ABSL-3
1208 Eastlake Avenue East
Seattle, WA 98102

Prepared For:
Fred Hutchinson Cancer Center
1100 Fairview Avenue North, LF250
Seattle, WA 98109

Prepared By:
Citadel EHS
1455 NW Leary Wy,
Suite 400
Seattle, WA 98107

Lead Agency:
National Institutes of Health

NIH National Institutes of Health
Turning Discovery Into Health

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EXECUTIVE SUMMARY

Introduction

The National Institutes of Health (NIH) is the lead Federal agency for this Environmental Assessment (EA), which evaluates the potential environmental effects associated with proposed Federal funding for improvements at the Fred Hutchinson Cancer Center (Fred Hutch) facility at 1208 Eastlake Avenue East in Seattle, Washington. The EA has been prepared pursuant to the National Environmental Policy Act (NEPA), as amended, and applicable Department of Health and Human Services and NIH environmental review procedures.

Purpose and Need

The purpose of the Proposed Action is to establish a Biosafety Level 3 (BSL-3) and Animal Biosafety Level 3 (ABSL-3) research capacity at Fred Hutch for multidisciplinary biomedical research involving infectious agents. The need is driven by the absence of dedicated on-site BSL-3/ABSL-3 capacity at Fred Hutch and identified limitations in regional high-containment infrastructure, including specialized shower-out and effluent-decontamination capabilities. The proposed facility would strengthen Fred Hutch's ability to conduct research involving pathogens of significant public-health concern and other emerging infectious agents, while supporting regional research collaboration.

Proposed Action

Under the Proposed Action, Fred Hutch would renovate and reconfigure approximately 9,290 square feet of existing building space at 1208 Eastlake Avenue East to establish a BSL-3/ABSL-3 research facility, immediate required support space and ancillary office, storage, mechanical and building support areas. Work would occur primarily within existing first-floor laboratory and office space, the interstitial space between the first and second floors, and limited basement areas, with exterior work primarily consisting of rooftop mechanical modifications. The facility would include dedicated containment zones, BSL-3 laboratories, animal holding and procedure rooms, gowning and doffing areas, a shower-out system, an Effluent Decontamination System (EDS), autoclaves, specialized mechanical and exhaust systems, and controlled-access/security features.

Alternatives

The EA evaluates the Proposed Action and the No Action Alternative. Under the No Action Alternative, NIH would not provide Federal funding for the Proposed Action and the renovation would not proceed as described in this EA; Fred Hutch would continue to lack dedicated on-site BSL-3/ABSL-3 research capacity. No additional action alternatives were identified for detailed analysis because the Proposed Action uses existing Fred Hutch space planned for institutional use and other campus laboratory spaces were not identified as feasible locations for the proposed high-containment facility.

Environmental Consequences

The environmental analysis indicates that most effects of the Proposed Action would be negligible or would not occur because the project is primarily an interior renovation of an existing developed research building. The principal adverse effects would be temporary construction noise and construction-related material/waste handling, together with residual long-term biosafety and regulated-waste risks inherent in operation of a high-containment research facility. These risks would be reduced through engineered containment, directional airflow and HEPA-filtered exhaust, decontamination systems, commissioning, access controls, biosafety risk assessment, waste-management procedures, and applicable regulatory requirements.

Table ES-1. Summary of Environmental Impacts from Proposed Action

Resource	Summary of Proposed Action Effects	Impact Characterization
Soils	No substantial excavation or new foundation work; limited disturbance would occur within previously developed areas.	Negligible / temporary
Noise	Interior demolition, construction activities, and rooftop mechanical installation would generate temporary noise subject to applicable Seattle construction-noise requirements and standard controls. During operation, rooftop HVAC and exhaust equipment would be the principal new exterior noise sources. The project-specific noise-compliance analysis indicates that the proposed rooftop mechanical system is anticipated to comply with the applicable 70-dBA industrial-to-industrial exterior sound-level criterion at the property boundaries.	Minor / short-term
Human Health: Biosafety and Biosecurity	Containment design, directional airflow, HEPA-filtered exhaust, EDS, autoclaves, access controls, commissioning, training, and operating procedures would reduce potential exposure pathways.	Minor residual risk; beneficial research capacity
Hazardous Materials, Waste Management, and Pollution Prevention	Laboratory, biomedical, chemical, and construction wastes would be managed under applicable institutional procedures, decontamination systems, permitted waste services, and wastewater requirements. The 2026 pre-demolition survey did not identify regulated ACM or LCP in sampled materials, and screening of nearby Ecology cleanup sites did not identify a documented complete vapor-intrusion pathway to the project building based on currently available information.	Minor
Visual Resources	No change to building footprint or primary façade. Rooftop mechanical equipment would generally remain behind the existing visual screen, and the proposed exhaust termination would remain below the elevation of the existing exhaust-system termination.	Negligible
Cultural Resources	The project building dates to 1999. Twenty-four NRHP-listed resources and numerous City of Seattle Landmarks occur within the one-mile cultural-resources study area, including the adjacent Lake Union Steam Plant; no direct physical effects are proposed to these resources.	No adverse effect anticipated, pending Section 106
Wildlife	No natural habitat would be removed. Rooftop work could temporarily disturb nesting birds; active nests would be avoided in accordance with applicable wildlife requirements.	Negligible / temporary
Vegetation	No substantial vegetation removal is proposed.	No measurable effect
Threatened and Endangered Species	No undeveloped habitat or in-water work is proposed.	No effect anticipated
Groundwater	No groundwater withdrawal or new foundation excavation is proposed; spill controls would address construction-phase risks.	Negligible
Surface Waters, Wetlands, and Waters of the United States	No wetland fill, in-water work, impervious-area expansion, or exterior stormwater modification is proposed; wastewater would use existing regulated systems.	Negligible
Floodplains	The project property is outside the mapped FEMA 100-year (1-percent-annual-chance) floodplain/Special Flood Hazard Area, and the project would not change the building footprint, grades, flood storage, or drainage patterns.	No adverse effect anticipated
Cumulative Effects	The project's incremental contribution would generally be small; the principal potential interaction is temporary overlap with other construction and transportation work in the Eastlake/I-5 corridor.	Negligible to minor

Public Involvement and Consultation

NIH initiated consultation under Section 106 of the National Historic Preservation Act with the Washington Department of Archaeology and Historic Preservation and identified Tribal governments. The one-mile cultural-resources study area contains 24 National Register of Historic Places (NRHP)-listed resources, and the adjoining Lake Union Steam Plant is a designated City of Seattle Landmark. Because the Proposed Action is concentrated within a building constructed in 1999, does not include substantial exterior ground disturbance, and limits exterior work primarily to screened rooftop mechanical improvements, adverse effects to historic properties are not anticipated based on the current design; NIH's final Section 106 finding will be made through completion of consultation. Following NIH review, the Draft EA is anticipated to be made available for a 30-day public comment period.

Based on the currently available project design and environmental information, no moderate or major adverse environmental effects have been identified under the impact criteria used in this

EA. The Proposed Action would also provide a beneficial effect by establishing dedicated high-containment research capacity at Fred Hutch and supporting regional infectious-disease research and preparedness. NIH will make the Federal significance determination after completing applicable consultation and public involvement.

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ACRONYMS AND ABBREVIATIONS

ABSL-3	Animal Biosafety Level 3
ACH	Air Changes Per Hour
ACM	Asbestos-Containing Material
APE	Area of Potential Effects
AST	Aboveground Storage Tank
BMBL	Biosafety in Microbiological and Biomedical Laboratories
BMPs	Best Management Practices
BSL-3	Biosafety Level 3
CDC	Centers for Disease Control and Prevention
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
DAHP	Washington State Department of Archaeology and Historic Preservation
DAR	Daughters of the American Revolution
EA	Environmental Assessment
Ecology	Washington State Department of Ecology
EDS	Effluent Decontamination System
EO	Executive Order
EPA	United States Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
Flad/AEI	Flad & Associates, Inc. / Affiliated Engineers, Inc.
FONSI	Finding of No Significant Impact
FR	Federal Register
Fred Hutch	Fred Hutchinson Cancer Center
ft	Feet
F/V	Fishing Vessel
GAM	General Administration Manual
HEPA	High-Efficiency Particulate Air
HHS	U.S. Department of Health and Human Services
HVAC	Heating, Ventilation, and Air Conditioning
I-5	Interstate 5
LCP	Lead-Containing Paint
LED	Light-Emitting Diode
MBTA	Migratory Bird Treaty Act
MEP	Mechanical, Electrical, and Plumbing
MV / M.V.	Motor Vessel
NEPA	National Environmental Policy Act
NIH	National Institutes of Health
NOA	Notice of Availability
NPS	National Park Service
NRC	National Research Council
NRHP	National Register of Historic Places
PAH(s)	Polycyclic Aromatic Hydrocarbon(s)

PCB(s)	Polychlorinated Biphenyl(s)
PWA	Public Works Administration
SDCI	Seattle Department of Construction and Inspections
SDOT	Seattle Department of Transportation
SF	Square Feet
SPCC	Spill Prevention, Control, and Countermeasure
SPU	Seattle Public Utilities
S/Y	Sailing Yacht
U.S.C.	United States Code
USCG	United States Coast Guard
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
VOC(s)	Volatile Organic Compound(s)
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation

1.0 INTRODUCTION

1.1 BACKGROUND

The Fred Hutchinson Cancer Center (Fred Hutch) proposes to renovate portions of an existing building at 1208 Eastlake Avenue East in Seattle, Washington, to establish a -Biosafety Level 3 (BSL-3) and Animal Biosafety Level 3 (ABSL-3) facility. The proposed facility would address identified gaps in regional capacity for high-containment research involving pathogens of significant public health concern. The absence of an on-site BSL-3 facility currently limits Fred Hutch's ability to fully support multidisciplinary biomedical research requiring enhanced biological containment and to rapidly respond to emerging infectious disease research needs. The grant application also identifies limitations at other regional BSL-3 facilities, including the absence of shower-out and/or effluent decontamination capabilities.

The Proposed Action would establish an approximately 5,145-square-foot (SF) BSL-3/ABSL-3 facility within the existing building. The facility would incorporate biosafety and containment features, including a shower-out system, an Effluent Decontamination System (EDS), dedicated containment zones, flexible laboratory spaces, specialized areas for pathogen-specific research, and facilities supporting automation, flow cytometry, animal research, and waste processing. These systems are intended to support compliance with applicable NIH, Centers for Disease Control and Prevention (CDC), and United States Department of Agriculture (USDA) biosafety requirements and guidance.

The existing project area consists of laboratory and office space but does not currently provide the BSL-3/ABSL-3 containment capabilities proposed under the project. The Proposed Action would add specialized containment, airflow, access-control, and decontamination features designed to support BSL-3 and ABSL-3 research activities.

The architectural design includes multiple laboratory and support spaces, including BSL-3 laboratories, animal holding and procedure rooms, gowning and doffing areas, a shower, secure access areas, clean and dirty staging areas, and autoclaves for decontamination of materials and waste. The majority of the Proposed Action would occur within the existing building envelope, with associated modifications to building mechanical, electrical, plumbing, and containment systems.

The proposed facility would expand Fred Hutch's institutional capacity to conduct multidisciplinary biomedical research involving emerging infectious diseases and pathogens that can cause severe disease, including diseases of particular concern to immunocompromised patients. The facility would also support collaboration with regional research institutions and improve regional capacity for infectious disease research and public health preparedness.

Partial federal funding for the Proposed Action is being sought through the National Institutes of Health (NIH) within the United States Department of Health and Human Services (HHS). The grant application identifies NIH as the federal funding agency and requests approximately $7.95 million in federal funding toward an estimated total project cost of $23.374 million. Completion of the applicable National Environmental Policy Act (NEPA) environmental review is required in connection with the federal funding decision.

1.2 PURPOSE AND NEED

The purpose of the Proposed Action is to establish BSL-3 and ABSL-3 research capacity at the Fred Hutchinson Cancer Center to support multidisciplinary biomedical research involving infectious agents that require high-containment laboratory conditions. The proposed facility would provide Fred Hutch with dedicated infrastructure for research involving pathogens of significant public health concern.

The need for the Proposed Action is driven in part by the absence of an on-site BSL-3 facility at Fred Hutch. This limitation currently restricts the institution's ability to fully support multidisciplinary infectious disease research and to rapidly respond to emerging infectious disease research needs. The grant application also identifies limitations in existing regional high-containment research infrastructure. Seattle Children's Research Institute lacks shower-out and effluent decontamination systems, while the University of Washington's BSL-3 facility lacks an effluent decontamination system.

The Proposed Action would address these limitations by providing enhanced containment infrastructure, including dedicated containment zones, a shower-out system, an Effluent Decontamination System (EDS), and laboratory and support spaces capable of accommodating specialized research activities. These capabilities would allow Fred Hutch researchers to conduct research involving infectious agents requiring high-containment laboratory conditions while supporting specialized activities such as animal research, flow cytometry, automation, and controlled waste processing.

The proposed facility is also intended to strengthen regional infectious disease research capacity by supporting collaboration among Fred Hutch, Seattle Children's Research Institute, the University of Washington, and other research partners. The additional containment capability would improve the region's ability to conduct research on emerging infectious diseases and contribute to preparedness for future infectious disease outbreaks. The project would also support Fred Hutch's research involving pathogens that can cause severe disease in immunocompromised patients, including transplant patients.

The Proposed Action would therefore address an identified regional gap in enhanced high-containment research infrastructure by establishing BSL-3/ABSL-3 capacity at Fred Hutch with specialized containment and decontamination capabilities not currently available on the Fred Hutch campus.

1.3 PRIOR ACTIONS AND ANALYSES AT FRED HUTCHINSON CANCER CENTER

No prior environmental analyses conducted under the National Environmental Policy Act (NEPA) are known to have been completed for the proposed project or the existing facility at 1208 Eastlake Avenue East. Previous building renovations or modifications at the facility are not known to have included NEPA analyses or documentation.

1.4 APPLICABLE ENVIRONMENTAL GUIDANCE, STATUTES AND REGULATIONS

NIH has prepared this Environmental Assessment (EA) in consideration of Federal and state statutes, regulations, Executive Orders, and agency procedures pertinent to implementation of the Proposed Action, including the following.

- National Environmental Policy Act (NEPA), 42 U.S.C. section 4321 et seq.
- Department of Health and Human Services General Administration Manual (GAM) Part 30
- Clean Air Act (42 U.S.C. section 7401 et seq.)
- Clean Water Act (33 U.S.C. section 1251 et seq.)
- National Historic Preservation Act (54 U.S.C. section 306108 et seq.)
- Endangered Species Act (16 U.S.C. sections 1531 et seq.)
- Migratory Bird Treaty Act (16 U.S.C. sections 703-712)
- Bald and Golden Eagle Protection Act (16 U.S.C. section 668-668d)
- Executive Order (EO) 11988, Floodplain Management
- EO 11990, Protection of Wetlands
- EO 12088, Federal Compliance with Pollution Control Standards

- EO 13045, Protection of Children from Environmental Health Risks and Safety Risks
- Fiscal Responsibility Act of 2023 (Pub. L. 118-5), including amendments to NEPA
- 36 CFR Part 800, Protection of Historic Properties
- EO 13175, Consultation and Coordination with Indian Tribal Governments
- CDC/NIH Biosafety in Microbiological and Biomedical Laboratories (BMBL)

The Council on Environmental Quality (CEQ) removed its NEPA implementing regulations formerly codified at 40 CFR Parts 1500 through 1508 effective April 11, 2025, and finalized that removal on January 8, 2026 (90 FR 10610; 91 FR 618). Accordingly, this EA is prepared pursuant to NEPA, as amended, National Environmental Policy Act (NEPA), 42 U.S.C. section 4321 et seq., and applicable HHS/NIH NEPA procedures, including HHS GAM Part 30.

1.5 PUBLIC INVOLVEMENT

NIH involves the public in the preparation and implementation of its NEPA procedures. Consideration of the views and information provided by interested agencies, organizations, Tribal governments, and members of the public promotes open communication and informed decision-making. Agencies, organizations, Tribal governments, and members of the public having a potential interest in the Proposed Action are provided opportunities to participate in the environmental review process.

Public participation and agency coordination associated with the EA and the decision-making process for the Proposed Action have included consultation and coordination with potentially interested parties. Consultation letters were transmitted to the following.

- Washington Department of Archaeology & Historic Preservation (DAHP)
- Native American Tribes
    - Muckleshoot
    - Snoqualmie
    - Squaxin
    - Stillaguamish
    - Suquamish
    - Tulalip

Consultation with the Washington State Department of Ecology regarding wetlands is not anticipated because the Proposed Action would occur primarily within an existing developed building and on the roof. The Design Development plumbing plans state that existing underground utilities exterior to the building are not impacted by the project scope. Similarly, consultation with the Washington Department of Fish and Wildlife regarding state-listed threatened or endangered species is not anticipated because the Proposed Action would not disturb undeveloped habitat. Coordination with the Washington State Department of Transportation is also not anticipated because the Proposed Action would not modify state transportation facilities or result in substantial changes to existing transportation patterns.

Consultation letters are provided in Appendix A, and agency and Tribal responses received during consultation are provided in Appendix B.

Following review and approval by NIH, the Draft EA will be made available for public review and comment. A Notice of Availability (NOA) is anticipated to be published in The Seattle Times, and a 30-day public comment period will be provided to allow agencies, Tribal governments, organizations, and members of the public to comment on the Proposed Action and the environmental analysis. The Draft EA will also be submitted to the Washington State Department

of Ecology for posting on the State Environmental Policy Act (SEPA) Register. The SEPA Register is a statewide searchable database that provides public access to SEPA and National Environmental Policy Act (NEPA) documents submitted to Ecology. Posting the Draft EA on the SEPA Register will provide additional public access to the document and notice of the environmental review.

Following completion of the public comment period, NIH will consider comments received and determine whether the Proposed Action would result in significant effects on the human environment. Based on the results of the environmental review, NIH may issue a Finding of No Significant Impact (FONSI) or determine that additional environmental review is required.

The Draft EA and associated public-review materials will be made available in an accessible electronic format consistent with applicable Federal Section 508 accessibility requirements. Reasonable accommodations and alternative formats will be provided upon request, as appropriate.

2.0 PROPOSED ACTION AND ALTERNATIVES

Fred Hutch proposes to renovate a portion of the existing building at 1208 Eastlake Avenue East in Seattle, Washington, to establish a—BSL-3 and ABSL-3 facility. The facility would support multidisciplinary biomedical research involving infectious agents that require high-containment laboratory conditions.

The Proposed Action would expand Fred Hutch's existing infectious disease research capabilities by providing dedicated high-containment laboratory and animal research infrastructure that is not currently available on the Fred Hutch campus. The facility would support ongoing and future biomedical research, regional research collaboration, and research addressing emerging infectious disease and public health needs.

2.1 ACTION ALTERNATIVES

This section describes the two alternatives evaluated in this EA: the No Action Alternative and the Proposed Action Alternative. The Proposed Action was developed to address the purpose and need described in Section 1.2, while the No Action Alternative is carried forward as the baseline for comparing environmental effects.

The alternatives analysis considers the Proposed Action, the No Action Alternative, and whether other reasonable alternatives warrant detailed evaluation. The analysis takes into consideration Fred Hutch's existing facilities, research requirements, and current and future plans for development of high-containment research capacity.

2.1.1 NO ACTION ALTERNATIVE

This EA evaluates the No Action Alternative to provide a baseline for comparing the potential environmental effects of the Proposed Action with the effects of maintaining existing conditions. Under the No Action Alternative, NIH would not provide federal funding for the Proposed Action, and the proposed renovation of the existing building at 1208 Eastlake Avenue East to establish a BSL-3/ABSL-3 facility would not proceed as described in this EA.

Under the No Action Alternative, Fred Hutch would continue to lack dedicated on-site BSL-3/ABSL-3 research capacity. Existing limitations on Fred Hutch's ability to conduct multidisciplinary biomedical research involving infectious agents requiring high-containment laboratory conditions would therefore remain. The Fred Hutch grant application specifically identifies the absence of an on-site BSL-3 facility as a limitation on its research capabilities and ability to respond to emerging infectious disease research needs.

The No Action Alternative would not meet the purpose of and need for the Proposed Action; however, it is carried forward for analysis in this EA and provides a baseline for measuring the environmental consequences of the Proposed Action.

2.1.2 PROPOSED ACTION – RENOVATE EXISTING BUILDING SPACE TO ESTABLISH BSL-3 AND ABSL-3 FACILITY (PREFERRED ALTERNATIVE)

Under the Proposed Action, Fred Hutch would renovate and reconfigure approximately 5,145 SF of existing building space at 1208 Eastlake Avenue East to establish an BSL-3 and ABSL-3 research facility. The facility would provide dedicated high-containment laboratory and animal research space capable of supporting research involving emerging infectious agents.

The Proposed Action would include demolition and reconfiguration of existing interior spaces and construction of specialized laboratory, animal research, containment, decontamination, and support areas. The proposed facility would include dedicated containment zones, a shower-out system, an EDS, flexible laboratory space, specialized pathogen research areas, flow cytometry capabilities, and areas for controlled waste processing.

The proposed facility would include general BSL-3 laboratories, a specialty laboratory, a BSL-3 laboratory, animal holding and procedure rooms, gowning and doffing areas, a shower, secure

access areas, clean and dirty staging areas, and dedicated autoclaves for decontamination. The architectural program also identifies supporting mechanical, electrical, storage, preparation, office, and access spaces associated with operation of the facility.

2.1.2.1 FACILITY SITE

Under the Proposed Action, the project would be located within a portion of the existing Fred Hutchinson Cancer Center building at 1208 Eastlake Avenue East in Seattle, Washington (Figure 1). No additional land acquisition would be required.

The project site is bounded generally by Eastlake Avenue East to the west, Interstate 5 (I-5) and associated embankments to the east and north, and commercial and life-science development to the south, including the Alexandria Center for Life Science at 1150 Eastlake Avenue East. Across Eastlake Avenue East to the west is the historic Lake Union Steam Plant, which has been converted to laboratory and office space and is currently occupied by Fred Hutch. Fred Hutch identifies the Steam Plant at 1201 Eastlake Avenue East as part of its current research campus.

The 1208 Eastlake Avenue East property is identified by the King County Department of Assessments as Parcel No. 216390-1160 (Figure 2). King County assessment records identify 1208 Eastlake Avenue East as a biotechnology property associated with this parcel. The parcel is approximately 32,797 SF (approximately 0.75 acre). The existing building is a four-story laboratory and office building constructed in 1999. Only a portion of the existing building would be renovated as part of the Proposed Action.

2.1.2.2 FACILITY DESCRIPTION

The Proposed Action would establish the BSL-3/ABSL-3 facility and immediate required support space within a broader approximately 9,290-GSF tenant renovation through renovations to portions of the existing building. The approximately 5,145-SF facility would include renovations to existing laboratory and office space on the first floor, modifications within the interstitial space between the first and second floors, and minor improvements within the basement. The broader overall renovation is 9,290-SF and includes the proposed ASL-3/ABSL-3 facility (5,145 SF) plus ancillary space associated with the overall tenant improvement including storage, office, mechanic and building support area, circulation area and laboratory program spaces. The overall renovation area includes the BSL-3/ABSL-3 suite and immediate support space, together with ancillary office, storage, mechanical and building-support, circulation, and other tenant-support areas. The primary renovation would occur on the first floor, with associated modifications within the interstitial space between the first and second floors and limited work at Level P1. The Proposed Action would occur primarily within the existing building envelope. Exterior work would be limited primarily to rooftop HVAC modifications necessary to support the proposed containment facility. The Proposed Action would occur primarily within the existing building envelope. Exterior work would be limited primarily to modifications or replacement of rooftop heating, ventilation, and air conditioning (HVAC) equipment necessary to support the proposed containment facility.

The portions of the building proposed for renovation are currently used for laboratory and related research functions but do not provide the BSL-3 and ABSL-3 containment capabilities proposed as part of the project.

The Design Development plans prepared by Flad & Associates, Inc. (architect) and Affiliated Engineers (MEP engineer) for the Proposed Action were reviewed as part of this EA. Sheet A-250, Overall Building Section, shows the vertical extent of the proposed tenant improvements and is provided in Appendix C.

The Design Development plumbing plans state that existing underground utilities exterior to the building are not impacted by the project scope and can remain as-is. Utility modifications associated with the BSL-3/ABSL-3 improvements would occur within the existing building and at the roof as shown in the Design Development plans.

Plumbing

The following plumbing plans were reviewed and are provided in Appendix C to document Level P1 plumbing demolition and new work.

- Sheet PD-200A – Plumbing Demolition Plan – Level P1 Sector A
- Sheet P-200A – Plumbing Plan – Level P1 Sector A

Plumbing serving the containment areas would be routed through the existing building. Sheet P-200A states that existing underground utilities exterior to the building are not impacted by the project scope. Effluent from plumbing fixtures within the BSL-3 containment boundary would be collected as a grouped laboratory waste system and connected to existing sanitary drainage at a single connection point. The Design Development set requires a risk assessment to determine EDS treatment requirements for plumbing fixtures within the enhanced laboratory, holding/procedure rooms, and Sheet P-201A identifies an under-counter EDS serving a laboratory sink. Potable water and sanitary sewer service would continue through existing municipal utility systems.

Mechanical

The following mechanical plans are provided detailing the proposed roof HVAC work.

- Sheet MPD-206A – Mechanical Piping Demolition Plan – Roof Sector A
- Sheet MP-206A – Mechanical Piping Plan – Roof Sector A
- Sheet MD-206A – Mechanical Demolition Ductwork Plan – Roof Sector A
- Sheet M-206A – Mechanical Ductwork Plan – Roof Sector A

Proposed rooftop mechanical equipment and ductwork would generally be located at or below the elevation of existing rooftop mechanical systems and would be largely screened by the existing rooftop visual screen. Exhaust stacks associated with the new exhaust fans would extend approximately one foot above the top of the existing visual screen. Affiliated Engineers, Inc. confirmed that the termination elevation of the new exhaust stacks would remain below the termination elevation of the existing exhaust system. The design also demonstrates compliance with the applicable 70-dBA industrial-to-industrial operational noise criterion.. Sheet M-006 establishes minimum ventilation criteria of 15 air changes per hour (ACH) for BSL-3 and ABSL-3 laboratory, animal holding, procedure, and flow-laboratory spaces, and generally 10 ACH for supporting containment spaces such as dirty staging, clean staging, gowning, doffing, corridors, showers, janitor rooms, vestibules, and ante rooms. The design also establishes pressure relationships for containment spaces and high-efficiency particulate air-(HEPA-) filtered BSL-3 exhaust where specified.

The proposed rooftop BSL-3/ABSL-3 exhaust fans would be electrically powered. Space heating for the renovated areas would be provided through hot-water heating coils connected to the building's existing hydronic heating-water system. The Design Development plans do not identify installation of a new natural-gas-fired HVAC unit or other new natural-gas-fired heating source as part of the Proposed Action. The plans do not establish the energy source used by the existing building hydronic heating plant (Flad/AEI 2026).

Electrical

The following electrical plans are provided detailing the proposed electrical work.

- Sheet ED 201A Electrical Power Demolition Plan Level 1
- Sheet ED 206A Electrical Power Demolition Plan Roof Sector A

- Sheet ED-301A Electrical Lighting Demolition Plan Level 1

As shown, the electrical improvements consist of the following.

- Replacement and reconfiguration of existing standby-power distribution equipment, including work associated with the existing building emergency power system
- Installation of a new generator connection cabinet for connection to a temporary generator or load bank
- Interior tenant space electrical improvements including removal of existing interior lighting, existing interior electrical outlets and replacement with new LED lighting and electrical outlets consistent with a research laboratory

Electrical power would continue to be obtained from the utility grid, with standby/emergency power supplied through the existing building emergency power system. The project would add a generator connection cabinet to allow connection of a temporary generator or load bank.

Seismic Restraint and Anchorage

The Design Development code summary identifies the existing building as a concrete ductile moment-resisting frame structure designed under the Uniform Building Code. The Design Development plans do not identify a building-wide seismic retrofit as part of the Proposed Action. However, new laboratory equipment, casework, mechanical and electrical equipment, suspended components, and other nonstructural systems would be anchored or restrained in accordance with applicable seismic design requirements. The design documents include seismic restraint and anchorage provisions for laboratory furnishings, biosafety cabinets, HVAC systems, electrical components, and ceiling systems, with final anchorage requirements coordinated with the project structural engineer (Flad/AEI 2026; SDCI 2026c).

No additional modifications to the building exterior, other than the noted rooftop HVAC and plumbing work, or to site landscaping are anticipated as part of the Proposed Action. No stormwater improvements are anticipated.

2.1.2.3 FACILITY OPERATIONS

The Proposed Action design and renovation would comply with applicable recommendations of the Guide for the Care and Use of Laboratory Animals, Eighth Edition (NRC 2011).

Animal care would be provided through Fred Hutch Animal Resources personnel and applicable research staff. Access to the facility would be restricted to authorized personnel through cardkey or emergency-key access controls. Security systems would include controlled access and video surveillance integrated with the existing building security system.

The architectural program includes two animal holding rooms (Holding A and Enhanced Holding B) and associated procedure rooms. The laboratory equipment schedule identifies individually ventilated cage rack systems within the animal holding areas. Final animal species, cage capacity, and research protocols would be subject to Fred Hutch biosafety and animal-care approvals prior to operation.

2.1.3 ALTERNATIVES ELIMINATED

No additional action alternatives were identified for detailed analysis. The Proposed Action would use existing Fred Hutch space planned for institutional use. Other laboratory spaces on the Fred Hutch campus are currently occupied or planned for other uses and were not identified as feasible locations for the proposed high-containment facility. Accordingly, this EA carries forward the Proposed Action and the No Action Alternative for detailed evaluation.

3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 INTRODUCTION

This section describes the natural and human environment associated with the project area and evaluates the potential environmental consequences of the Proposed Action and the No Action Alternative. The organization and impact terminology generally follow the structure used in recent NIH environmental assessments, adapted to the substantially different setting and scope of the Fred Hutch project. The Fred Hutch Proposed Action is primarily an interior renovation of an existing urban research building, with limited rooftop mechanical work and no acquisition of additional land. Accordingly, the analysis emphasizes resources for which construction or operation of the BSL-3/ABSL-3 facility could reasonably result in an environmental effect (Fred Hutch 2025; Flad/AEI 2026).

Environmental effects may be beneficial or adverse and may occur during construction or operation. For this EA, temporary effects are those occurring principally during renovation and commissioning; short-term effects persist for up to approximately three years; long-term effects extend beyond three years; and permanent effects represent enduring changes to a resource. The following qualitative intensity terms are used to support a consistent comparison of alternatives:

Intensity	General Meaning
Negligible	No measurable change, or a change at or near the level of detection that would not alter the function or condition of the resource.
Minor	A localized and measurable effect of limited consequence. Any needed avoidance or mitigation would be straightforward and readily achievable.
Moderate	A readily detectable and measurable effect that could be long-term or require more substantial mitigation or management.
Major	A substantial effect with broad or severe consequences that could require extensive mitigation and could influence the Federal decision.

The design basis used in this analysis is the January 2025 NIH grant application and the October 2026 Design Development package. The project would establish a dedicated BSL-3/ABSL-3 suite within the existing 1208 Eastlake Avenue East building and would include associated first-floor, interstitial, Level P1, rooftop mechanical, electrical, plumbing, security, and containment-system modifications. Existing underground utilities exterior to the building are identified in the Design Development plumbing plans as not being impacted by the project scope (Fred Hutch 2025; Flad/AEI 2026).

Structural and seismic considerations were also reviewed as part of the project design. The Design Development code summary identifies the existing building as a concrete ductile moment-resisting frame structure and the project as a Level 2 alteration under the 2021 Seattle Existing

Building Code. The plans do not identify a building-wide seismic retrofit; however, new nonstructural laboratory, mechanical, electrical, ceiling, and equipment components would be seismically anchored or restrained in accordance with applicable design requirements (Flad/AEI 2026; SDCI 2026c).

The following resource topics were considered but are not carried forward as stand-alone detailed resource sections because the Proposed Action would not be expected to cause more than negligible effects under the current design:

Resource	Basis for Screening from Detailed Analysis
Air Quality and Climate	Construction would be predominantly interior, with limited rooftop work. Temporary dust and vehicle/equipment emissions would be localized and short-term. The proposed rooftop BSL-3/ABSL-3 exhaust fans would be electrically powered, and space heating for the renovated areas would be provided through hot-water heating coils connected to the building's existing hydronic heating-water system. The Design Development plans do not identify a new natural-gas-fired HVAC unit or other new permanent natural-gas combustion source as part of the Proposed Action. The Seattle-Tacoma carbon monoxide area remains designated as maintenance, but current design values meet the applicable standard. Operational laboratory exhaust is a biosafety/containment issue addressed in Section 3.4 rather than a criteria-pollutant source (EPA 2026a; Flad/AEI 2026).
Land Use	The project would remain within an existing research/laboratory building on a developed Fred Hutch campus parcel. No land acquisition, change in institutional use, or expansion of the building footprint is proposed. The Design Development code summary identifies the site zoning as IC-65 (M) (Flad/AEI 2026).
Socioeconomics and Community Services	The renovation would not displace residences or businesses and is not expected to induce population growth or create a material demand on police, fire, schools, or other community services. Construction employment and purchases would be temporary and localized.
Transportation and Parking	No new road, driveway, or parking facilities are proposed. Temporary construction deliveries and contractor traffic would use the existing urban transportation network. Potential overlap with the RapidRide J Line and Revive I-5 construction is considered in Section 4.0 (SDOT 2026; WSDOT 2026).

Utilities	Water, sewer, electrical, telecommunications, and emergency power would continue to use existing building and municipal systems. The Design Development set states that exterior underground utilities are not impacted. Wastewater and waste-management requirements associated with BSL-3/ABSL-3 operation are addressed in Section 3.5 (Flad/AEI 2026; SPU 2026; King County 2026a).

3.2 SOILS

3.2.1 AFFECTED ENVIRONMENT

The project site is a fully developed urban parcel containing an existing four-story laboratory and office building constructed in 1999. The parcel is approximately 32,797 SF and is identified as King County Parcel No. 216390-1160. The project area is largely within the existing building envelope and does not contain exposed natural soil within the primary renovation footprint. NIH Section 106 consultation materials define the archaeological APE as the existing building footprint and immediately adjacent areas potentially subject to minor disturbance (NIH 2026a).

The Design Development plans indicate that existing underground utilities exterior to the building would remain in place. Level P1 plumbing demolition and new work would occur within the existing structure and would connect new laboratory waste piping to existing sanitary drainage. Accordingly, the Proposed Action does not include new building foundations, site grading, substantial excavation, or conversion of undeveloped soils (Flad/AEI 2026).

3.2.2 ENVIRONMENTAL CONSEQUENCES

3.2.2.1 PROPOSED ACTION

Because construction would occur primarily within an existing developed building, the Proposed Action would have negligible, temporary adverse effects on soils. Interior drilling, penetrations, localized demolition, and any limited work in previously disturbed fill could disturb small quantities of material, but no large-scale soil removal, grading, or erosion-generating activity is anticipated under the current design. Standard construction housekeeping, spill prevention, and material-handling practices would further limit the potential for soil contamination. No permanent change in soil function or availability would occur.

3.2.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, the proposed renovation would not proceed as described in this EA. Existing developed-site conditions would remain, and no project-related effects on soils would occur.

3.3 NOISE

3.3.1 AFFECTED ENVIRONMENT

The project site is located in the Eastlake/South Lake Union area of Seattle, an urban setting characterized by research and commercial buildings, Eastlake Avenue East traffic, and nearby I-5. Existing background sound levels are therefore influenced by roadway traffic, building mechanical systems, deliveries, and routine institutional activities. The building is not situated in an isolated or rural sound environment.

Seattle Municipal Code Chapter 25.08 regulates environmental noise. Based on the applicable source and receiving-property classifications, the exterior sound-level criterion applicable to the proposed rooftop mechanical equipment is 70 dBA for industrial-to-industrial noise. As described in Section 2.1.2.2, the Design Documents include a site-specific noise-compliance analysis for the

proposed rooftop HVAC and exhaust equipment. Seattle Department of Construction and Inspections guidance states that construction noise is generally limited to 7:00 a.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends and holidays, with additional restrictions applicable to certain impact construction activities. Commercial projects are also screened during permitting for potential mechanical-equipment noise concerns (SDCI 2026a).

3.3.2 ENVIRONMENTAL CONSEQUENCES

3.3.2.1 PROPOSED ACTION

Renovation activities would temporarily increase noise within and immediately around the 1208 Eastlake Avenue East building. Potential sources would include interior demolition, drilling, saw cutting, material handling, construction vehicles, and installation of rooftop mechanical systems. Because the work is primarily interior and would occur within an established urban employment district, construction noise would be localized and temporary. Compliance with applicable Seattle construction-noise requirements and use of standard practices such as maintaining equipment, limiting idling, and scheduling higher-noise activities during allowed hours would reduce off-site effects. Temporary construction-related noise effects are anticipated to be minor and adverse.

During operation, the principal new exterior noise sources would be associated with rooftop HVAC and exhaust equipment. The Design Development plans include a site-specific noise-compliance analysis that indicates the proposed rooftop mechanical system is anticipated to comply with the applicable 70-dBA industrial-to-industrial exterior sound-level criterion at the property boundaries. Accordingly, long-term operational noise effects are anticipated to be negligible and adverse (Flad/AEI 2026; SDCI 2026a).

3.3.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, project-specific construction and operational noise would not occur. Existing urban and building-related sound sources would continue.

3.4 HUMAN HEALTH: BIOSAFETY AND BIOSECURITY

3.4.1 AFFECTED ENVIRONMENT

Fred Hutch is an established biomedical research institution. The grant application identifies the absence of a dedicated on-site BSL-3 facility as a limitation on the institution's ability to conduct multidisciplinary research involving infectious agents that require high-containment laboratory conditions. The Proposed Action would create BSL-3 and ABSL-3 capability for research involving pathogens of significant public-health concern (Fred Hutch 2025).

The CDC/NIH Biosafety in Microbiological and Biomedical Laboratories, Sixth Edition (BMBL), is an advisory best-practices document based on protocol-driven risk assessment. Biosafety level assignment and the selection of engineering, administrative, personal protective, and decontamination controls depend on the agent, procedures, potential routes of exposure, and consequences of infection (CDC/NIH 2026).

The proposed design incorporates multiple layers of containment. The Design Development mechanical criteria establish 15 ACH for BSL-3 and ABSL-3 laboratory, animal holding, procedure, and flow-laboratory spaces and generally 10 ACH for supporting containment spaces such as staging, gowning, doffing, corridors, showers, janitor rooms, vestibules, and ante rooms. The design also establishes room pressure relationships and HEPA-filtered BSL-3 exhaust where specified. Architectural and electrical details require a defined containment barrier and sealed penetrations, and the program includes controlled access, shower-out capability, autoclaves, an EDS, dedicated animal holding/procedure rooms, and individually ventilated cage rack systems (Flad/AEI 2026; Fred Hutch 2025).

3.4.2 ENVIRONMENTAL CONSEQUENCES

3.4.2.1 PROPOSED ACTION

Operation of the BSL-3/ABSL-3 facility would allow work with infectious agents that present greater potential consequences than work performed under lower containment levels. This creates an inherent occupational and institutional biosafety risk that does not presently exist at the project location at the same containment level. The design reduces that risk through multiple independent and complementary controls, including directional airflow and pressure relationships, HEPA-filtered exhaust where specified, containment barriers, restricted access, decontamination systems, shower-out capability, dedicated staging and material-flow areas, emergency/standby power provisions, and commissioning and acceptance testing before operational use (Flad/AEI 2026).

Liquid effluent requiring enhanced treatment would be managed in accordance with a project-specific risk assessment. The Design Development sanitary and laboratory drainage diagram requires a risk assessment to determine EDS treatment requirements for plumbing fixtures in the laboratory and enhanced holding/procedure rooms, and the Level 1 plumbing plan identifies an under-counter EDS serving a laboratory sink. Solid or containerized materials requiring steam sterilization would be managed through the dedicated autoclaves and established waste pathways (Flad/AEI 2026).

Animal care would be conducted under Fred Hutch's institutional animal-care program and applicable research approvals. The proposed design includes animal holding and procedure rooms with individually ventilated cage racks. The Guide for the Care and Use of Laboratory Animals provides a framework for humane animal care, institutional oversight, occupational health and safety, and physical-plant considerations (NRC 2011; Fred Hutch 2025).

With design, commissioning, biosafety review, training, access control, operating procedures, maintenance, and emergency response measures implemented as intended, the incremental risk of occupational or public exposure is anticipated to be low. The Proposed Action is therefore expected to result in a negligible to minor, long-term adverse effect associated with residual biosafety risk, together with a beneficial effect from providing regional high-containment research capacity and improved public-health research preparedness. The conclusion does not assume that risk can be eliminated; rather, it reflects the multiple engineered and administrative barriers incorporated into the project.

3.4.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, the BSL-3/ABSL-3 facility would not be established as described in this EA. No project-related increase in high-containment biosafety risk would occur at 1208 Eastlake Avenue East; however, Fred Hutch would continue to lack the dedicated on-site BSL-3/ABSL-3 capability identified in the project purpose and need.

3.5 HUMAN HEALTH: HAZARDOUS MATERIALS, WASTE MANAGEMENT, AND POLLUTION PREVENTION

3.5.1 AFFECTED ENVIRONMENT

Biomedical research facilities routinely manage chemical products, laboratory reagents, compressed gases, sharps, biological materials, biomedical waste, and other regulated wastes. Washington dangerous wastes are subject to Chapter 173-303 WAC, including generator waste-designation and accumulation requirements. Public Health - Seattle & King County identifies laboratories as biomedical waste generators and requires biomedical waste generators to maintain a Biomedical Waste Management Plan, segregate waste at the point of origin, properly store and label waste, and use permitted treatment and transportation methods when waste is not treated onsite (Ecology 2026a; King County 2026b).

Seattle Public Utilities manages the local wastewater collection system, including smaller pipes, pump stations, and storage facilities, while King County Wastewater Treatment Division manages regional conveyance and treatment facilities. The King County Industrial Waste Program regulates commercial and industrial customers that discharge wastewater to the regional system and issues discharge approvals and evaluates pretreatment systems. The program includes specific application pathways for biotechnology and medical/laboratory dischargers (SPU 2026; King County 2026a, 2026c).

Nearby Contamination

A review of the Washington State Department of Ecology (Ecology) What's in My Neighborhood and cleanup-site records identified several documented cleanup or release sites within approximately 1,000 feet of the project site (Appendix D). The records include sites associated with historical underground storage tanks, petroleum releases, and other industrial or commercial activities. The presence of a listed cleanup site within the screening radius does not, by itself, demonstrate that contamination has migrated to 1208 Eastlake Avenue East or that a complete exposure pathway exists. Nearby sites were screened based on reported contaminants, affected media, cleanup status, and the potential for volatile constituents in soil or groundwater to migrate toward the project building. Ecology's Guidance for Evaluating Vapor Intrusion in Washington State indicates that buildings located more than approximately 30 feet horizontally from the edge of volatile petroleum contamination, or more than approximately 100 feet from the edge of other volatile subsurface contamination, are generally unlikely to experience unacceptable vapor-intrusion impacts. These screening distances may not be appropriate where preferential pathways, such as sewer lines or utility corridors, could transport vapors toward a building. Table 3-1 summarizes nearby sites identified as potentially relevant to the vapor-intrusion screening (Ecology 2022; Ecology 2026b).

Table 3-1. Nearby Ecology Cleanup/Release Sites Within Approximately 1,000 Feet of the Project Property

Site / Location	Ecology Identifier / Status	Reported Contaminants / Affected Media	Vapor-Intrusion Screening Relevance
Fred Hutchinson Ctr LK Union Eastlake Ave E & Fairview Ave N	Facility/Site ID 2368 Cleanup Site ID 1891 Cleanup Started	Ecology records identify priority-pollutant metals associated with the site. Historical database records do not identify petroleum products as the primary contaminant group.	Metals are not typical volatile vapor-intrusion constituents. The site is retained in the screening because of its proximity, but the reviewed listing does not identify a conventional petroleum- or VOC-driven vapor source.
Lake Union Steam Plant 1179 Eastlake Ave E	Facility/Site ID 2250 Cleanup Site ID 1947 Cleanup Started	Petroleum products, polychlorinated biphenyls (PCBs), and priority-pollutant metals are confirmed in soil and/or sediment; PAHs, phenolic compounds, and base/neutral/acid organics are also listed as suspected. Current Ecology summary does not identify groundwater or air as affected media.	Historical petroleum impacts warrant screening for possible vapor concerns; however, the current Ecology contaminant summary does not establish a groundwater or soil-gas pathway toward the project building.
Charlie's Restaurant 1500 Fairview Ave E	Facility/Site ID 64349368 No Further Action - 10/29/2002	Historical petroleum release associated with a tank affected soil and groundwater.	A historical petroleum release to groundwater represents a potentially relevant vapor source. Ecology's No Further Action determination substantially reduces concern absent evidence of residual migration toward the project property.
Bank of America Eastlake 1600 Eastlake Ave E	Facility/Site ID 69317824 Cleanup Site ID 3743 Cleanup Started	A 2017 Phase II Environmental Site Assessment (ESA) identified localized diesel- and heavy-oil-range hydrocarbons and lead in shallow soil. Petroleum hydrocarbons were not detected above the reported method detection limits in the two grab groundwater samples collected.	Localized soil impacts are documented, but available groundwater results did not identify petroleum hydrocarbons. The reviewed information therefore does not establish a complete vapor-intrusion pathway to the project property.

Equinox Apartments 1520, 1524, and 1530 Eastlake Avenue E	CSID 11426; No Further Action, 4/11/2011	Historical releases included gasoline-, diesel-, and oil-range petroleum hydrocarbons and naphthalene in soil; cadmium in soil; and PCE and TCE in soil and groundwater. Ecology concluded that no further remedial action was necessary.	Historically relevant to vapor intrusion because chlorinated solvents were present in groundwater. The Ecology NFA determination indicates cleanup requirements were satisfied based on the information reviewed.
Fiberlay 1158 Fairview Avenue N	CSID 36; No Further Action, 5/25/1989	Non-halogenated solvents were reported in soil below cleanup levels; groundwater and air are not identified as affected media.	Low current vapor-intrusion concern based on the Ecology summary because contamination was below cleanup levels in soil and no groundwater impact is identified.
Gunn Building 1165 Eastlake Avenue E	CSID 4272; Awaiting Cleanup	Non-halogenated solvents and petroleum products are confirmed in both soil and groundwater.	Relevant to vapor-intrusion screening because volatile constituents are associated with confirmed soil and groundwater contamination and cleanup remains pending. Site-specific extent and migration information should be considered.
Lake Union Dry Dock Co 1515 Fairview Avenue E	CSID 1158; Awaiting Cleanup	Ecology identifies halogenated organics, non-halogenated solvents, petroleum products, PCBs, PAHs, metals, and other contaminants, principally in surface water, sediment, and/or air in the database summary.	The summary does not identify soil or groundwater as affected media for this cleanup record; therefore, this record alone does not establish a conventional subsurface vapor-intrusion pathway. The separate LUST record at this facility is more directly relevant.
Lake Union Dry Dock LUST 1515 Fairview Avenue E	CSID 7377; Cleanup Started	Benzene and gasoline-/other petroleum contamination in soil is identified as remediated below cleanup levels, while groundwater contamination is listed as suspected. Metals, organotins, PCBs, and PAHs are also listed.	Relevant to vapor-intrusion screening because benzene and petroleum hydrocarbons are volatile and groundwater impacts remain listed as suspected. Available information does not by itself establish migration toward the project property.
Rainier Precision LLC / ZymoGenetics 1150 Eastlake Avenue E	CSID 1216; No Further Action, 7/8/2025	Halogenated organics, petroleum products, metals, PCBs, and PAHs in soil and/or groundwater are reported as remediated below cleanup levels; Ecology issued NFA in 2025.	Historically relevant because halogenated organics and petroleum affected groundwater; however, the contaminants are identified as remediated below cleanup levels and Ecology issued NFA in 2025.
Rothrock Property 1051 Summit Avenue E	CSID 246; No Further Action, 3/29/2007	Unspecified petroleum products in soil are identified as remediated; groundwater is not identified as affected.	Low current vapor-intrusion concern based on the Ecology summary because the petroleum-impacted soil was remediated, no groundwater impact is listed, and Ecology issued NFA.
TRC Maritime & Marina 1111 Fairview Avenue N	CSID 14434; Awaiting Cleanup	Gasoline-range petroleum contamination is confirmed in soil; groundwater and air are not identified as affected media.	Confirmed gasoline contamination represents a potential volatile source; however, the Ecology summary identifies soil only and does not establish groundwater contamination or a complete vapor-intrusion pathway toward the project property.

Note: This table is a screening-level summary based on publicly available Ecology records and selected site-specific documents reviewed for the EA. Cleanup status and site conditions should be confirmed against Ecology's current database before final EA issuance.

Based on the screening-level information reviewed, the nearby cleanup records do not establish a complete vapor-intrusion pathway to the proposed BSL-3/ABSL-3 renovation area. The Fred Hutchinson Ctr LK Union listing is primarily associated with metals, which are not typical volatile vapor-intrusion constituents. The Lake Union Steam Plant includes documented petroleum impacts, but the current Ecology contaminant summary identifies soil and sediment, rather than groundwater or air, as affected media. The historical petroleum release at Charlie's Restaurant

affected soil and groundwater, but Ecology issued a No Further Action determination in 2002. At the Bank of America Eastlake site, localized petroleum impacts were identified in shallow soil, while petroleum hydrocarbons were not detected above the reported method detection limits in the groundwater samples collected during the reviewed Phase II investigation. Accordingly, the available regulatory information does not indicate that nearby contamination currently presents a documented vapor-intrusion condition at the project property. If future project-specific information identifies volatile contaminants in shallow groundwater, soil gas, or other media beneath or immediately adjacent to the project building, additional vapor-intrusion evaluation should be considered (Ecology 2026b).

Petroleum Storage and SPCC Applicability

The facility includes an existing approximately 1,025-gallon diesel aboveground storage tank (AST) associated with the building emergency generator. Based on the current facility inventory, no other oil storage containers or oil-filled equipment with a capacity of 55 gallons or greater are present at the facility. Accordingly, the aggregate aboveground oil storage capacity considered for applicability of the Federal Spill Prevention, Control, and Countermeasure (SPCC) regulations is approximately 1,025 gallons. Because the facility does not have an aggregate aboveground oil storage capacity greater than 1,320 gallons, it does not meet the aboveground storage-capacity threshold for applicability of the SPCC regulations under 40 CFR Part 112. An SPCC Plan is therefore not required based on current facility conditions (EPA 2026b).

Hazardous Building Materials

Citadel EHS completed a Limited Regulated Materials Survey of the proposed renovation areas in May 2026 to evaluate accessible suspect materials for asbestos-containing materials (ACM) and lead-containing paint (LCP). Regulated ACM was not identified in the materials sampled, and lead was not detected above the analytical reporting limits in the paint samples collected. The survey noted that additional suspect materials may be present in concealed or inaccessible areas and recommended that previously unidentified materials encountered during construction be evaluated prior to disturbance (Citadel 2026).

3.5.2 ENVIRONMENTAL CONSEQUENCES

3.5.2.1 PROPOSED ACTION

Construction would generate typical renovation waste such as removed casework, piping, ductwork, wiring, lighting, finishes, packaging, and other building materials. Construction activities could also involve small quantities of fuels, oils, adhesives, coatings, cleaning materials, and other products. Waste and materials would be characterized and managed in accordance with applicable Federal, state, and local requirements and Fred Hutch construction procedures. A Limited Regulated Materials Survey completed by Citadel EHS in May 2026 did not identify regulated ACM in the materials sampled or lead-containing paint above analytical reporting limits in the paint samples collected. Accordingly, demolition activities are not anticipated to disturb ACM or LCP. If previously unidentified suspect materials are encountered during construction, those materials would be evaluated prior to disturbance and managed in accordance with applicable worker-protection, abatement, and disposal requirements. Temporary construction-related effects from hazardous materials and waste are anticipated to be minor and adverse (Citadel 2026).

Operation would generate biomedical waste, sharps, animal-related waste, chemical waste, and other laboratory waste streams. The proposed program includes dedicated dirty staging areas, hazardous-waste support space, two autoclaves, and controlled clean/dirty circulation. Biomedical waste would be segregated, contained, treated, transported, and disposed of under Fred Hutch procedures and applicable King County requirements. Chemical wastes would be designated and managed under Chapter 173-303 WAC as applicable (Flad/AEI 2026; King County 2026b; Ecology 2026a).

The plumbing design groups effluent from fixtures within the BSL-3 containment boundary into a laboratory waste system that connects to existing sanitary drainage at a single connection point. EDS treatment requirements for fixtures associated with enhanced animal spaces would be determined by risk assessment. Wastewater discharged to the sanitary sewer would remain subject to applicable local and regional pretreatment and discharge requirements, including King County Industrial Waste authorization where applicable (Flad/AEI 2026; King County 2026c).

Because regulated materials and wastes would be managed through established institutional programs, dedicated decontamination systems, and applicable regulatory requirements, long-term adverse effects from routine waste management are anticipated to be minor. The potential consequence of an accidental release would be addressed through containment, spill-response procedures, training, and waste-specific management requirements.

3.5.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, project-related construction waste and the incremental operational waste associated with the BSL-3/ABSL-3 facility would not be generated. Existing Fred Hutch laboratory waste streams and management programs would continue.

3.6 VISUAL RESOURCES (AESTHETICS)

3.6.1 AFFECTED ENVIRONMENT

The 1208 Eastlake Avenue East property is located in a developed urban research and commercial district. The existing building is four stories and is surrounded by other research, office, transportation, and institutional uses. The historic Lake Union Steam Plant at 1201 Eastlake Avenue East is located across Eastlake Avenue East and is currently occupied by Fred Hutch. The I-5 and associated structures are located east and north of the property (NIH 2026a; Fred Hutch 2024).

The existing building includes rooftop mechanical equipment and associated exhaust systems that are substantially screened from surrounding viewpoints by an existing rooftop visual/mechanical screen. Existing exhaust components extend above the visual screen and form part of the existing rooftop mechanical profile of the building.

3.6.2 ENVIRONMENTAL CONSEQUENCES

3.6.2.1 PROPOSED ACTION

The Proposed Action would not materially alter the building footprint, exterior façade, site landscaping, or overall visual character of the property. Exterior work would be limited primarily to rooftop HVAC equipment, exhaust systems, and associated penetrations necessary to support the proposed BSL-3/ABSL-3 facility..

As described in Section 2.1.2.2, the proposed rooftop mechanical equipment would be located behind the existing rooftop visual screen. The proposed exhaust-stack termination would extend approximately one foot above the top of the existing visual screen; however, the new exhaust termination would remain at a lower elevation than the existing exhaust-system termination. Accordingly, the Proposed Action would not increase the existing maximum rooftop exhaust elevation or introduce a substantially taller or visually dominant rooftop feature.

The proposed improvements would be located within the established rooftop mechanical area, would generally be screened from surrounding viewpoints, and would remain below the elevation of the existing exhaust termination, therefore, the project would not substantially alter the building's existing visual profile or the visual character of the surrounding developed urban setting. Long-term adverse effects on visual resources are therefore anticipated to be negligible (Flad/AEI 2026).

3.6.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, no project-related visual changes would occur.

3.7 CULTURAL RESOURCES

3.7.1 AFFECTED ENVIRONMENT

Cultural resources potentially subject to Federal review include archaeological resources, historic buildings and structures, districts, objects, and properties of traditional religious and cultural significance. Section 106 of the National Historic Preservation Act requires the Federal agency to consider effects of an undertaking on historic properties and to consult with the appropriate State Historic Preservation Officer and other consulting parties.

NIH initiated Section 106 consultation for the Fred Hutch undertaking on July 17, 2026. The consultation materials identify the 1208 Eastlake Avenue East building as having been constructed in 1999 and define the archaeological Area of Potential Effects as the existing building footprint and immediately adjacent areas potentially subject to minor ground disturbance. The consultation package states that no previous archaeological studies, recorded archaeological sites, NRHP-listed properties, or previously recorded resources are known on the subject property, while several NRHP-listed properties occur within a one-mile radius. NIH also identified the Muckleshoot, Snoqualmie, Squaxin, Stillaguamish, Suquamish, and Tulalip Tribes for consultation (NIH 2026a; NIH 2026b).

3.7.1.1 AREA OF POTENTIAL EFFECTS

For archaeological resources, the Area of Potential Effects (APE) is limited to the existing building footprint at 1208 Eastlake Avenue East and immediately adjacent areas potentially subject to minor ground disturbance associated with the Proposed Action, as shown on Figure 3. The APE reflects the limited extent of anticipated subsurface disturbance associated with the proposed renovations. The one-mile radius used to identify nearby National Register of Historic Places (NRHP)-listed resources represents a cultural-resources study area and is not the archaeological APE.

3.7.1.2 NRHP

Figure 4 identifies NRHP-listed resources within approximately one mile of the project area. Based on the project cultural-resources inventory, 24 NRHP-listed buildings and structures occur within the one-mile study area. Table 3-2 provides a concise summary of each listed resource..

Table 3-2. National Register of Historic Places Resources within One-Mile Cultural Resources Study Area

NRHP Property / ID	Address / Location	Type	Summary of Significance
Pierre P. Ferry House 79002537	1531 10th Ave. E.	Building	Built in 1904 for Laurena and Pierre P. Ferry and designed by Seattle architect John Graham Sr., the residence is a well-preserved Craftsman-era house significant for its architecture and association with a prominent Seattle pioneer family.
Immanuel Lutheran Church 82004239	1215 Thomas St.	Building	Designed in 1907 by Watson Vernon, the frame church reflects Scandinavian and Germanic Protestant architectural traditions. It is significant for architecture and for its social and cultural association with Seattle's historic Cascade community.
Cornish School 77001337	710 E. Roy St.	Building	Completed in 1921 and designed by A. H. Albertson in the Spanish Colonial Revival style, the building is associated with educator Nellie Cornish and the nationally influential Cornish School of Music, an early multidisciplinary arts conservatory.
Samuel Hill House 76001887	814 E. Highland Dr.	Building	Constructed in 1908-1909 in the Neoclassical Revival style to designs by Hornblower & Marshall, the residence is associated with Samuel Hill, a nationally connected transportation advocate and leading promoter of good-roads and Pacific Highway development.
R. D. Merrill House 77001339	919 Harvard Ave. E.	Building	Completed in 1909-1910, the Colonial Revival house and garden were designed by nationally recognized architect Charles A. Platt. The property is significant as an unusually intact example of Platt's integrated residential and landscape design.
Eliza Ferry Leary Home 72001274	1551 10th Ave. E.	Building	Begun in 1905 and designed by English architect Arthur Bodley, the substantial residence is associated with former Seattle mayor and businessman John Leary and with Eliza Ferry Leary, daughter of Washington's first governor and a prominent Seattle civic leader.
William Parsons House (Harvard Mansion) 91000782	2706 Harvard Ave. E.	Building	Built in 1903 in the Neoclassical style, the Harvard Mansion is significant for its association with financier William H. Parsons and for its prominent architecture, including a monumental Corinthian portico and two-story veranda.
Naval Reserve Armory 09000506	860 Terry Ave. N.	Building	Completed in 1942 with Works Progress Administration support, the Art Deco/PWA Moderne armory is significant for World War II mobilization, naval training and reserve activities, Depression-era public works, and its distinctive military architecture.

NRHP Property / ID	Address / Location	Type	Summary of Significance
Supply Laundry Building 13000209	1265 Republican St.	Building	Constructed beginning in 1906 and expanded over the following years, the industrial building is significant under Criterion A for its association with Seattle's commercial laundry industry and the commercial development of the South Lake Union/Cascade area.
1600 East John Street Apartments 13000278	1600 E. John St.	Building	Completed in 1931, the apartment building is significant under Criterion C as a representative example of the mature work of builder/developer Frederick William Anhalt and the Anhalt Company.
Seattle Art Museum (Seattle Asian Art Museum) 16000474	1400 E. Prospect St.	Building	Opened in 1933 in Volunteer Park, the Art Moderne museum was designed by Carl F. Gould. It is significant for Seattle's cultural history, its association with founder Richard E. Fuller, and its architecture as an early twentieth-century museum building.
Hannah Lewis House 100002392	2317 13th Ave. E.	Building	Constructed in 1922, the house is a highly intact eclectic residence combining Spanish Revival, Classical, and Arts & Crafts influences. It is significant under Criterion C as a distinctive example of its type and period.
Highland Apartments 100003254	931 11th Ave. E.	Building	Built in 1924, the four-story Jacobethan Revival building is significant under Criterion C as a luxury low-rise apartment block and as a representative work of Seattle architects Stuart & Wheatley.
Daughters of the American Revolution - Rainier Chapter House 100003525	800 E. Roy St.	Building	Completed in 1925 and enlarged in 1927, the Colonial Revival chapter house is significant for social history and architecture. Designed by Daniel R. Huntington to evoke Mount Vernon, it was purpose-built for the Rainier Chapter of the Daughters of the American Revolution (DAR).
Schooner Zodiac / California 82004248	Lake Union Dry Dock	Structure	Built in 1924 as Zodiac to a design by naval architect William Hand Jr., the schooner began as a luxury sailing craft and later served for decades as a San Francisco Bay pilot vessel, reflecting both naval architecture and maritime working history.
S/Y Pirate (R-Class Sloop) 00000968	1010 Valley St.	Structure	Built in 1926 to a design by Seattle naval architect Leslie Edward 'Ted' Geary, Pirate is an excellent surviving R-class racing sloop associated with early twentieth-century yacht racing, champion helmsman Matthew Walsh, and development of Universal Rule racing craft.
Schooner Martha 01001205	1010 Valley St., Suite 100	Structure	Designed in 1907 by B. B. Crowninshield and built by the W. F. Stone Boat Yard, Martha is a significant early West Coast racing schooner and surviving example of high-quality recreational yacht design and craftsmanship.
M.V. Westward 07000304	Center for Wooden Boats, 1010 Valley St.	Structure	Designed by Seattle naval architect Ted Geary and built in 1924, Westward is significant as a transitional motor-yacht design and for its association with the Seattle-Alaska commercial cruising and recreational tourism industry.
Arthur Foss (ex-Wallowa) 89001078	Moss Bay waterfront (nomination location)	Structure	Built in 1889, the wooden tug is a National Historic Landmark and an exceptional surviving nineteenth-century American tugboat. Its career is associated with Pacific Coast lumber and grain trade, the Klondike era, Puget Sound towing, and World War II service.
F/V Tordenskjold (West Coast Halibut Schooner) 100009631	South Lake Union Park, 860 Terry Ave. N.	Structure	Built in Ballard in 1911, Tordenskjold is a surviving West Coast halibut schooner associated with more than a century of North Pacific fishing. Its NRHP significance includes maritime history, science, and commerce.
USCG-11 (CG-83366 / MV Tiburon) 100008195	1801 Fairview Ave. E.	Structure	Built in 1942 as an 83-foot U.S. Coast Guard patrol vessel, USCG-11 is associated with World War II service and Rescue Flotilla One during the Normandy invasion. Its NRHP significance includes military history, transportation, and engineering.
Lightship No. 83 (Relief / Swiftsure) 75001852	Central Waterfront at Moss Bay (nomination location)	Structure	Built in 1904, Lightship No. 83 is among the earliest surviving American lightships and retains its original marine steam machinery. It served multiple West Coast lightship stations and is significant to maritime transportation and navigation history.
Fireboat Duwamish 89001448	Lake Washington Ship Canal, Chittenden Locks (nomination location)	Structure	Built in 1909, Duwamish is a National Historic Landmark and one of the oldest surviving purpose-built American fireboats. It is nationally significant as a highly intact example of early twentieth-century fireboat technology and municipal waterfront fire protection.
Virginia V 73001875	4250 21st Ave. W. (nomination location)	Structure	Built in 1922, Virginia V carried passengers, mail, and freight between Seattle, Tacoma, and Vashon-area communities. It is the sole surviving representative of Puget Sound's historic 'Mosquito Fleet' passenger-steamer network.

The one-mile inventory provides context for the broader historic setting and is not, by itself, the Section 106 Area of Potential Effects (APE). Several of the NRHP-listed maritime resources are movable vessels; addresses shown in the project inventory or historic nomination documents may reflect the vessel's mooring at the time of documentation and current mooring locations may differ from locations identified in historic nomination records.

3.7.1.3 CITY OF SEATTLE LANDMARKS

In addition to NRHP-listed properties, numerous properties within the one-mile cultural-resources study area are designated as City of Seattle Landmarks under the Seattle Landmarks Preservation Ordinance. These locally designated resources include individual buildings, structures, vessels, and historic districts in the Eastlake, South Lake Union/Cascade, and Capitol Hill neighborhoods. Some City-designated landmarks are also listed in the NRHP, while others have only local landmark status. The one-mile inventory is provided to characterize the historic setting surrounding the project and is broader than the archaeological Area of Potential Effects shown on Figure 3. Table 3-3 summarizes City-designated landmarks identified within approximately one mile of the project area and notes overlap with the NRHP inventory in Table 3-2 (City of Seattle 2026).

Table 3-3. City of Seattle Landmarks within One-Mile Cultural Resources Study Area

Property Name	Designation	Address or Location	Resource Type	NRHP Overlap (Project Inventory)
Lake Union Steam Plant & Hydro House	Individual Seattle Landmark	1179-1201 Eastlake Avenue E	Industrial/utility complex	No current individual NRHP listing in Table 3-2; previously evaluated as potentially NRHP-eligible
Pacific Architect & Builder Building	Individual Seattle Landmark	1945 Yale Place E	Office/commercial building	No individual NRHP listing identified in Table 3-2
Egan House	Individual Seattle Landmark	1500 Lakeview Boulevard E	Residence	No individual NRHP listing identified in Table 3-2
Jensen Block	Individual Seattle Landmark	601-611 Eastlake Avenue E	Mixed-use/commercial building	No individual NRHP listing identified in Table 3-2
Supply Laundry Building	Individual Seattle Landmark	1265 Republican Street	Industrial/ commercial laundry	Yes - individually NRHP-listed; see Table 3-2
New Richmond/Metropolitan Laundry	Individual Seattle Landmark	224 Pontius Avenue N	Industrial/ commercial laundry	No individual NRHP listing identified in Table 3-2
Immanuel Lutheran Church	Individual Seattle Landmark	1215 Thomas Street	Religious building	Yes - individually NRHP-listed; see Table 3-2
St. Spiridon Orthodox Cathedral	Individual Seattle Landmark	400-402 Yale Avenue N	Religious building	No individual NRHP listing identified in Table 3-2
Ford Assembly Plant	Individual Seattle Landmark	1155 Valley Street	Industrial/ manufacturing building	No individual NRHP listing identified in Table 3-2
Troy Laundry Building	Individual Seattle Landmark	311-329 Fairview Avenue N	Industrial/ commercial laundry	No individual NRHP listing identified in Table 3-2
Seattle Times Building	Individual Seattle Landmark	1120 John Street	Commercial/ newspaper building	No individual NRHP listing identified in Table 3-2
Naval Reserve Armory	Individual Seattle Landmark	860 Terry Avenue N, Lake Union Park	Military/institutional building	Yes - NRHP No. 09000506; see Table 3-2
American Meter & Appliance Building	Individual Seattle Landmark	1001-1005 Westlake Avenue N	Industrial/ commercial building	No individual NRHP listing identified in Table 3-2
Boren Investment Company Warehouse	Individual Seattle Landmark	334 Boren Avenue N	Warehouse/ industrial building	No individual NRHP listing identified in Table 3-2
Terry Avenue Building / Kelly-Goodwin Building	Individual Seattle Landmark	320 Terry Avenue N	Commercial/ industrial building	No individual NRHP listing identified in Table 3-2
Van Vorst Building	Individual Seattle Landmark	413-421 Boren Avenue N	Commercial/ industrial building	No individual NRHP listing identified in Table 3-2
Pacific McKay and Ford McKay Buildings	Individual Seattle Landmark	601-615 Westlake Avenue N	Commercial/ industrial buildings	No individual NRHP listing identified in Table 3-2
Old Norway Hall / Raisbeck Performance Hall	Individual Seattle Landmark	2015 Boren Avenue	Social/cultural building	No individual NRHP listing identified in Table 3-2
Virginia V	Individual Seattle Landmark	Lake Union Park historic-ships area; current moorage should be verified	Historic vessel - passenger steamship	Yes - NRHP No. 73001875; see Table 3-2
Tugboat Arthur Foss	Individual Seattle Landmark	Lake Union Park historic-ships area; current moorage should be verified	Historic vessel - tugboat	Yes - NRHP/National Historic Landmark; see Table 3-2
Fireboat Duwamish	Individual Seattle Landmark	Lake Union historic-ships area; current moorage should be verified	Historic vessel - fireboat	Yes - NRHP/National Historic Landmark; see Table 3-2
Lightship Relief / Swiftsure	Individual Seattle Landmark	Lake Union historic-ships area; current moorage should be verified	Historic vessel - lightship	Yes - NRHP-listed; see Table 3-2
M.V. Malibu	Individual Seattle Landmark	Southeast Lake Union / approximately 1111 Fairview Avenue N	Historic vessel - motor yacht	No individual NRHP listing identified in Table 3-2

Property Name	Designation	Address or Location	Resource Type	NRHP Overlap (Project Inventory)
M.V. Thea Foss	Individual Seattle Landmark	Southeast Lake Union / approximately 1111 Fairview Avenue N	Historic vessel - motor yacht	No individual NRHP listing identified in Table 3-2
Harvard-Belmont Landmark District	City of Seattle Landmark District	West slope of Capitol Hill, generally surrounding Harvard, Belmont, Roy, and adjacent streets	Historic district	Related NRHP historic district; several properties in Table 3-2 are within or associated with the district
Cornish School	Protected historic resource within Harvard-Belmont Landmark District	710 E Roy Street	Educational/ cultural building	Yes - individually NRHP-listed; see Table 3-2
Daughters of the American Revolution - Rainier Chapter House	Protected historic resource within Harvard-Belmont Landmark District	800 E Roy Street	Social/clubhouse building	Yes - individually NRHP-listed; see Table 3-2
Highland Apartments	Individual Seattle Landmark	931 11th Avenue E	Apartment building	Yes - NRHP No. 100003254; see Table 3-2
Pierre P. Ferry House	Individual Seattle Landmark	1531 10th Avenue E	Residence	Yes - individually NRHP-listed; see Table 3-2
J.W. Bullock House	Individual Seattle Landmark	1220 10th Avenue E	Residence	No individual NRHP listing identified in Table 3-2
Parker-Fersen House	Individual Seattle Landmark	1409 E Prospect Street	Residence	No individual NRHP listing identified in Table 3-2
James A. Moore House	Individual Seattle Landmark	811 14th Avenue E	Residence	No individual NRHP listing identified in Table 3-2
Maryland Apartments	Individual Seattle Landmark	626 13th Avenue E	Apartment building	No individual NRHP listing identified in Table 3-2
Anhalt Apartment Building	Individual Seattle Landmark	1005 E Roy Street	Apartment building	No individual NRHP listing identified in Table 3-2
Anhalt Apartment Building	Individual Seattle Landmark	1014 E Roy Street	Apartment building	No individual NRHP listing identified in Table 3-2
Volunteer Park Grounds	Individual Seattle Landmark	1247 15th Avenue E / 1400 E Prospect Street vicinity	Historic landscape/park	No separate entry in Table 3-2
Volunteer Park Water Tower	Seattle Landmark component of Volunteer Park	1400 E Prospect Street vicinity	Utility structure/water tower	No separate entry in Table 3-2
Volunteer Park Reservoir	Seattle Landmark component of Volunteer Park	1400 E Prospect Street vicinity	Utility structure/reservoir	No separate entry in Table 3-2
Volunteer Park Conservatory	Seattle Landmark component of Volunteer Park	1400 E Galer Street	Conservatory/ institutional building	No separate entry in Table 3-2
Seattle Asian Art Museum / former Seattle Art Museum	Individual Seattle Landmark	Volunteer Park, 1400 E Prospect Street	Museum/ institutional building	Yes - individually NRHP-listed; see Table 3-2

Note: The one-mile inventory is provided to characterize the broader historic setting and does not expand the archaeological APE shown on Figure 3. Several historic vessels are movable resources; current mooring locations should be confirmed before the EA is finalized.

Of special note in the above table is the Lake Union Steam Plant due to the proximity to the project. The Lake Union Steam Plant complex, located west of the project site across Eastlake Avenue East, is a designated City of Seattle Landmark. The property is not currently listed in the NRHP. Previous cultural-resource evaluations have, however, identified the property as potentially eligible for NRHP listing under Criteria A and C because of its association with the development of Seattle City Light and its architectural and engineering significance. Accordingly, the Steam Plant is considered an important historic resource in evaluating potential indirect or visual effects of the Proposed Action. The historic power-generating complex was developed by Seattle City Light during the early twentieth century and was designated as a City of Seattle Landmark in 1994. The property has subsequently been rehabilitated and adapted for laboratory and office use.

3.7.1.4 AFFECTED ENVIRONMENT SUMMARY

The Proposed Action would occur primarily within the existing building at 1208 Eastlake Avenue East. Exterior modifications would be limited primarily to rooftop mechanical improvements associated with the BSL-3/ABSL-3 facility. The proposed rooftop equipment would generally be located within or behind existing rooftop screening and would not physically alter the NRHP-listed properties, the Lake Union Steam Plant, or other designated historic resources. Accordingly, the Proposed Action is not anticipated to result in physical effects to the landmark or substantial changes to its historic setting or visual character. Final findings regarding effects to historic properties will be made by NIH through consultation under Section 106 of the National Historic Preservation Act.

3.7.2 ENVIRONMENTAL CONSEQUENCES

3.7.2.1 PROPOSED ACTION

The majority of the Proposed Action would occur within the existing 1999 building. Current Design Development documents state that exterior underground utilities are not impacted, and the exterior scope is primarily limited to rooftop mechanical work. Because the undertaking does not propose demolition of a historic-age building, substantial ground disturbance, or new exterior construction, the potential to affect archaeological or historic resources is limited (Flad/AEI 2026; NIH 2026a).

The presence of NRHP-listed resources within the one-mile study area does not, by itself, establish that those properties are within the APE. Given the predominantly interior project scope, the absence of substantial exterior ground disturbance, and the limited screened rooftop work, no direct physical effect is proposed to the NRHP-listed resources summarized in Table 3-2 or to the Lake Union Steam Plant. Potential indirect visual effects are expected to be negligible. The same conclusion applies to the other City of Seattle Landmarks summarized in Table 3-3.

Based on the currently defined scope and APE, the Proposed Action is not anticipated to adversely affect historic properties. NIH's final Section 106 finding and any project-specific avoidance measures would be documented through completion of consultation with DAHP, Tribes, and other consulting parties as appropriate. If previously unidentified archaeological materials or human remains are encountered during construction, work in the immediate area would stop and applicable Federal, state, tribal, and local notification procedures would be followed.

3.7.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, the renovation would not occur as described in this EA and there would be no project-related effect on cultural resources.

3.8 WILDLIFE

3.8.1 AFFECTED ENVIRONMENT

The project site is a developed urban parcel occupied by an existing building, paved access areas, and maintained campus landscaping. The project footprint does not include undeveloped habitat, open water, wetlands, or a natural vegetation community. Wildlife use of the immediate project area is therefore expected to be characteristic of an urban environment and primarily limited to common birds and other species adapted to developed settings.

The project site is also located near Lake Union, which provides open-water and shoreline habitat used by a variety of resident and migratory birds. Although the project site itself is highly developed, birds may use the building and surrounding developed areas for perching, roosting, foraging, or nesting. Building rooftops, ledges, mechanical screens, and similar structural features can provide nesting locations for some bird species. Most native migratory birds are protected under the Migratory Bird Treaty Act (MBTA) (USFWS 2026).

3.8.2 ENVIRONMENTAL CONSEQUENCES

3.8.2.1 PROPOSED ACTION

Because the Proposed Action includes rooftop mechanical modifications, there is a potential for construction activity to disturb birds that may be nesting on the roof, mechanical screens, ledges, or other portions of the building. Prior to rooftop construction or equipment removal during periods when birds may be nesting, the work area should be inspected for active nests. If an active nest containing eggs or dependent young is identified within an area that could be disturbed, work in the immediate vicinity would be avoided or delayed until the nest is no longer active, unless otherwise authorized in accordance with applicable wildlife requirements. These measures would minimize the potential for disturbance or take of migratory birds protected under the MBTA (USFWS 2026).

The Proposed Action would not remove wildlife habitat or expand the building footprint. Construction activity and rooftop work could temporarily disturb common urban wildlife in the immediate vicinity, particularly birds, but any displacement would be short-term and highly localized. No permanent habitat loss is proposed. Effects on wildlife are anticipated to be negligible and adverse during construction, with no measurable long-term adverse effect.

3.8.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, no project-related effects on wildlife would occur.

3.9 VEGETATION

3.9.1 AFFECTED ENVIRONMENT

The project area is within an existing developed campus parcel. The primary renovation footprint is inside the building, and the Design Development documents do not identify site clearing, tree removal, or landscaping changes as part of the Proposed Action. Existing vegetation in the vicinity consists principally of maintained urban landscaping.

3.9.2 ENVIRONMENTAL CONSEQUENCES

3.9.2.1 PROPOSED ACTION

Because no vegetation removal or site expansion is proposed, the Proposed Action is not expected to result in a measurable effect on vegetation. Incidental disturbance to landscaped areas, if any, would be temporary and restored as part of normal construction closeout.

3.9.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, existing vegetation and landscaping would remain unchanged by the project.

3.10 THREATENED AND ENDANGERED SPECIES

3.10.1 AFFECTED ENVIRONMENT

The Endangered Species Act protects federally listed threatened and endangered species and designated critical habitat. The project site is a fully developed urban parcel and the Proposed Action would occur predominantly within an existing building. The current design does not include habitat clearing, in-water work, wetland fill, or exterior utility excavation.

3.10.2 ENVIRONMENTAL CONSEQUENCES

3.10.2.1 PROPOSED ACTION

Because the Proposed Action would not remove or alter natural habitat and would not include in-water work, effects on federally listed species or designated critical habitat are not anticipated. Any agency-specific documentation of Endangered Species Act compliance would be completed by NIH as part of the Federal environmental review. The project would not create a

new outdoor operation expected to attract, displace, or otherwise interact with listed wildlife species.

3.10.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, no project-related effects on threatened or endangered species or their habitat would occur.

3.11 GROUNDWATER

3.11.1 AFFECTED ENVIRONMENT

The existing building is served by municipal water and wastewater systems. The project does not rely on a private groundwater well and does not propose groundwater withdrawal. The current Design Development plans identify no exterior underground utility disturbance and no new building foundation excavation (Flad/AEI 2026; SPU 2026).

3.11.2 ENVIRONMENTAL CONSEQUENCES

3.11.2.1 PROPOSED ACTION

The Proposed Action would not be expected to intercept groundwater or materially change groundwater recharge because the building footprint and exterior impervious area would remain essentially unchanged. Potential construction spills would be managed through standard material storage and spill-response practices. The project would therefore have no measurable, or at most negligible temporary, adverse effect on groundwater quantity or quality.

3.11.2.2 NOALTERNATIVE ACTION

Under the No Action Alternative, no project-related effect on groundwater would occur.

3.12 SURFACE WATERS, WETLANDS, AND WATERS OF THE UNITED STATES

3.12.1 AFFECTED ENVIRONMENT

The property is located in the Lake Union/Eastlake area within a heavily developed urban drainage setting. The Proposed Action would occur within an existing building and does not include expansion of the building footprint, new stormwater facilities, in-water work, wetland fill, or exterior underground utility work under the current Design Development design. Wastewater generated within the building is conveyed through the Seattle sewer system to King County's regional wastewater treatment system (Flad/AEI 2026; SPU 2026; King County 2026a).

3.12.2 ENVIRONMENTAL CONSEQUENCES

3.12.2.1 PROPOSED ACTION

Because the project would not create a new exterior construction footprint or alter existing stormwater drainage, it would not directly fill or modify surface waters or wetlands. Construction-phase water-quality risk would be limited primarily to accidental spills or improper material handling, which would be addressed through standard construction best management practices (BMPs) and spill-response procedures. The Proposed Action is therefore anticipated to have no measurable, or at most negligible temporary, adverse effect on surface-water quality.

Operational wastewater would be discharged through existing sanitary systems. Laboratory waste from BSL-3 containment areas would be grouped and connected to existing sanitary drainage, with EDS treatment requirements determined by risk assessment. Compliance with applicable sanitary sewer and industrial pretreatment requirements would prevent routine discharge of untreated materials that could adversely affect the regional wastewater system or receiving waters (Flad/AEI 2026; King County 2026c).

3.12.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, no project-related change to surface-water, wetland, or sanitary-discharge conditions would occur.

3.13 FLOODPLAINS

3.13.1 AFFECTED ENVIRONMENT

Floodplains are areas that may be inundated during flood events and are regulated through Federal and local floodplain-management programs. The Fred Hutch project would occur within an existing developed building and would not create a new building footprint, raise site grades, place fill in exterior areas, or alter existing surface drainage under the current design. Seattle maintains floodplain development regulations based on FEMA flood hazard mapping and local flood-prone-area mapping (SDCI 2026b; Flad/AEI 2026).

The project site is located near the eastern shoreline of Lake Union; however, review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map information and City of Seattle floodplain mapping indicates that the project property is not located within a mapped 100-year (1-percent-annual-chance) floodplain or Special Flood Hazard Area. Accordingly, the Proposed Action would not involve development within a FEMA-designated 100-year floodplain (FEMA 2026; SDCI 2026b).

3.13.2 ENVIRONMENTAL CONSEQUENCES

3.13.2.1 PROPOSED ACTION

Because the Proposed Action would occur within an existing developed building outside a mapped 100-year floodplain and would not alter site drainage patterns or substantially modify the building footprint, no adverse effects to floodplains are anticipated.

3.13.2.2 NO ACTION ALTERNATIVE

Under the No Action Alternative, no project-related effect on floodplains would occur.

4.0 CUMULATIVE IMPACTS

4.1 APPROACH TO CUMULATIVE EFFECTS

This section considers the incremental effects of the Proposed Action in combination with past, present, and reasonably foreseeable activities where there is meaningful geographic or temporal overlap. The appropriate region of influence varies by resource. For construction noise and transportation, the region of influence is the Eastlake/South Lake Union corridor and adjacent transportation network; for wastewater it includes the local Seattle collection system and King County regional treatment system; for visual and cultural resources it is the immediate project vicinity and defined APE; and for biosafety it is the facility and surrounding community potentially affected by an accidental release.

Because the Proposed Action is primarily an interior renovation of an existing building, its incremental contribution to cumulative effects is generally small. The principal potential cumulative interaction is temporary overlap of project construction with other transportation and infrastructure work occurring in the Eastlake/I-5 corridor.

4.2 PAST AND PRESENT CONDITIONS WITHIN THE REGION OF INFLUENCE

The Eastlake/South Lake Union area has undergone extensive urban development and redevelopment and contains a dense mix of research, medical, office, residential, transportation, and institutional uses. The 1208 Eastlake Avenue East building was constructed in 1999 and has operated as laboratory and office space. Fred Hutch expanded its South Lake Union presence in 2024 through acquisition of 1165 Eastlake Avenue East and a joint venture interest in 1201 and 1208 Eastlake Avenue East, adding more than 300,000 square feet of research, laboratory, and adaptable space to its campus (NIH 2026a; Fred Hutch 2024).

4.3 CURRENT AND REASONABLY FORESEEABLE PROJECTS

Several major transportation projects are occurring near the project area and may overlap the anticipated construction period. The Seattle Department of Transportation RapidRide J Line project is reconstructing portions of Eastlake Avenue East and includes roadway, sidewalk, curb-ramp, signal, protected bicycle lane, water-main, sewer, and transit improvements. As of October 2026, the project is more than halfway complete and work continues in Eastlake, with overall completion anticipated in 2027. Construction may cause temporary traffic shifts, sidewalk detours, dust, truck activity, and noise (SDOT 2026).

Washington State Department of Transportation's (WSDOT's) Revive I-5 Ship Canal Bridge Preservation project is also active near the project area. The project includes bridge deck repair and resurfacing, expansion-joint replacement, and drainage work, with major construction continuing through 2027. In 2026, northbound I-5 across the Ship Canal Bridge is subject to extended lane reductions, with southbound work planned in 2027 (WSDOT 2026).

Ongoing tenant improvements, laboratory occupancy changes, and other life-science development in the South Lake Union/Eastlake area may also occur during the Fred Hutch project period. These projects would be subject to their own City permitting, construction-noise, traffic-control, utility, and waste-management requirements.

4.4 ANALYSIS OF CUMULATIVE IMPACTS

4.4.1 SOILS

The Proposed Action would not involve significant site grading or exterior excavation and therefore would make a negligible contribution to cumulative soil disturbance in the urban Eastlake area. Other roadway and utility projects may disturb soil independently, but the Fred Hutch renovation would not meaningfully add to those effects.

4.4.2 NOISE

Temporary construction noise from the Proposed Action could overlap with RapidRide J Line, I-5, and nearby private construction. The combined urban construction environment may result in periods of elevated daytime noise. The Fred Hutch project would be primarily interior and subject to Seattle construction-noise limits, so its incremental contribution is expected to be minor and temporary. Long-term building mechanical noise would be regulated through City permitting and is not expected to result in a meaningful cumulative effect.

4.4.3 HUMAN HEALTH: BIOSAFETY AND BIOSECURITY

The Proposed Action would establish a new high-containment research capability at Fred Hutch. No other reasonably foreseeable nearby project identified for this cumulative review has the same project-specific biosafety pathway. The facility's engineered containment, decontamination, access-control, operating, and emergency-response systems would function independently of unrelated surrounding development. Therefore, the project's contribution to cumulative biosafety risk is anticipated to be negligible to minor and localized.

4.4.4 HUMAN HEALTH: HAZARDOUS MATERIALS, WASTE MANAGEMENT, AND POLLUTION PREVENTION

Research, healthcare, and commercial activities throughout the region generate regulated waste and wastewater. The Proposed Action would incrementally increase laboratory and biomedical waste generation and wastewater loading, but these streams would be managed through existing institutional programs, permitted waste service, and the regional wastewater/pretreatment system. The incremental contribution to cumulative hazardous-material and waste effects is expected to be minor.

4.4.5 VISUAL RESOURCES (AESTHETICS)

Because the Proposed Action would not change the building footprint or façade and rooftop work would remain behind existing screening, it would not meaningfully contribute to cumulative changes in the visual character of the Eastlake corridor.

4.4.6 CULTURAL RESOURCES

The Proposed Action is not anticipated to adversely affect historic properties because work is concentrated within a 1999 building and the current design includes no substantial ground disturbance. Other actions in the broader area are subject to their own cultural-resource review where Federal, state, or local triggers apply. The Proposed Action is not expected to make a measurable contribution to cumulative cultural-resource effects.

4.4.7 WILDLIFE

No wildlife habitat would be removed by the Proposed Action. Rooftop construction could temporarily disturb nesting birds; active nests would be avoided as described in Section 3.8. The project would therefore make a negligible contribution to cumulative wildlife effects in the urban Eastlake area.

4.4.8 VEGETATION

No substantial vegetation removal is proposed. The project would not contribute to cumulative loss of natural vegetation or urban tree canopy.

4.4.9 THREATENED AND ENDANGERED SPECIES

The Proposed Action would not remove natural habitat or include in-water work. It is therefore not expected to make a measurable contribution to cumulative effects on federally listed species or critical habitat.

4.4.10 GROUNDWATER

The Proposed Action would not withdraw groundwater or materially alter recharge. Its contribution to cumulative groundwater quantity or quality effects is expected to be negligible.

4.4.11 SURFACE WATERS, WETLANDS, AND WATERS OF THE UNITED STATES

The Proposed Action would not add impervious area, fill wetlands, or conduct in-water work. Wastewater would continue to be routed through regulated municipal and regional systems. The project would therefore make a negligible contribution to cumulative surface-water or wetland effects.

4.4.12 FLOODPLAINS

The Proposed Action would not change the building footprint, exterior grades, flood storage, or drainage patterns and would not make a measurable contribution to cumulative floodplain effects.

4.4.13 CONCLUSIONS

The Proposed Action would renovate existing laboratory and office space at 1208 Eastlake Avenue East to establish a BSL-3/ABSL-3 facility. Because the project is primarily an interior tenant improvement within an existing developed research building, most natural-resource effects would be negligible or would not occur. Temporary minor adverse effects would principally consist of construction noise and construction-related material and waste handling. Operation of the facility would involve residual biosafety and regulated-waste risks that would be minimized through engineered containment, directional airflow, HEPA-filtered exhaust where specified, decontamination systems, commissioning, access controls, biosafety risk assessment, training, waste-management procedures, and applicable regulatory requirements.

Screening of nearby Ecology cleanup sites did not identify a documented complete vapor-intrusion pathway to the project building based on currently available regulatory information. The project property is outside the mapped 100-year floodplain. Rooftop work could temporarily affect nesting birds; active nests would be avoided in accordance with applicable wildlife requirements. Based on the current project design and defined APE, adverse effects to historic properties are not anticipated; NIH will make the final Section 106 finding through completion of consultation.

The Proposed Action would also provide a beneficial effect by establishing dedicated high-containment research capacity at Fred Hutch and supporting regional infectious-disease research and preparedness. No moderate or major adverse environmental effects have been identified under the impact criteria used in this EA. NIH will make the Federal significance determination after completing the environmental review process, including applicable consultation and public involvement.

5.0 LIST OF PREPARERS

The following personnel were primarily responsible for preparation of this EA (Table 6-1).

Table 6-1 Personnel Involved in Development of EA

Name	Agency / Organization	Discipline / Expertise	Experience	Role in Preparing EA
Mark Radtke	NIH	NEPA Coordinator	15 Years of NEPA and Environmental Studies	NIH Project Manager
Craig Peterson	Citadel EHS	NEPA Management	25 Years of Natural Resources and NEPA Studies	Principal Engineer, EA preparation and analysis

6.0 REFERENCES

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7.0 LIMITATIONS

This Draft Environmental Assessment was prepared using information available as of the report date, including project design documents, the NIH grant application, regulatory database information, agency and Tribal correspondence, publicly available environmental and cultural-resource information, and the sources identified in Section 6.0. Environmental conditions and project design may change after preparation of this Draft EA. Conclusions in this document are limited to the scope of the Proposed Action and the information reviewed and should not be interpreted as a comprehensive environmental site assessment or as a determination regarding the presence or absence of contamination beyond the specific screening discussed herein. Material changes to the project design or newly available environmental information should be evaluated to determine whether revisions to the EA are warranted.

8.0 SIGNATURES

Report Prepared by:

Craig J. Peterson, P.E.
Principal Environmental Engineer
Engineering and Environmental Services

Reviewed by

Paola Gomez-Birenbaum, P.G.
Principal Environmental Geologist
Engineering and Environmental Services

9.0 APPENDICES

Appendix A Consultation Letters
Appendix B Agency and Tribal Responses
Appendix C Design Development Plans
Appendix D Ecology Cleanup Site Details

FIGURES

Figure 1 Site Location Map
Figure 2 Parcel Boundary Map
Figure 3 Area of Potential Effects
Figure 4 NRHP Listed Resources within 1-Mile Radius of Project Area



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1

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Fred Hutchinson Cancer Center
Environmental Assessment

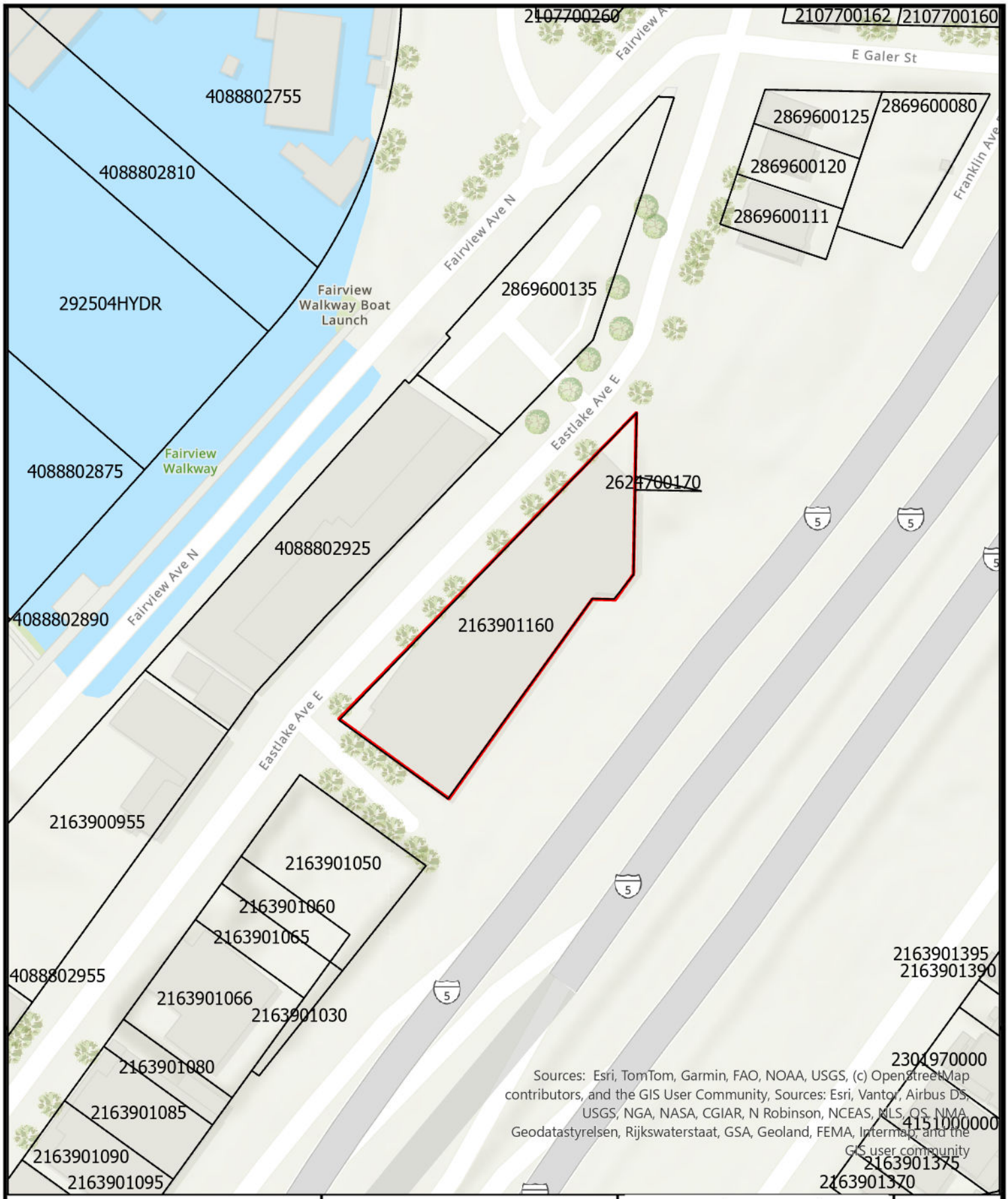
USGS Map of 1208 Eastlake Ave. E, Seattle, WA 98102

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010	5/14/26	LN	

0 1,000 2,000 Feet

N

FIGURE 1



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Fred Hutchinson Cancer Center
Environmental Assessment
1208 Eastlake Ave. E. Seattle, WA

Parcel Boundary Map

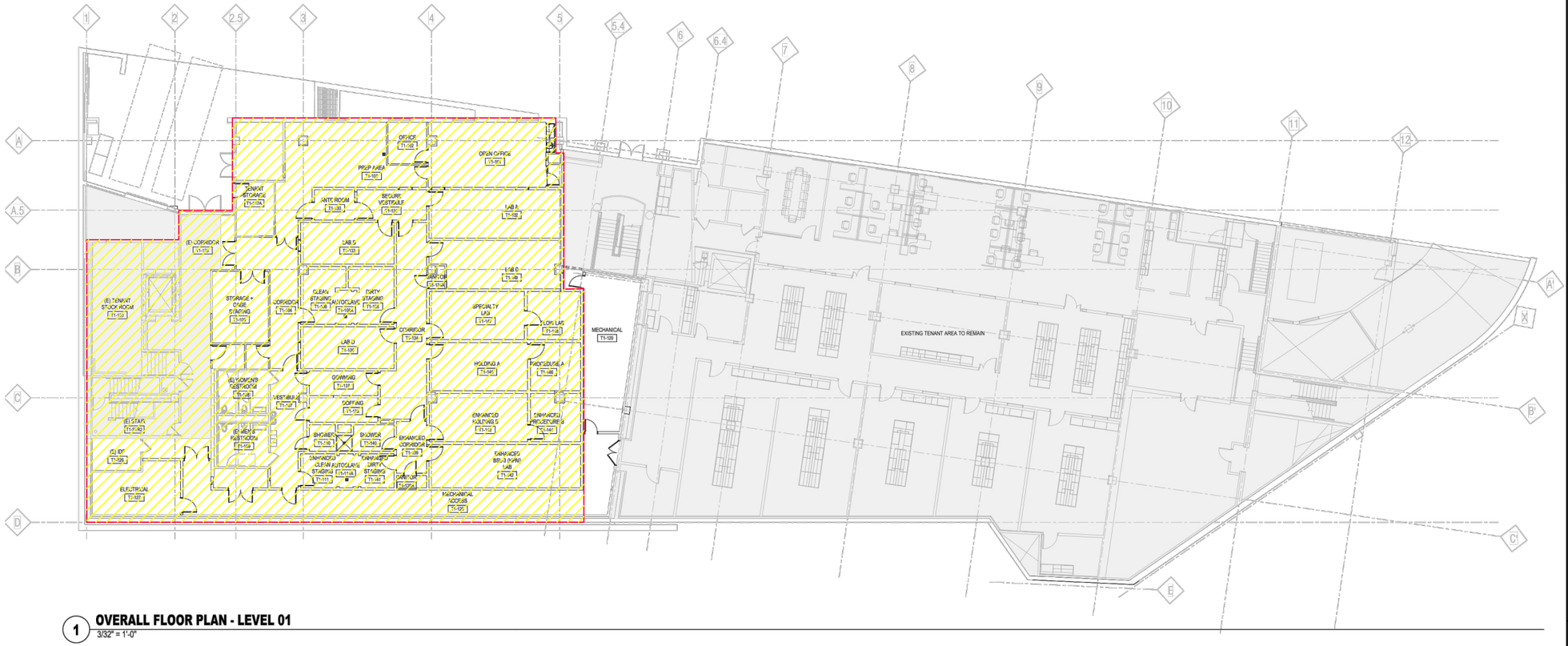
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2789.1010	5/14/26	LN	

0 90 180 Feet

N

FIGURE 2

Area Of Potential Effects - 10/13/2026



1 OVERALL FLOOR PLAN - LEVEL 01
3/32" = 1'-0"

LEGEND

Area of Potential Effects

AREA OF POTENTIAL EFFECTS (APE)

Fred Hutchinson Cancer Center
Environmental Assessment
1208 Eastlake Avenue, E. Seattle, WA

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010.0	10/2026	EC	EM

0 30 60
SCALE: 1" = 30'

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N

FIGURE 3



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Fred Hutchinson Cancer Center
Environmental Assessment

NRHP Listed Resources within 1-Mile Radius of Project Area

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010	5/15/26	LN	

0 1,250 2,500 Feet

N

FIGURE 4

Appendix A
Consultation Letters

DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 15, 2026

To: Washington Department of Archaeology & Historic Preservation
PO Box 48343
Olympia, WA 98504-8343

From: Mark C. Radtke
Division of Environmental Protection
Office of Research Facilities
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

To Whom It May Concern:

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 54 U.S.C. § 306108 and its implementing regulations (36 C.F.R. Part 800), the National Institutes of Health (NIH) is transmitting this letter and enclosures to initiate Nation-to-Nation consultation for the above-referenced undertaking. NIH is the lead federal agency for this undertaking.

The undertaking is located at the Fred Hutchinson Cancer Center at 1208 Eastlake Avenue East in Seattle, Washington (Figure 1). The existing building was constructed in 1999 and is listed by the King County Department of Assessments as parcel number 216390-1160 as shown on Figure 2. The parcel lot size is approximately 32,797 square feet and contains an approximately 128,408-gross-square-foot, four-story building.

Description of the Undertaking

The Fred Hutchinson Cancer Center proposes renovations of portions of the existing building to construct an enhanced Biosafety Level 3 (BSL-3) laboratory and Animal BSL-3 facility. The proposed 5,145 square foot facility will include renovation activities to existing lab and office space on the first floor, interstitial space between the first and second floors, and minor improvements to the basement. The undertaking will primarily occur within the existing building envelope. No exterior improvements are proposed with the exception of some minor roof HVAC equipment replacement.

Sheet A-250 Overall Building Section shows the interior vertical area of proposed tenant improvements and is attached.

The following plumbing plans are provided detailing the proposed basement (level P1) work anticipated to be completed in previously disturbed fill:

- Sheet PD-200A – Plumbing Demolition Plan – Level P1 Sector A
- Sheet P-200A – Plumbing Plan – Level P1 Sector A

The following mechanical plans are provided detailing the proposed roof HVAC work:

- Sheet MPD-206A – Mechanical Piping Demolition Plan – Roof Sector A
- Sheet MP-206A – Mechanical Piping Plan – Roof Sector A
- Sheet MD-206A – Mechanical Demolition Ductwork Plan – Roof Sector A
- Sheet M-206A – Mechanical Ductwork Plan – Roof Sector A
-

Area of Potential Effects

The Area of Potential Effects (APE) for archaeological resources is limited to the existing building footprint and immediately adjacent areas potentially subject to minor ground disturbance associated with the proposed renovations as shown on Figure 3.

Previous Cultural Resources Studies

No previous archaeological studies, recorded archaeological sites, National Register of Historic Places (NRHP)-listed properties, or previously recorded resources are known to be located on the subject property. Several NRHP-listed properties are located within a 1-mile radius of the subject property as shown on Figure 4.

Tribal Consultation

Nation-to-nation tribal consultation is being conducted by NIH. NIH respectfully requests the Muckleshoot Indian Tribe to review the enclosed information and provide comments regarding historic properties or cultural resources that may be present within the APE. NIH respectfully invites the Tribe to provide any information regarding properties of traditional religious and cultural significance that may be affected by the undertaking.

If you have any further questions or need any further information, please feel free to contact me at 301-451-6467 or radtkem2@nih.gov.

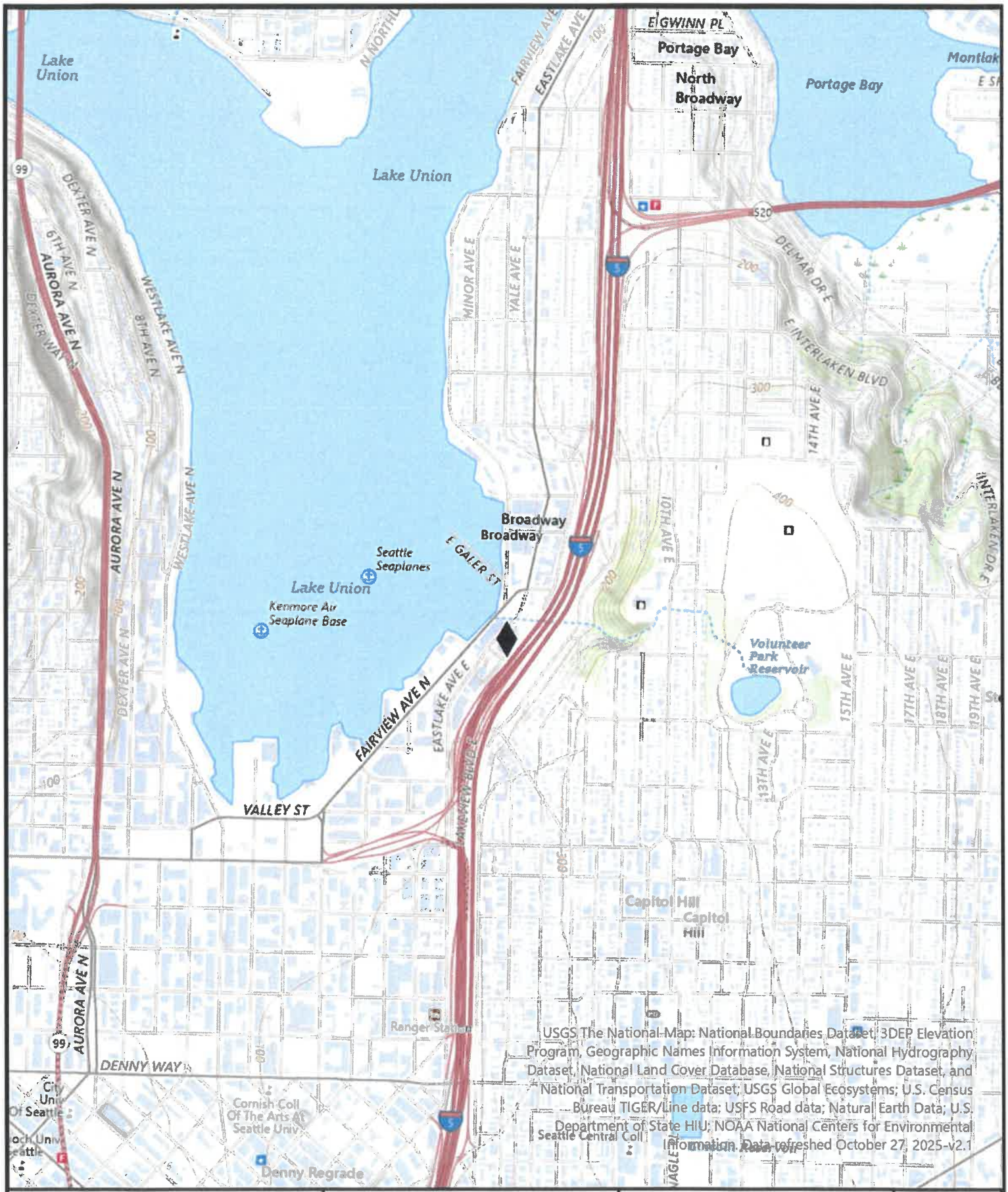
Sincerely,

Mark C. Radtke

cc: Laura Murphy, Archaeologist (laura.murphy@muckleshoot.nsn.us)
David Kirkpatrick – Fred Hutchinson (dkirkpat@fredhutch.org)
Tony Han – Fred Hutchinson (dhan@fredhutch.org)
Caroline Vandenberghe – Fred Hutchinson (cwertin@fredhutch.org)
Craig Peterson – Citadel EHS (cpeterson@CitadelEHS.com)

Enclosures: Figure 1: Project Location
Figure 2: Parcel Boundary Map
Figure 3: Area of Potential Effects (APE)
Figure 4: NRHP-Listed Resources within 1-Mile Radius of the Project Area

Attachments: Sheet A-250 Overall Building Section
Sheet PD-200A – Plumbing Demolition Plan – Level P1 Sector A
Sheet P-200A – Plumbing Plan – Level P1 Sector A
Sheet MPD-206A – Mechanical Piping Demolition Plan – Roof Sector A
Sheet MP-206A – Mechanical Piping Plan – Roof Sector A
Sheet MD-206A- Mechanical Demolition Ductwork Plan – Roof Sector A
Sheet M-206A – Mechanical Ductwork Plan – Roof Sector A



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Environmental Assessment

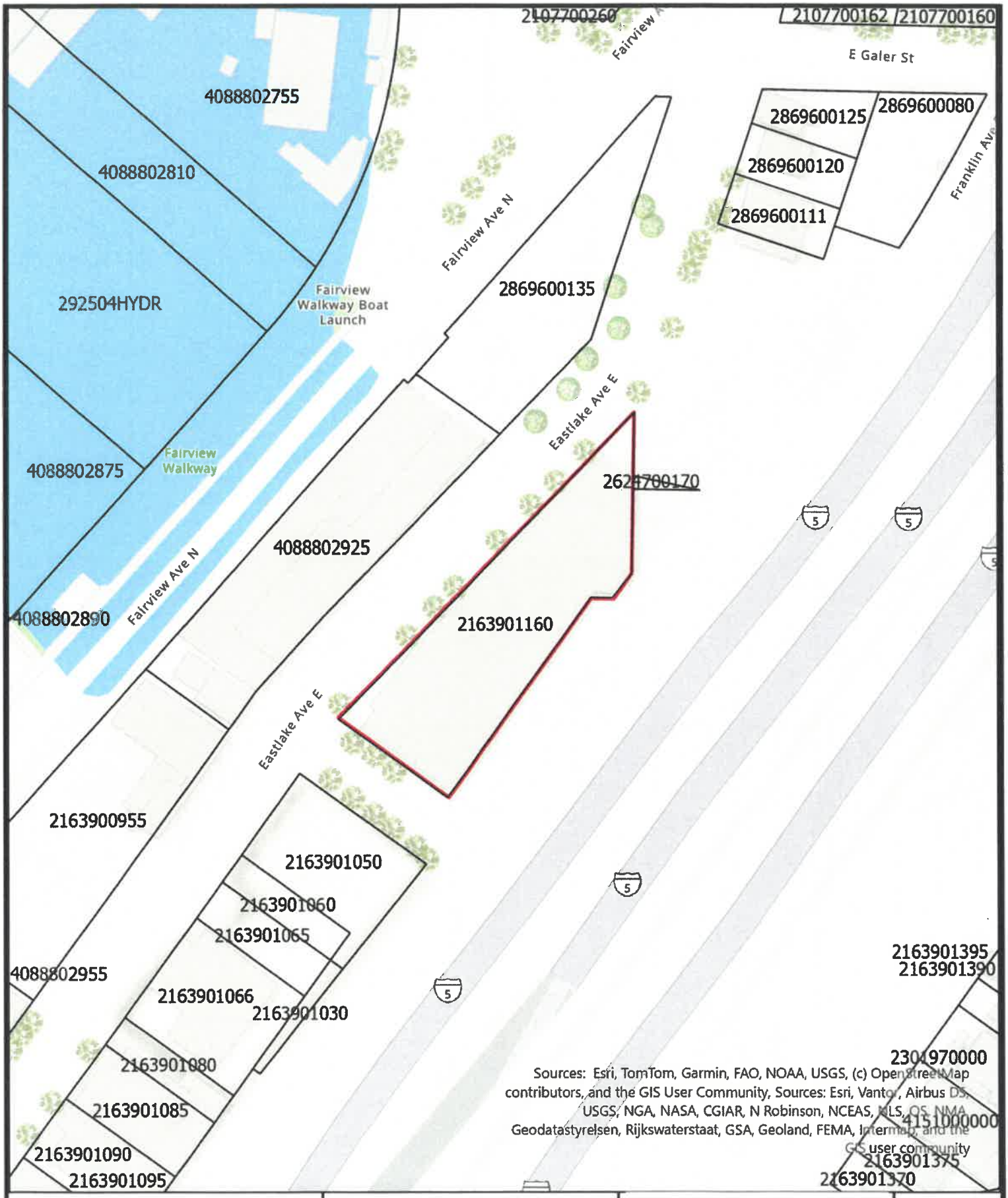
USGS Map of 1208 Eastlake Ave. E, Seattle, WA 98102

N

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010	5/14/26	LN	

0 1,000 2,000 Feet

FIGURE 1



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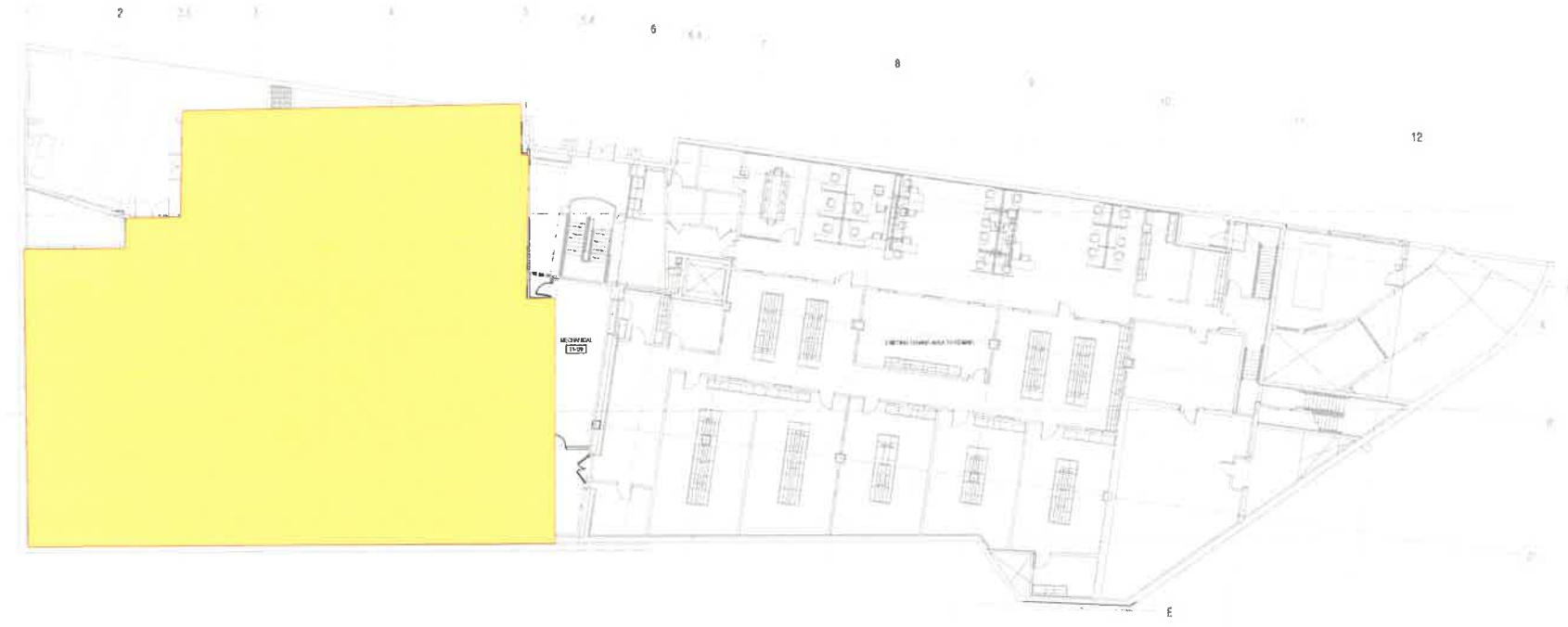
Fred Hutchinson Cancer Center
Environmental Assessment
1208 Eastlake Ave. E. Seattle, WA

Parcel Boundary Map

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010	5/14/26	LN	

0 90 180 Feet

FIGURE 2



1 **OVERALL FLOOR PLAN - LEVEL 01**
3/32" = 1'-0"

Area of Potential Effects

Flad

Affiliated Engineers

A B

NOT FOR CONSTRUCTION

Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

L1 TENANT IMPROVEMENT

50% DESIGN DEVELOPMENT

04/17/26

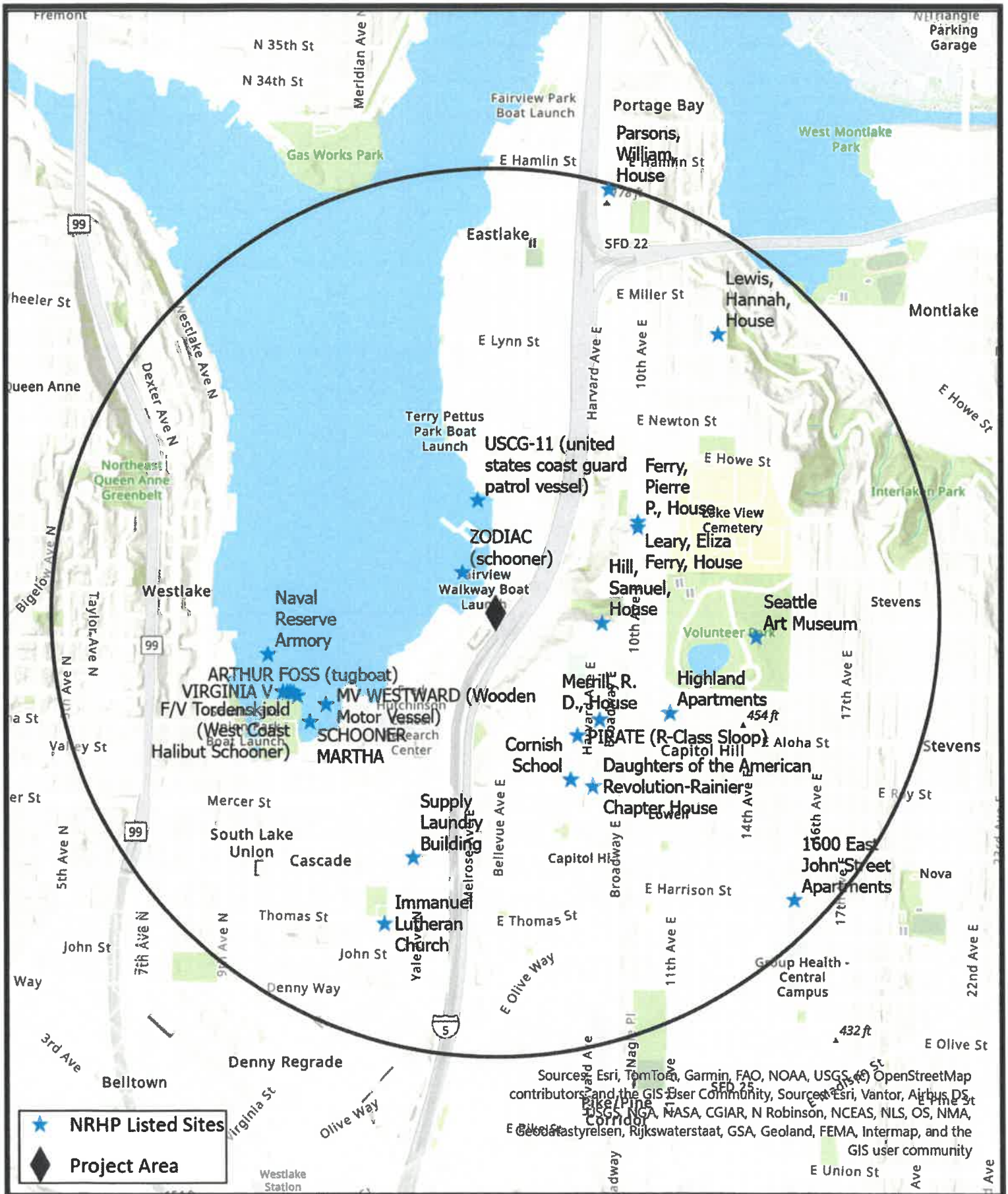
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FLOOR PLAN - LEVEL 1 - OVERALL

A-021



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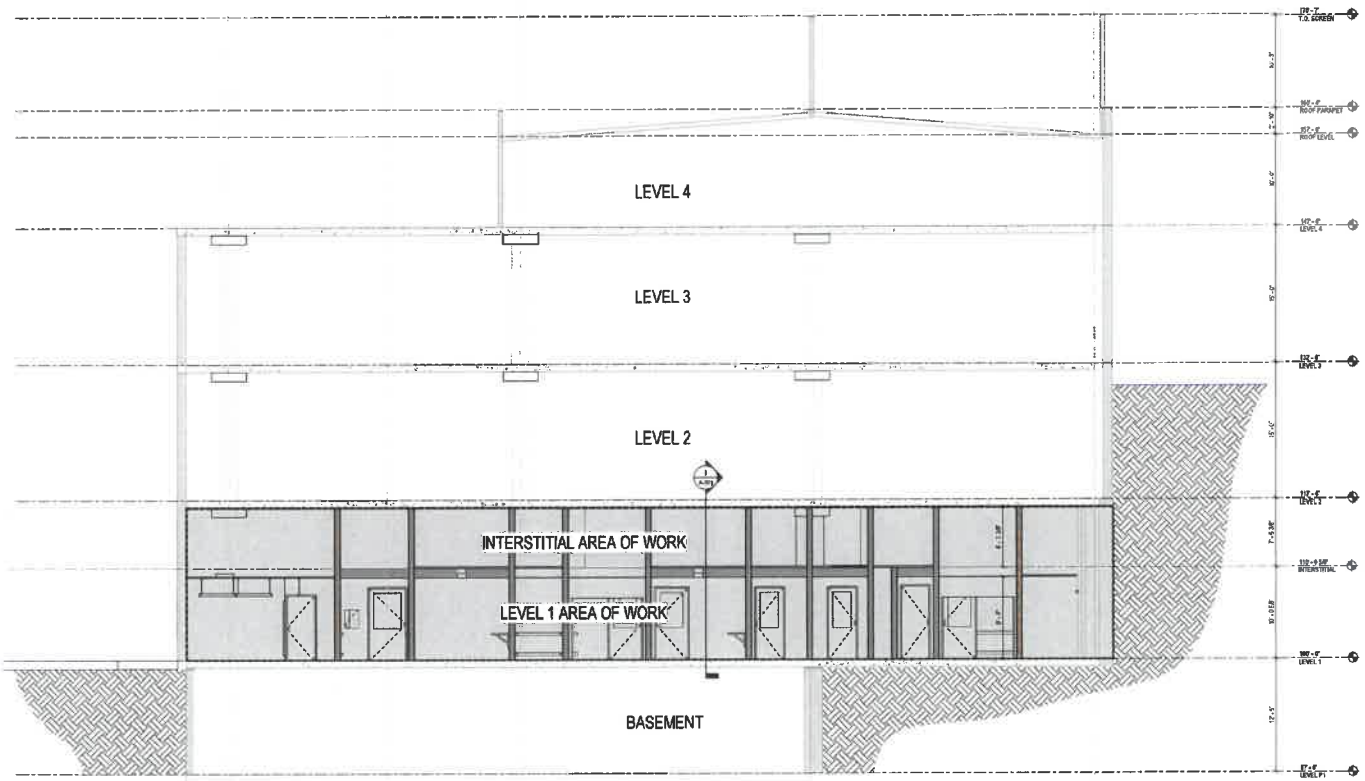
Fred Hutchinson Cancer Center
Environmental Assessment

NRHP Listed Resources within 1-Mile Radius of Project Area

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
2789.1010	5/15/26	LN	

0 1,250 2,500 Feet

FIGURE 4



1 **OVERALL BUILDING SECTION**

Flad

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A B

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Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
BSL3/ABSL3

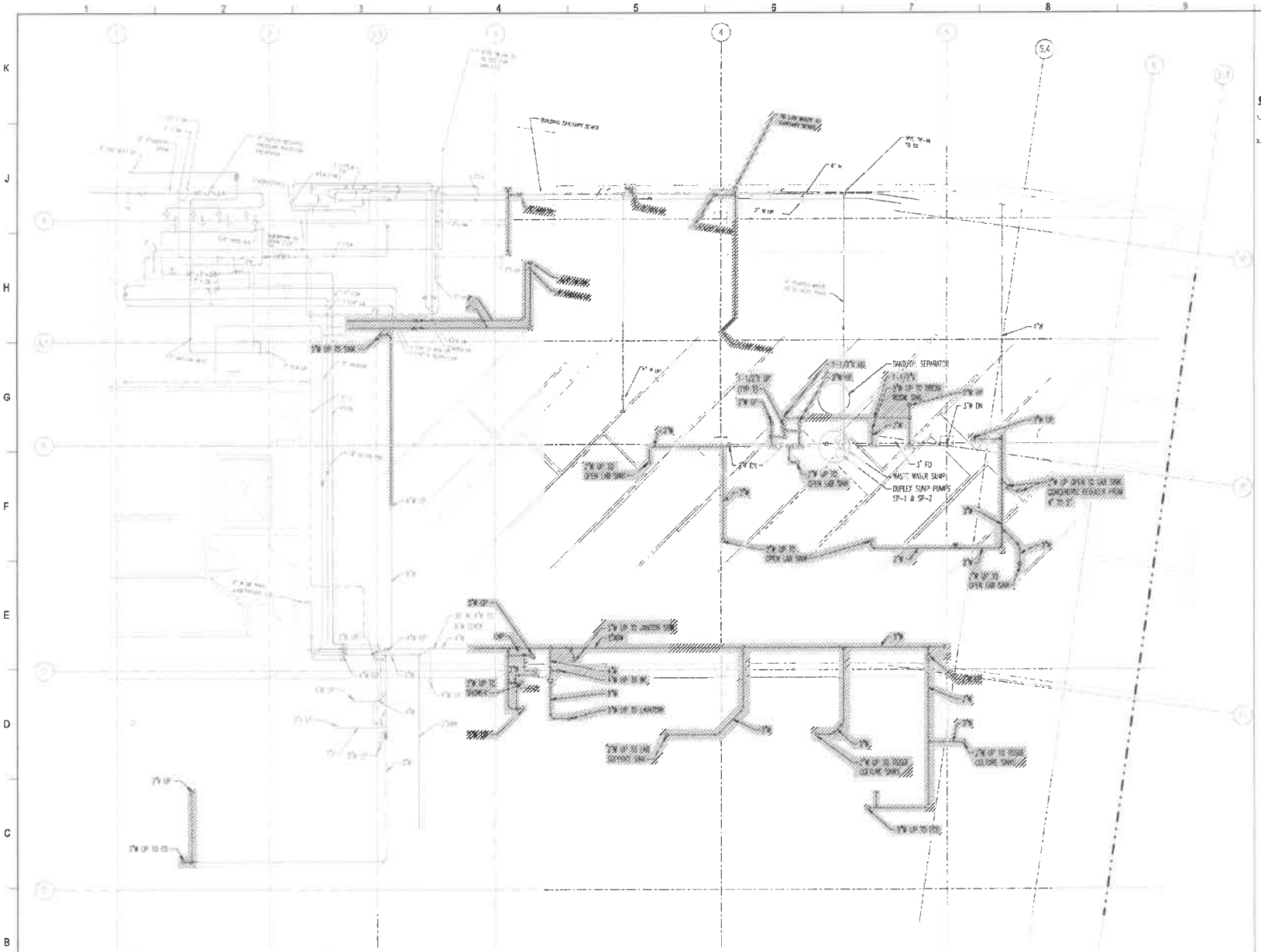
50% DESIGN DEVELOPMENT

04/17/26 | FLAD

27649-00 | FLAD

OVERALL BUILDING SECTION

A-250



1 PLUMBING DEMOLITION PLAN - LEVEL P1 - SECTOR A
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING PIPING SHOWN BASED ON AVAILABLE RECORD DRAWINGS AND MAY NOT SHOW FULL SCOPE OF DEMO WORK.
2. DEMOLISH AND REMOVE ALL EXISTING WASTE, VENT, GAS, AND VACUUM PIPING SERVING PROJECT SCOPE AREA BACK TO RISER OR MAIN AS INDICATED.

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NOT FOR CONSTRUCTION

Fred Hutch Cancer Center

FRED HUTCH

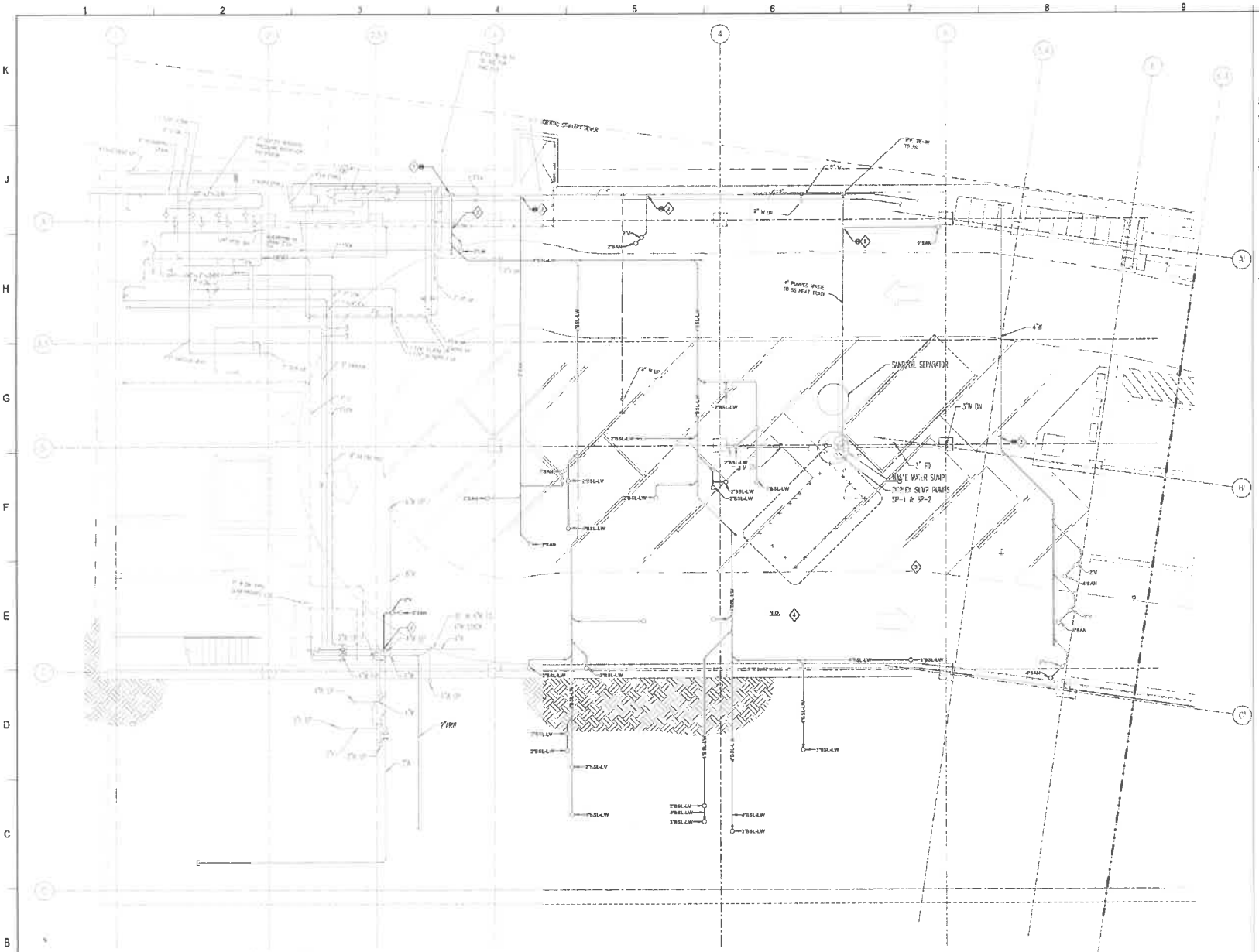
1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
Date: 04/20/26	Drawn By: AEI
Project Number: 27543-00	Checked By: AEI

Sheet Title: **PLUMBING DEMOLITION PLAN - LEVEL P1 - SECTOR A**

Sheet Number: **PD-200A**



1 PLUMBING FLOOR PLAN - LEVEL P1 - SECTOR A
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. DRAINAGE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT, DRAINAGE PIPING 3" AND UNDER SHALL SLOPE AT 1/4" PER FOOT.
2. ALL PLUMBING FIXTURES AND DRAINS LOCATED WITHIN BSL-3 CONTAINMENT BOUNDARY SHALL BE PROVIDED WITH DEEP SEAL P-TRAPS.
3. EXISTING UNDERGROUND UTILITIES EXTERIOR TO BUILDING ARE NOT IMPACTED BY PROJECT SCOPE AND CAN REMAIN AS-IS.

SHEET NOTES:

1. EFFLUENT FROM PLUMBING FIXTURES WITHIN BSL-3 CONTAINMENT BOUNDARY SHALL COMBINE AS A GROUPED LAB WASTE SYSTEM AND CONNECT TO EXISTING SANITARY DRAINAGE PIPING AS SINGLE POINT CONNECTION, THIS APPROXIMATE LOCATION.
2. EFFLUENT FROM PLUMBING FIXTURES OUTSIDE CONTAINMENT BOUNDARY SHALL CONNECT TO NEAREST SANITARY DRAIN. LAB SINKS OUTSIDE CONTAINMENT BOUNDARY SHALL DRAIN AS LAB WASTE AND CONNECT TO THE LAB WASTE SYSTEM AT FURTHEST DOWNSTREAM BRANCH PRIOR TO CONNECTION TO SANITARY SEWER.

Affiliated Engineers

Stamps & Approvals

A B

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

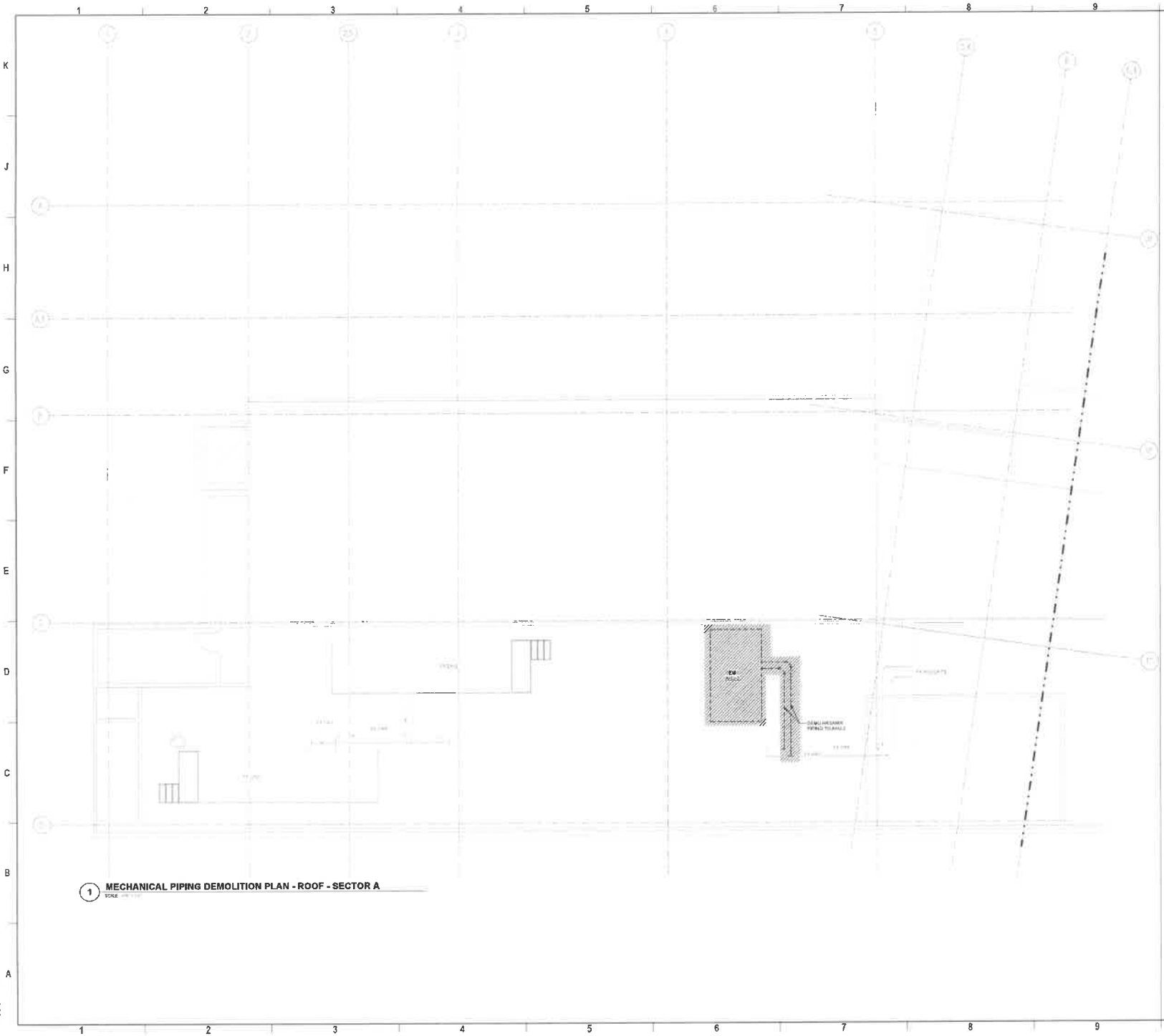
1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
Date: 04/20/26	Drawn By: AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title: **PLUMBING PLAN - LEVEL P1 - SECTOR A**

Sheet Number: **P-200A** | Rev. No.:



1 MECHANICAL PIPING DEMOLITION PLAN - ROOF - SECTOR A
SCALE

GENERAL NOTES:

1. REFER TO M-000 FOR GENERAL NOTES. REFER TO M-001 FOR SYMBOLS AND ABBREVIATIONS.
2. ALL EXISTING ELECTRICAL PIPING AND EQUIPMENT LOCATIONS SHOWN ARE NOTED ON AVAILABLE INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND FIELD CONDITIONS PRIOR TO START OF DEMOLITION.
3. ALL ABANDONED ELECTRICAL PIPING AND EQUIPMENT TO BE REMOVED.

Affiliated Engineers

Sheet(s) & Approvals

A B

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch
Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
Date: 04/20/26	Drawn By: AEI
Project Number: 27543-00	Checked By: AEI

Sheet Title
MECHANICAL PIPING DEMOLITION PLAN - ROOF - SECTOR A

Sheet Number: **MPD-206A** | Rev. No.

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1 MECHAICAL PIPING PLAN ROOF - SECTOR A
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. REFER TO M-000 FOR GENERAL NOTES. REFER TO M-001 FOR SYMBOLS AND ABBREVIATIONS.

SHEET NOTES: ◇

1. CONNECT EXISTING HEAT RECOVERY PIPING TO REPLACEMENT RUN AROUND HEAT RECOVERY COIL.

Affiliated Engineers

Stamps & Approvals

A B

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

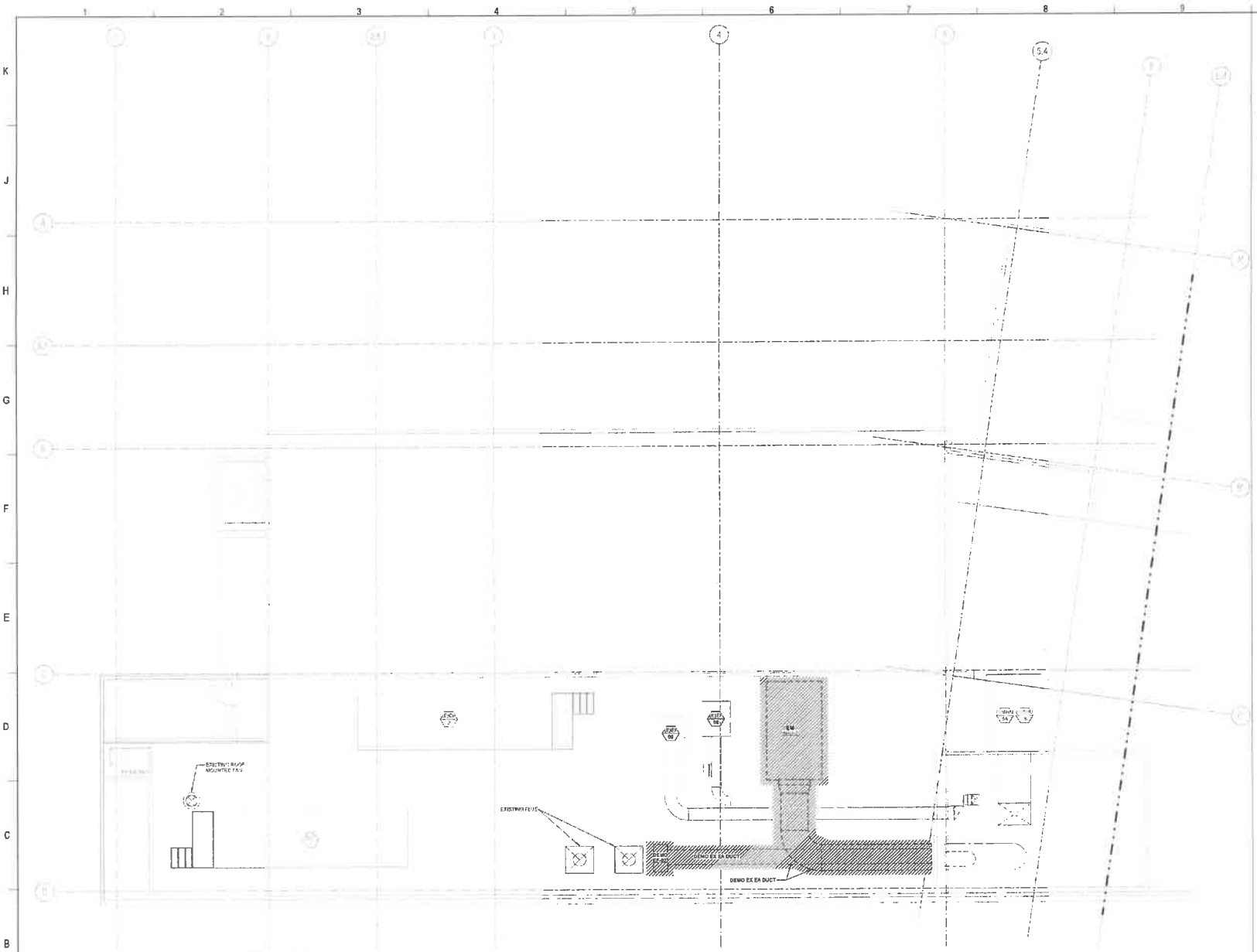
LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
Date: 04/20/26	Drawn By: AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title
MECHANICAL PIPING PLAN - ROOF - SECTOR A

Sheet Number: **MP-206A** | Rev. No.

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1 MECHANICAL DUCTWORK DEMOLITION PLAN - LEVEL ROOF - SECTOR A
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET MD-001 FOR GENERAL NOTES, KEYED NOTES FOR SYMBOLS AND ABBREVIATIONS.
2. ALL EXISTING DUCTWORK, PIPING, AND EQUIPMENT LOCATIONS SHOWN ARE BASED ON AVAILABLE INFORMATION. CONTRACTORS TO VERIFY LOCATIONS AND FIELD CONDITIONS PRIOR TO START OF DEMOLITION.
3. ALL ABANDONED DUCTWORK, PIPING, AND EQUIPMENT TO BE REMOVED.

Affiliated Engineers

Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

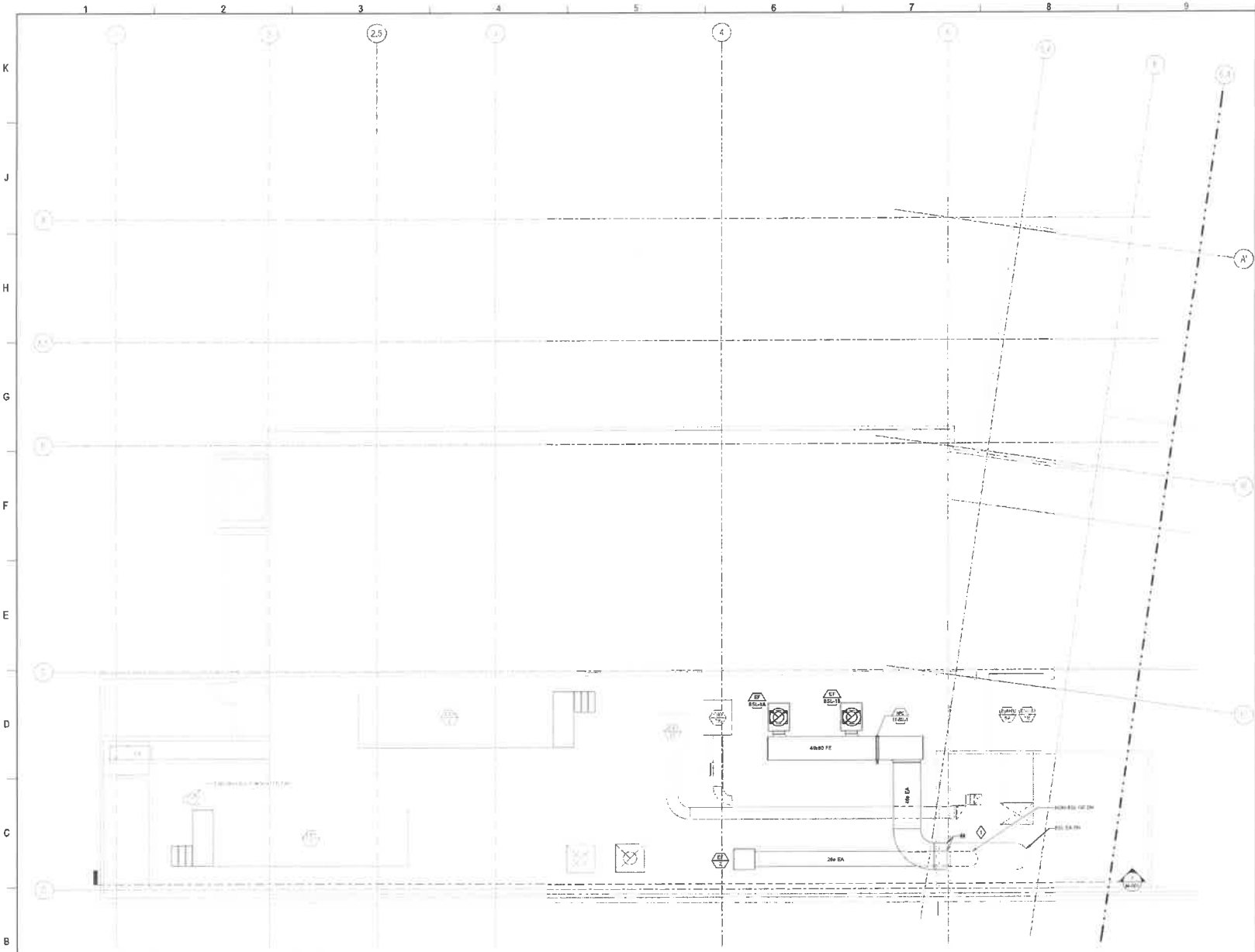
LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
Date: 04/20/26	Drawn By: AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title: **MECHANICAL DEMOLITION DUCTWORK PLAN - ROOF - SECTOR A**

Sheet Number: **MD-206A** | Rev. No.:

Autodesk Docs://Fred Hutch_24141427 - 1208 Eastlake/Fred Hutch_24141427_1208 Eastlake_CENTRAL_R24.rvt
4/17/2026 1:51:13 PM



1 MECHANICAL DUCTWORK PLAN - ROOF - SECTOR A
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M-500 FOR GENERAL NOTES. REFER TO M-501 FOR SYMBOLS AND ABBREVIATIONS.

SHEET NOTES:

1. EXISTING DUCTWORK MAY BE REUSED SUBJECT TO CONDITION AND DECONTAMINATION REQUIREMENTS.

Affiliated Engineers

Stamps & Approvals

A B

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

LEVEL 1 TENANT IMPROVEMENT

Project Phase: 50% DESIGN DEVELOPMENT	
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Sheet Title
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Sheet Number	Rev. No.
M-206A	

DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 17, 2026

To: Snoqualmie Tribe of Indians
PO Box 969
Snoqualmie, WA 98065

Attention: The Honorable Robert de los Angeles, Chairman

Email: bobde@snoqualmietribe.us

From: Mark C. Radtke
DEP/ORF
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

Dear Chairman de los Angeles:

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 54 U.S.C. § 306108 and its implementing regulations (36 C.F.R. Part 800), the National Institutes of Health (NIH) is transmitting this letter and enclosures to initiate Nation-to-Nation consultation for the above-referenced undertaking. NIH is the lead federal agency for this undertaking.

The undertaking is located at the Fred Hutchinson Cancer Center at 1208 Eastlake Avenue East in Seattle, Washington (Figure 1). The existing building was constructed in 1999 and is listed by the King County Department of Assessments as parcel number 216390-1160 as shown on Figure 2. The parcel lot size is approximately 32,797 square feet and contains an approximately 128,408-gross-square-foot, four-story building.

Description of the Undertaking

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- Sheet MD-206A – Mechanical Demolition Ductwork Plan – Roof Sector A
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Area of Potential Effects

The Area of Potential Effects (APE) for archaeological resources is limited to the existing building footprint and immediately adjacent areas potentially subject to minor ground disturbance associated with the proposed renovations as shown on Figure 3.

Previous Cultural Resources Studies

No previous archaeological studies, recorded archaeological sites, National Register of Historic Places (NRHP)-listed properties, or previously recorded resources are known to be located on the subject property. Several NRHP-listed properties are located within a 1-mile radius of the subject property as shown on Figure 4.

Tribal Consultation

Nation-to-nation tribal consultation is being conducted by NIH. NIH respectfully requests the Muckleshoot Indian Tribe to review the enclosed information and provide comments regarding historic properties or cultural resources that may be present within the APE. NIH respectfully invites the Tribe to provide any information regarding properties of traditional religious and cultural significance that may be affected by the undertaking.

If you have any further questions or need any further information, please feel free to contact me at 301-451-6467 or radtkem2@nih.gov.

Sincerely,

Mark C. Radtke

cc: Laura Murphy, Archaeologist (laura.murphy@muckleshoot.nsn.us)
David Kirkpatrick – Fred Hutchinson (dkirkpat@fredhutch.org)
Tony Han – Fred Hutchinson (dhan@fredhutch.org)
Caroline Vandenberghe – Fred Hutchinson (cwertin@fredhutch.org)

Craig Peterson – Citadel EHS (cpeterson@CitadelEHS.com)

Enclosures:
Figure 1: Project Location
Figure 2: Parcel Boundary Map
Figure 3: Area of Potential Effects (APE)
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DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 17, 2026

To: Squaxin Island Tribe
SE 10 Squaxin Lane
Shelton, WA 98584

Attention: The Honorable Kristopher Peters, Chairman

Email: kpeters@squaxin.us

From: Mark C. Radtke
DEP/ORF
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

Dear Chairman Peters:

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 54 U.S.C. § 306108 and its implementing regulations (36 C.F.R. Part 800), the National Institutes of Health (NIH) is transmitting this letter and enclosures to initiate Nation-to-Nation consultation for the above-referenced undertaking. NIH is the lead federal agency for this undertaking.

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If you have any further questions or need any further information, please feel free to contact me at 301-451-6467 or radtkem2@nih.gov.

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Mark C. Radtke

cc: Laura Murphy, Archaeologist (laura.murphy@muckleshoot.nsn.us)
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Tony Han – Fred Hutchinson (dhan@fredhutch.org)
Caroline Vandenberghe – Fred Hutchinson (cwertin@fredhutch.org)

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DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 17, 2026

To: Stillaguamish Tribe of Indians
3322 236 St. NE
Arlington, WA 98223

Attention: The Honorable Eric White, Chairman

Email: ewhite@stillaguamish.com

From: Mark C. Radtke
DEP/ORF
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

Dear Chairman White:

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 54 U.S.C. § 306108 and its implementing regulations (36 C.F.R. Part 800), the National Institutes of Health (NIH) is transmitting this letter and enclosures to initiate Nation-to-Nation consultation for the above-referenced undertaking. NIH is the lead federal agency for this undertaking.

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If you have any further questions or need any further information, please feel free to contact me at 301-451-6467 or radtkem2@nih.gov.

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DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 17, 2026

To: Suquamish Tribe
PO Box 498
Suquamish, WA 98392-0498

Attention: The Honorable Leonard Forsman, Chairman

Email: lforsman@suquamish.nsn.us

From: Mark C. Radtke
DEP/ORF
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

Dear Chairman Forsman:

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Sincerely,

MARK C. RADTKE -S

Digitally signed by MARK C. RADTKE -S
Date: 2026.07.17 11:55:11 -04'00'

Mark C. Radtke

cc: Laura Murphy, Archaeologist (laura.murphy@muckleshoot.nsn.us)
David Kirkpatrick – Fred Hutchinson (dkirkpat@fredhutch.org)
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DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

National Institutes of Health
Office of Research Facilities
Bethesda, Maryland 20892-5746
Division of Environmental Protection
Bldg. 13/2S11, MSC 5746
Phone: 301-496-7775
Fax: (301) 480-8056

Date: July 17, 2026

To: Tulalip Tribes
6406 Marine Drive
Tulalip, WA 98271

Attention: The Honorable Teri Gobin, Chairman

Email: trgobin@tulaliptribes-nsn.gov

From: Mark C. Radtke
DEP/ORF
National Institutes of Health
Building 13, Room 2S11
Bethesda, MD 20892-1057

RE: **Consultation - Proposed Renovation at Fred Hutchinson Cancer Center**
1208 Eastlake Ave East
Seattle, WA 98102

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Sincerely,

MARK C. RADTKE -S

Digitally signed by MARK C. RADTKE -S
Date: 2026.07.17 12:00:51 -04'00'

Mark C. Radtke

cc: Laura Murphy, Archaeologist (laura.murphy@muckleshoot.nsn.us)
David Kirkpatrick – Fred Hutchinson (dkirkpat@fredhutch.org)
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Appendix B
Agency and Tribal Responses

Outlook

[EXTERNAL] RE: Tribal Consultation

From Laura Murphy <laura.murphy@muckleshoot.nsn.us>
Date Wed 7/22/2026 4:20 PM
To Radtke, Mark (NIH/OD/ORF) [E] <radtkem2@mail.nih.gov>

Thank you for contacting the Muckleshoot Preservation Dept. –Based on the description and location of your project, the Tribe has no concerns or comments regarding cultural resources issues.

Best of luck going forward and thank you for the information and opportunity to comment.

Laura Murphy,
MIT Archaeologist

From: Radtke, Mark (NIH/OD/ORF) [E] <radtkem2@mail.nih.gov>
Sent: Friday, July 17, 2026 9:17 AM
To: Jaison Elkins <Jaison.Elkins@muckleshoot.nsn.us>
Cc: Laura Murphy <laura.murphy@muckleshoot.nsn.us>; dkirkpat@fredhutch.org; dhan@fredhutch.org; cwertin@fredhutch.org; cpeterson@CitadelEHS.com
Subject: Tribal Consultation

Chairman Elkins,
Please see the attachments for your review and comment. We appreciate your time on this matter and look forward to hearing from you. Thank you.

Mark C. Radtke
DEP/ORF
National Institutes of Health
Bldg13, Room 2S11
Bethesda, MD 20892-1057

301-451-6467 (Office)
240-461-3817 (Cell)
radtkem2@nih.gov

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Outlook

RE: Question on Previous Archeological Survey Database

From Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Date Mon 5/18/2026 4:20 PM
To Craig Peterson <cpeterson@citadelehs.com>
Cc Smart, Tamela (DAHP) <tamela.smart@dahp.wa.gov>; Wertin, Caroline <cwertin@fredhutch.org>

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Hi Craig,

Based on my review of Wisaard, that parcel has not been surveyed for archaeological resources previously, although several of the neighboring parcels have been.

Thanks and have a nice day,

James Macrae, MA
Assistant State Archaeologist
Department of Archaeology & Historic Preservation (DAHP)
james.macrae@dahp.wa.gov
(564) 669-0899

I acknowledge that I reside and work in the traditional lands of the Nuwha'ha band.

"The public has an interest in the conservation, preservation, and protection of the state's archaeological resources, and the knowledge to be derived and gained from the scientific study of these resources" (RCW 27.53)

How are we doing? Take the very brief survey! *https://forms.office.com/g/0vxt8UAaTy*

From: Craig Peterson <cpeterson@citadelehs.com>
Sent: Monday, May 18, 2026 10:36 AM
To: Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Cc: Smart, Tamela (DAHP) <tamela.smart@dahp.wa.gov>; Wertin, Caroline <cwertin@fredhutch.org>
Subject: Re: Question on Previous Archeological Survey Database

External Email

Thank you James. Took me a few days to get authorization to provide the property address. The property is the Fred Hutch Cancer Center located within the 1208 Eastlake Ave East, Seattle, WA 98102 building. I do not believe a Phase I archeological survey has been completed on this site.

Regards,

Craig J. Peterson, PE

Principal - Engineering & Environmental Sciences

(PE Licensed ID, OR & WA)

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Portland, Oregon Office

1120 SE Madison St, Portland, OR 97214

Preferred Contact Number (Cell):503.333.0856

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From: Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Sent: Wednesday, May 6, 2026 4:21 PM
To: Craig Peterson <cpeterson@citadelehs.com>
Cc: Smart, Tamela (DAHP) <tamela.smart@dahp.wa.gov>
Subject: RE: Question on Previous Archeological Survey Database

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Hi Craig,

Good afternoon. If you can please send me the address I can respond letting you know if there has been any previous archaeological investigations there.

Have a nice day

James Macrae, MA

Assistant State Archaeologist
Department of Archaeology & Historic Preservation (DAHP)
james.macrae@dahp.wa.gov
(564) 669-0899

I acknowledge that I reside and work in the traditional lands of the Nuwha'ha band.

"The public has an interest in the conservation, preservation, and protection of the state's archaeological resources, and the knowledge to be derived and gained from the scientific study of these resources" (RCW 27.53)

How are we doing? Take the very brief survey! *https://forms.office.com/g/0vxt8UAaTy*

From: Craig Peterson <cpeterson@citadelehs.com>
Sent: Friday, May 1, 2026 12:16 PM
To: Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Subject: Question on Previous Archeological Survey Database

External Email

James,

I am completing an environmental assessment for a client in Seattle. The building was constructed int he 1990's. I am looking for a database to assess if there have been any previous archeological investigations of the site. Do we just submit a consultation letter to the Department of Archaeology & Historic Preservation and/ or is there an accessible online database?

Some minor utility work is anticipated in previously disturbed fill below the building as part of the proposed renovations. No other soil intrusive work is anticipated

I was wondering if we could schedule some time to discuss this process.

Regards,

Craig J. Peterson, PE
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Appendix B
Agency and Tribal Responses

Outlook

[EXTERNAL] RE: Tribal Consultation

From Laura Murphy <laura.murphy@muckleshoot.nsn.us>
Date Wed 7/22/2026 4:20 PM
To Radtke, Mark (NIH/OD/ORF) [E] <radtkem2@mail.nih.gov>

Thank you for contacting the Muckleshoot Preservation Dept. –Based on the description and location of your project, the Tribe has no concerns or comments regarding cultural resources issues.

Best of luck going forward and thank you for the information and opportunity to comment.

Laura Murphy,
MIT Archaeologist

From: Radtke, Mark (NIH/OD/ORF) [E] <radtkem2@mail.nih.gov>
Sent: Friday, July 17, 2026 9:17 AM
To: Jaison Elkins <Jaison.Elkins@muckleshoot.nsn.us>
Cc: Laura Murphy <laura.murphy@muckleshoot.nsn.us>; dkirkpat@fredhutch.org; dhan@fredhutch.org; cwertin@fredhutch.org; cpeterson@CitadelEHS.com
Subject: Tribal Consultation

Chairman Elkins,
Please see the attachments for your review and comment. We appreciate your time on this matter and look forward to hearing from you. Thank you.

Mark C. Radtke
DEP/ORF
National Institutes of Health
Bldg13, Room 2S11
Bethesda, MD 20892-1057

301-451-6467 (Office)
240-461-3817 (Cell)
radtkem2@nih.gov

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Outlook

RE: Question on Previous Archeological Survey Database

From Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Date Mon 5/18/2026 4:20 PM
To Craig Peterson <cpeterson@citadelehs.com>
Cc Smart, Tamela (DAHP) <tamela.smart@dahp.wa.gov>; Wertin, Caroline <cwertin@fredhutch.org>

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Hi Craig,

Based on my review of Wisaard, that parcel has not been surveyed for archaeological resources previously, although several of the neighboring parcels have been.

Thanks and have a nice day,

James Macrae, MA
Assistant State Archaeologist
Department of Archaeology & Historic Preservation (DAHP)
james.macrae@dahp.wa.gov
(564) 669-0899

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How are we doing? Take the very brief survey! *https://forms.office.com/g/0vxt8UAaTy*

From: Craig Peterson <cpeterson@citadelehs.com>
Sent: Monday, May 18, 2026 10:36 AM
To: Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>
Cc: Smart, Tamela (DAHP) <tamela.smart@dahp.wa.gov>; Wertin, Caroline <cwertin@fredhutch.org>
Subject: Re: Question on Previous Archeological Survey Database

External Email

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Craig J. Peterson, PE
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(PE Licensed ID, OR & WA)

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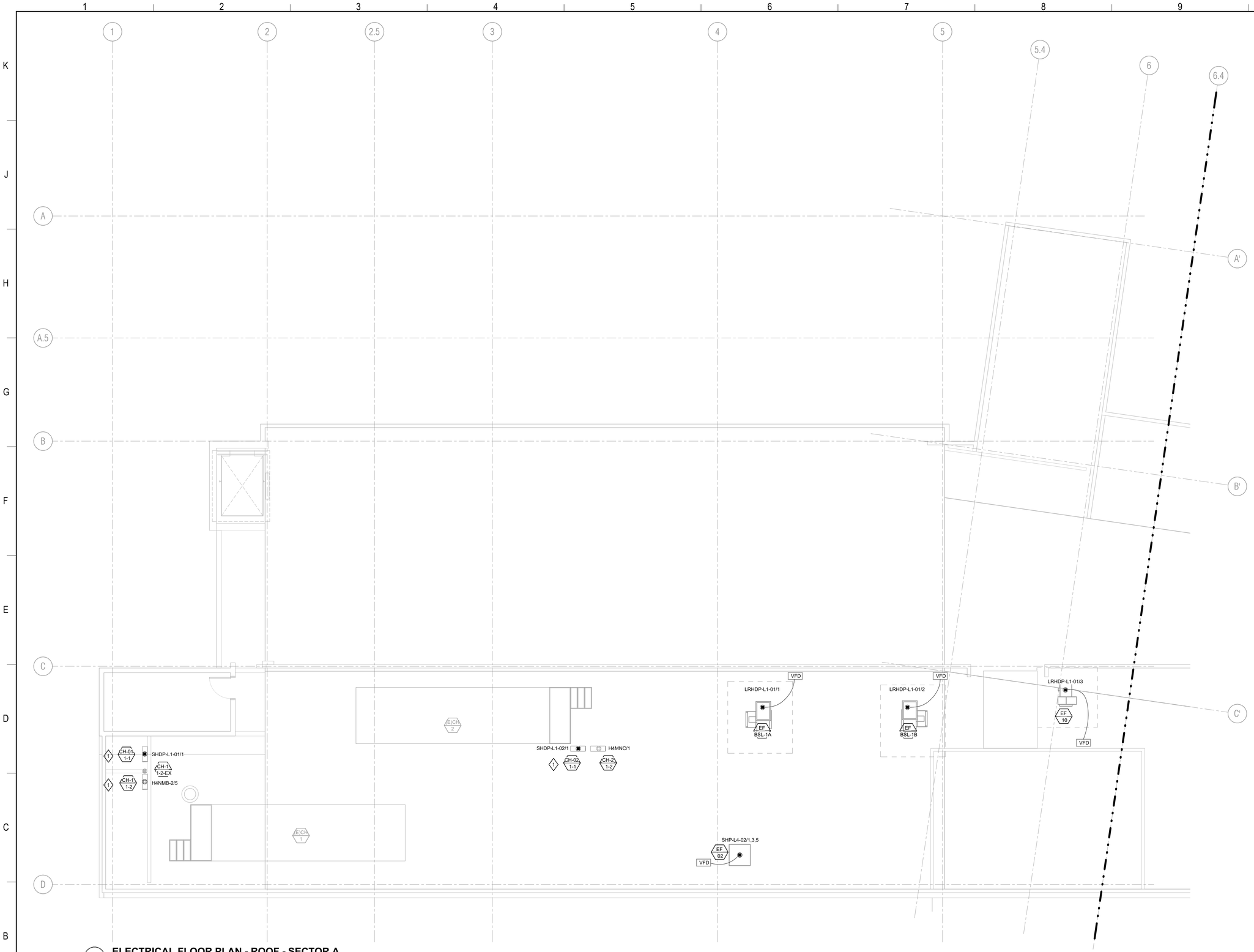
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Appendix C
Design Development Plans



1 **ELECTRICAL FLOOR PLAN - ROOF - SECTOR A**
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET E-000.
2. REFER TO RISER DIAGRAM FOR PANEL SOURCES ON SHEETS E-700, E-701.
3. REFER TO EQUIPMENT SCHEDULES ON SHEET E-900.
4. U.N.O, PANEL DIVISION LINES INDICATE PANEL SOURCE FOR CIRCUITED EQUIPMENT.

SHEET NOTES: (E)

1. REFER TO RISER DIAGRAM FOR CIRCUIT CONFIGURATION. CHILLERS REMAIN BUT ARE RECIRCUITED.

Flad

Affiliated Engineers

Stamps & Approvals

A B

N

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

1208 EASTLAKE AVE EAST
SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
BSL3/ABSL3

Project Phase
75% CONSTRUCTION DOCUMENTS

Date
10/16/2026

Drawn By
AEI

Project Number
27643-00

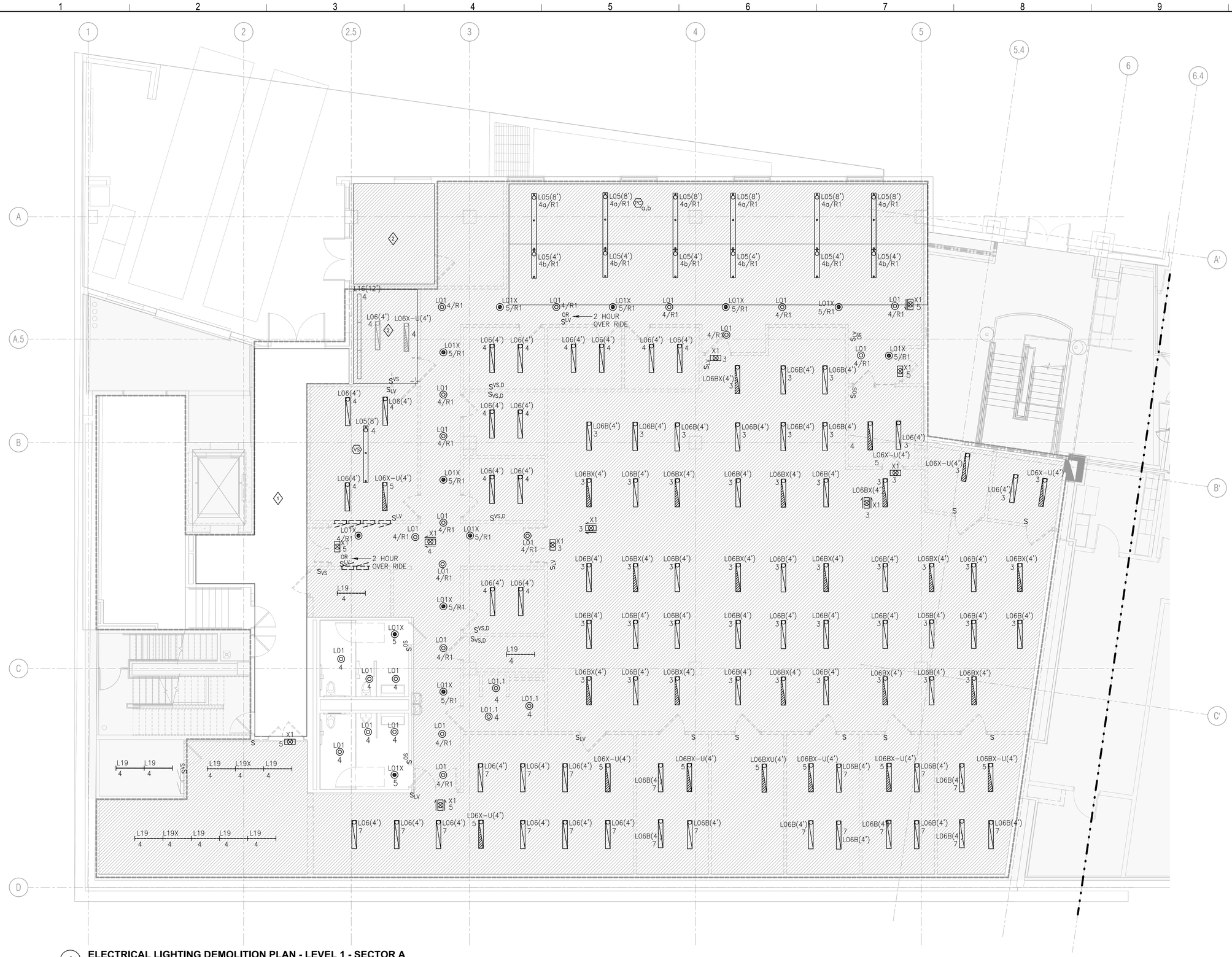
Checked By
AEI

Sheet Title
ELECTRICAL POWER PLAN - ROOF - SECTOR A

Sheet Number
E-206A

Rev. No.

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SHEET NOTES:

1. PRESERVE EXISTING LIGHTING DURING CEILING DEMOLITION REQUIRED FOR MECHANICAL SYSTEM REVISIONS. CEILING AND LIGHTING TO BE RE-INSTALLED.
2. PRESERVE EXISTING LIGHTING. FINAL LIGHTING LAYOUT TO BE ADJUSTED FOR OPTIMAL LIGHTING AFTER MECHANICAL SYSTEM INSTALL.

1 ELECTRICAL LIGHTING DEMOLITION PLAN - LEVEL 1 - SECTOR A

SCALE: 3/16" = 1'-0"

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Project Key Plan

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Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

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SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
BSL3/ABSL3

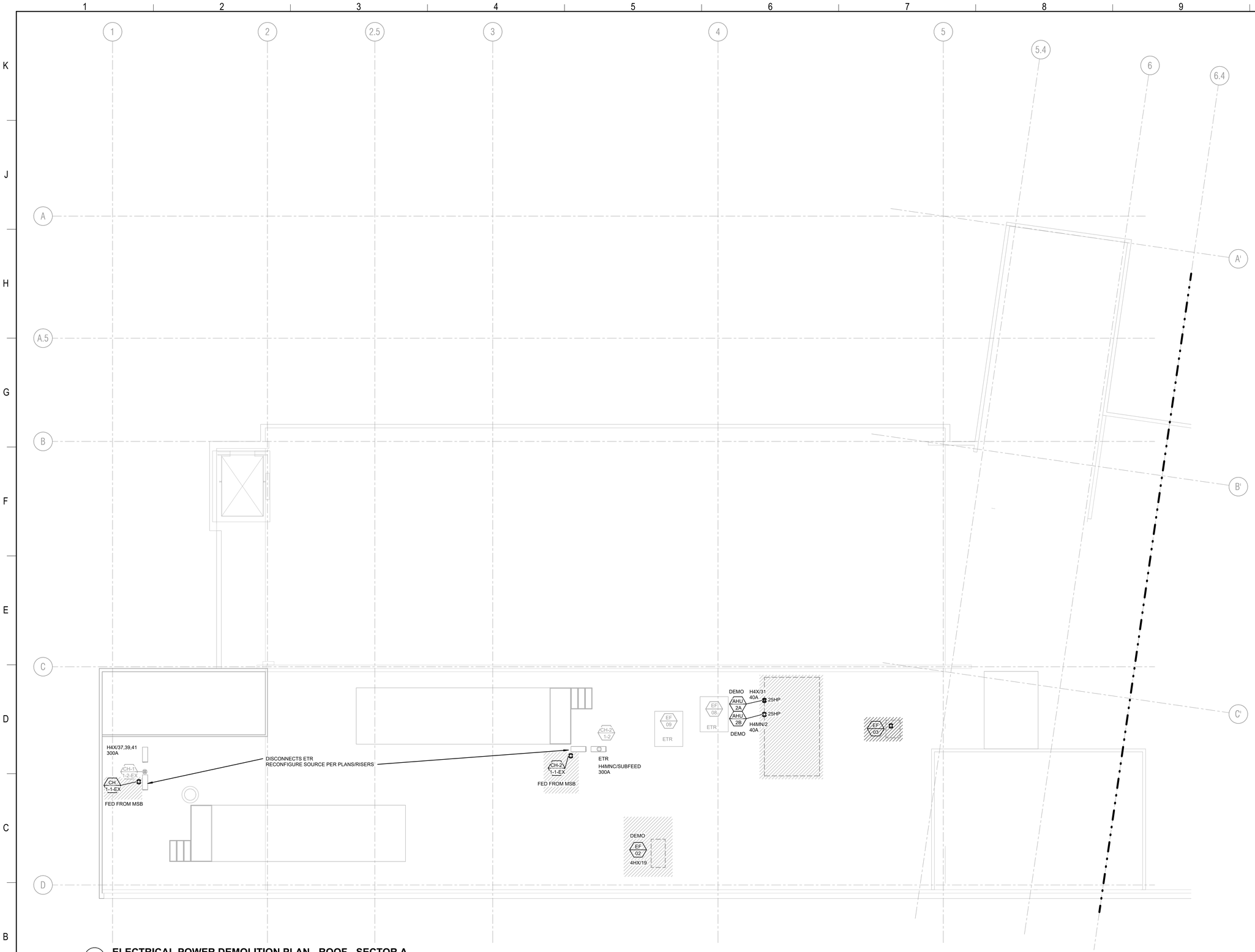
Project Phase
75% CONSTRUCTION DOCUMENTS

Date	Drawn By
10/16/2026	AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title
ELECTRICAL LIGHTING DEMOLITION PLAN - LEVEL 1 - SECTOR A

Sheet Number	Rev. No.
ED-301A	

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1 ELECTRICAL POWER DEMOLITION PLAN - ROOF - SECTOR A

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. EQUIPMENT CONNECTIONS INDICATED FOR DEMOLITION ON EQUIPMENT TO REMAIN (ETR) ARE RE-CONNECTED / RE-FED FROM A DIFFERENT BRANCH OF ELECTRICAL DISTRIBUTION.

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Affiliated Engineers

Stamps & Approvals

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Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

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SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
BSL3/ABSL3

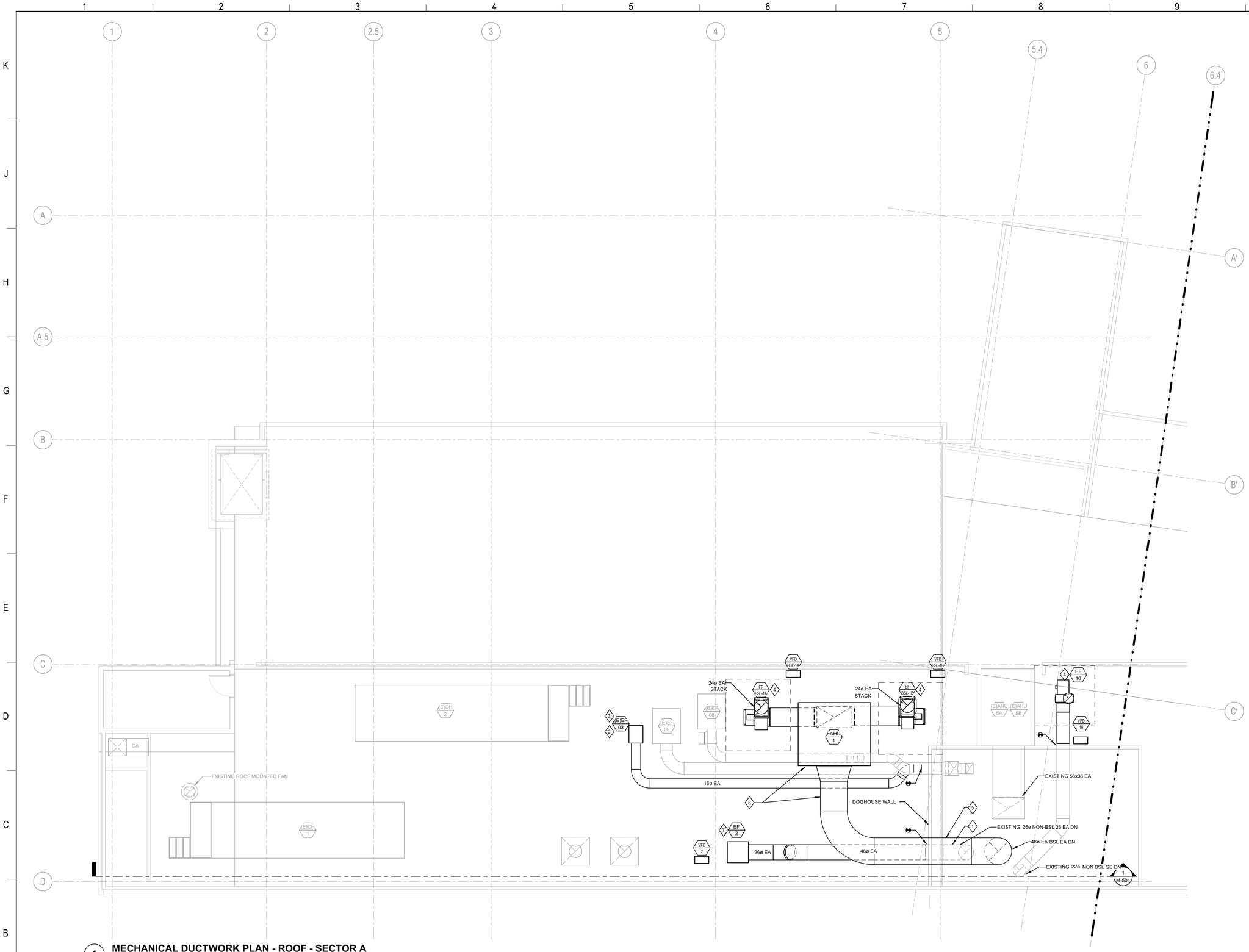
Project Phase
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Date	Drawn By
10/16/2026	AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title
ELECTRICAL POWER DEMOLITION PLAN - ROOF - SECTOR A

Sheet Number	Rev. No.
ED-206A	

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1 MECHANICAL DUCTWORK PLAN - ROOF - SECTOR A

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFER TO M-000 FOR GENERAL NOTES. REFER TO M-008 & M-009 FOR SYMBOLS AND ABBREVIATIONS.

SHEET NOTES: (E)

1. EXISTING DUCTWORK TO BE REUSED.
2. EQUIPMENT IMPACTED SERVES SPACES BEYOND AREA OF WORK. CONTRACTOR SHALL COORDINATE WITH OWNER UTILITY SHUTDOWNS AND ENSURE THERE IS LIMITED DISRUPTION TO SERVICES FOR SPACES OUTSIDE THE AREA OF WORK. IF EXTENDED SHUTDOWN TIME IS REQUIRE, CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE A CONTINUITY OF SERVICES FOR REMAINING SPACES.
3. EXISTING EXHAUST FAN TO BE RELOCATED.
4. REFER TO DETAIL 4 ON SHEET M-800 FOR FAN STACK SUPPORT DETAIL.
5. NEW BSL-3 EXHAUST DUCTWORK IS DIRECT DIMENSIONAL REPLACEMENT OF EXISTING DUCTWORK. NEW BSL DUCTWORK SHALL BE -10" WC PRESSURE CLASS AND CONSTRUCTED OF 316L STAINLESS STEEL. THE INTENT IS TO CONSTRUCT IN SECTIONS FROM CONTRACTOR-PROVIDED WALL OPENING IN DOGHOUSE ON ROOF. THE INTENT IS TO ALSO REPURPOSE EXISTING SHAFT DUCT SUPPORTS, WHERE POSSIBLE.
6. EXHAUST HEAT RECOVERY UNIT EAHU-1 IS ELEVATED ON STRUCTURAL PLATFORM. REFER TO STRUCTURAL DRAWINGS. EXHAUST DUCTWORK IS ELEVATED TO MATCH PREVIOUSLY INSTALLED EXHAUST DUCTWORK IN THIS LOCATION. THE INTENT IS TO REPURPOSE EXISTING DUCT SUPPORTS, WHERE POSSIBLE.
7. REFER TO DETAIL 3 ON SHEET M-800 FOR FAN STACK SUPPORT DETAIL.

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Project Key Plan

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Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

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SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
BSL3/ABSL3

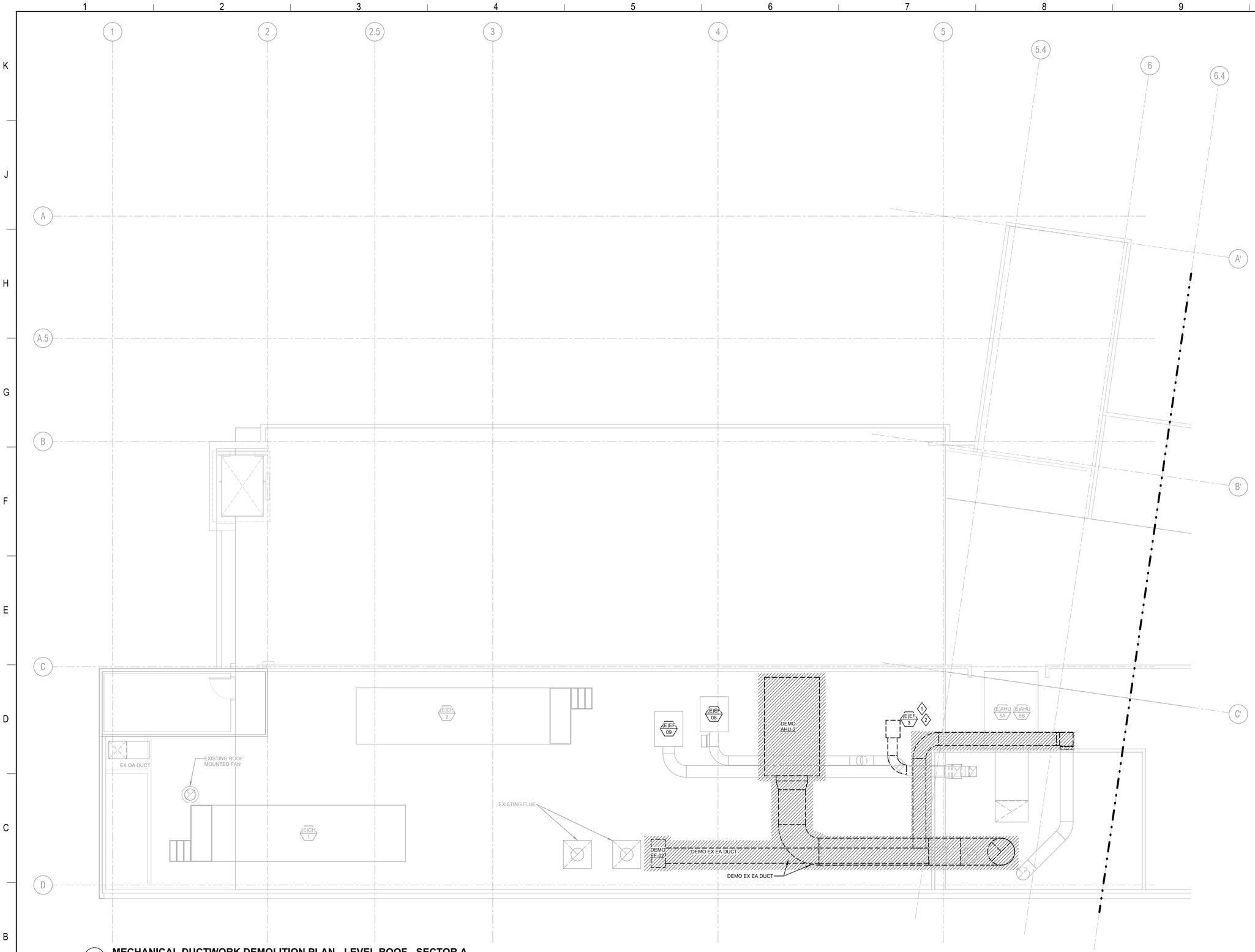
Project Phase
75% CONSTRUCTION DOCUMENTS

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Project Number: 27643-00	Checked By: AEI

Sheet Title
MECHANICAL DUCTWORK PLAN - ROOF - SECTOR A

Sheet Number	Rev. No.
M-206A	

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1 **MECHANICAL DUCTWORK DEMOLITION PLAN - LEVEL ROOF - SECTOR A**
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFER TO M-000 FOR GENERAL NOTES. REFER TO M-004 FOR SYMBOLS AND ABBREVIATIONS.
2. ALL EXISTING DUCTWORK, PIPING, AND EQUIPMENT LOCATIONS SHOWN ARE BASED ON AVAILABLE INFORMATION. CONTRACTORS TO VERIFY LOCATIONS AND FIELD CONDITIONS PRIOR TO START OF DEMOLITION.
3. ALL HATCHED DUCTWORK, PIPING, AND EQUIPMENT TO BE REMOVED.

SHEET NOTES: ◇#

1. EQUIPMENT IMPACTED SERVES SPACES BEYOND AREA OF WORK. CONTRACTOR SHALL COORDINATE WITH OWNER UTILITY SHUTDOWNS AND ENSURE THERE IS LIMITED DISRUPTION TO SERVICES FOR SPACES OUTSIDE THE AREA OF WORK. IF EXTENDED SHUTDOWN TIME IS REQUIRE, CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE A CONTINUITY OF SERVICES FOR REMAINING SPACES.
2. EQUIPMENT TO BE RELOCATED.

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Project Key Plan

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Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

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SEATTLE, WA 98102

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BSL3/ABSL3

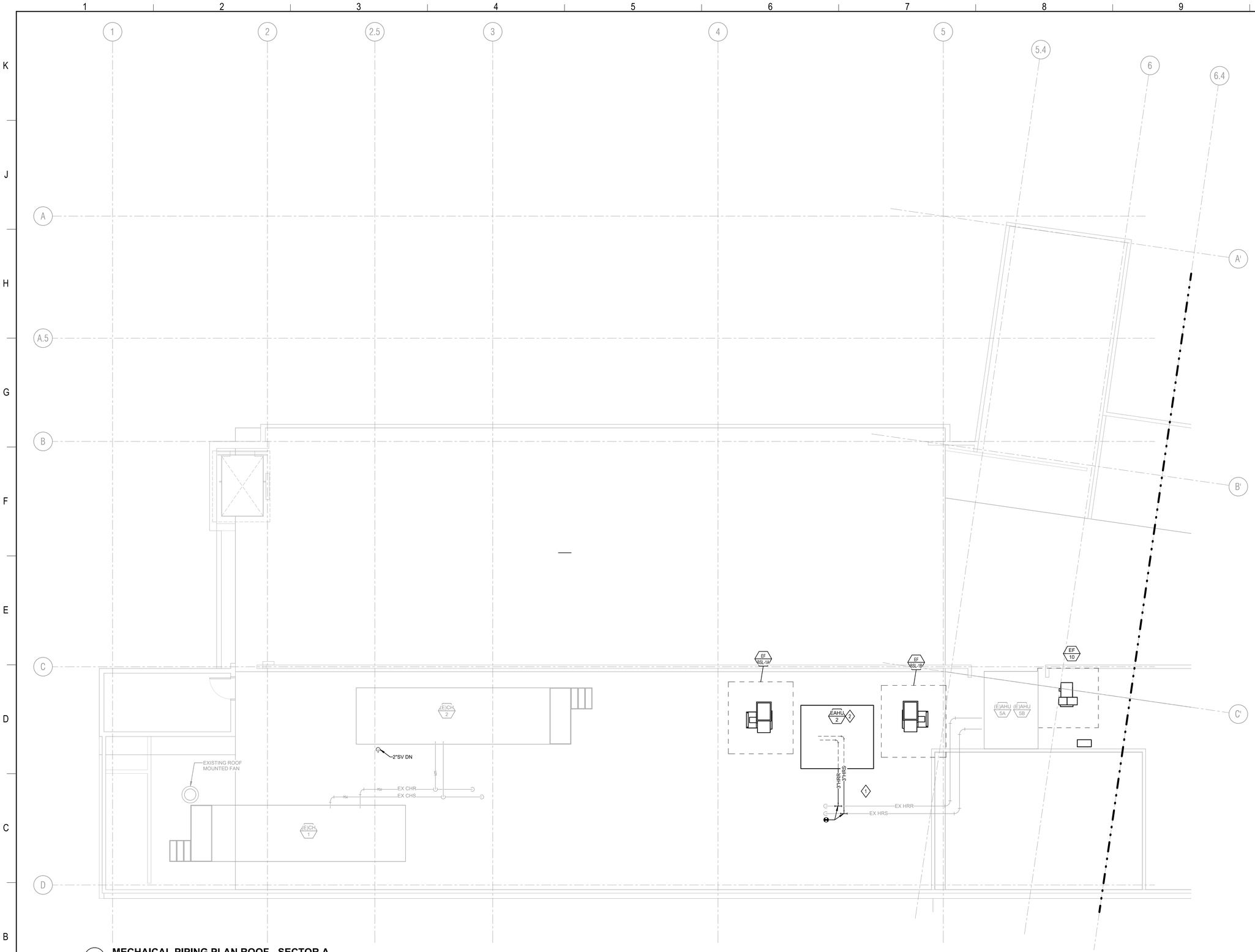
Project Phase
75% CONSTRUCTION DOCUMENTS

Date	Drawn By
10/16/2026	AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title
MECHANICAL DEMOLITION DUCTWORK PLAN - ROOF - SECTOR A

Sheet Number	Rev. No.
MD-206A	

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GENERAL NOTES:

1. REFER TO M-000 FOR GENERAL NOTES. REFER TO M-004 FOR SYMBOLS AND ABBREVIATIONS.

SHEET NOTES: ◇E

1. CONNECT EXISTING HEAT RECOVERY PIPING TO REPLACEMENT RUN AROUND HEAT RECOVERY COIL.
2. EQUIPMENT IMPACTED SERVES SPACES BEYOND AREA OF WORK. CONTRACTOR SHALL COORDINATE WITH OWNER UTILITY SHUTDOWNS AND ENSURE THERE IS LIMITED DISRUPTION TO SERVICES FOR SPACES OUTSIDE THE AREA OF WORK. IF EXTENDED SHUTDOWN TIME IS REQUIRE, CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE A CONTINUITY OF SERVICES FOR REMAINING SPACES.

1 MECHAICAL PIPING PLAN ROOF - SECTOR A
SCALE: 3/16" = 1'-0"

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Project Key Plan

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Rev	Date	Description

Project Title

Fred Hutch Cancer Center

FRED HUTCH

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SEATTLE, WA 98102

L1 TENANT IMPROVEMENT
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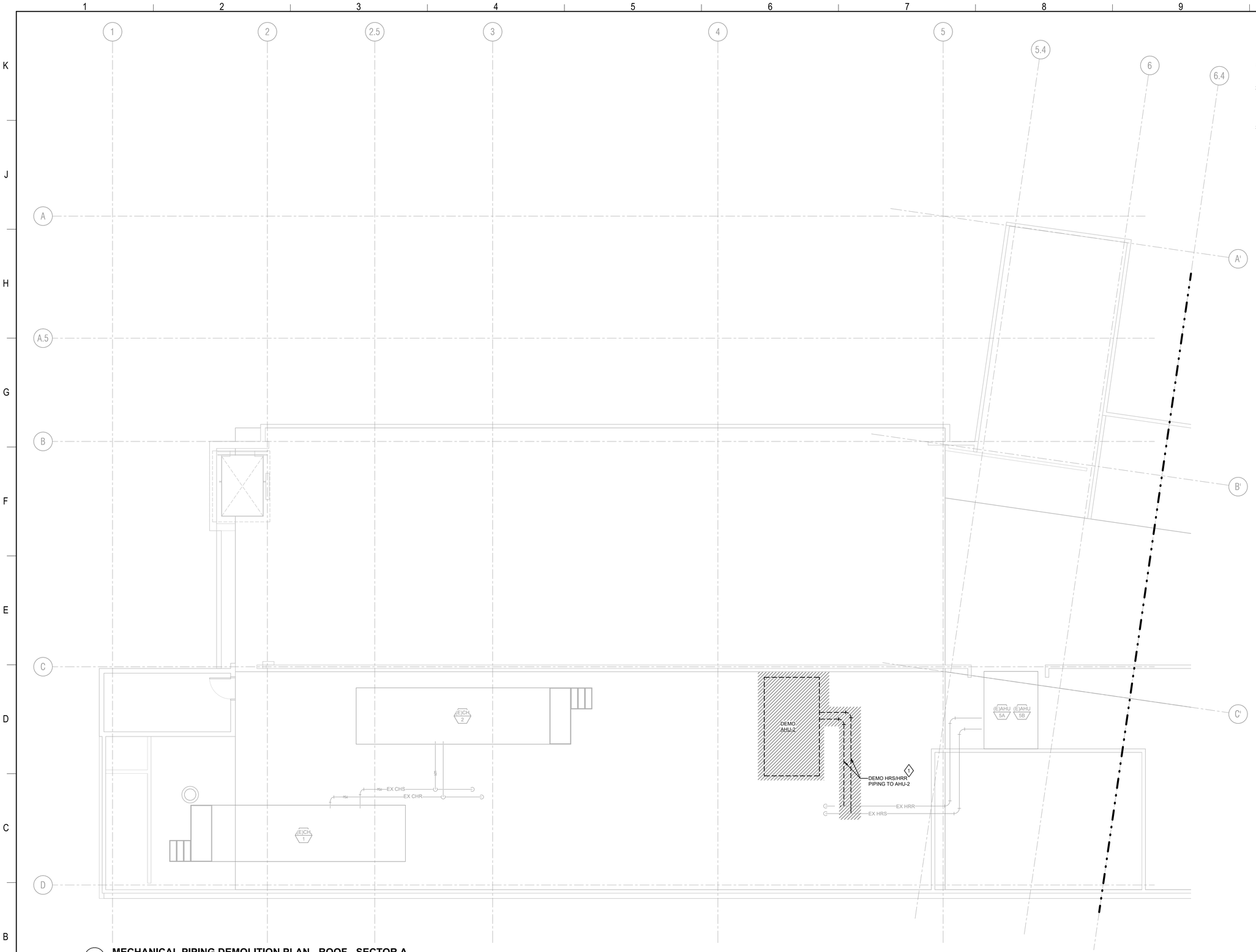
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Date	Drawn By
10/16/2026	AEI
Project Number: 27643-00	Checked By: AEI

Sheet Title
MECHANICAL PIPING PLAN - ROOF - SECTOR A

Sheet Number	Rev. No.
MP-206A	

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SCALE: 3/16" = 1'-0"

Flad

Affiliated Engineers

Stamps & Approvals

A B

N

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Sheet Title
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Sheet Number	Rev. No.
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Appendix D
Ecology Cleanup Site Details

Cleanup Site Details

Cleanup Site ID: 36

Cleanup Site ID: 36 **Facility/Site ID:** 2121 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: Fiberlay Glossary

Alternate Names: Fiberlay, FIBERLAY INC

LOCATION

Address: 1158 Fairview Ave N **City:** Seattle **Zip Code:** 98109 **County:** King

Latitude: 47.62955 **Longitude:** -122.32963 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status: No Further Action **NFA Received?** Yes **Is PSI site?** No

Statute: Pre-MTCA **NFA Date:** 5/25/1989 **Current VCP?** No **Past VCP?** No

Site Rank: N/A **NFA Reason:** Cleaned up under Prior Authority **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Fiberlay	Upland	No Further Action Required	NW	Northwest Region	No Process

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Non-Halogenated Solvents	B					

Key:
B - Below Cleanup Level
S - Suspected
C - Confirmed Above Cleanup Level
R - Remediated
RA - Remediated-Above
RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		3/1/1988
Site Status Changed to NFA	Completed		5/25/1989

Cleanup Site Details

Cleanup Site ID: 246

Cleanup Site ID: 246 **Facility/Site ID:** 3644935 **UST ID:** N/A Site Page Site Documents View Map

Cleanup Site Name: Rothrock Property Glossary

Alternate Names: Rothrock Property

LOCATION

Address: 1051 SUMMIT AVE E **City:** SEATTLE **Zip Code:** 98102 **County:** King

Latitude: 47.62861 **Longitude:** -122.32564 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status:	No Further Action	**NFA Received?**	Yes	**Is PSI site?**	No		
Statute:	MTCA	**NFA Date:**	3/29/2007	**Current VCP?**	No	**Past VCP?**	Yes
Site Rank:	N/A	**NFA Reason:**	Voluntary Cleanup Program Review	**Brownfield?**	No		
Site Manager:	Adams, Mark	**Responsible Unit:**	Northwest	**Active Institutional Control?**		No	

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Rothrock Property	Upland	No Further Action Required	NW	Adams, Mark	Standard Voluntary Cleanup

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Petroleum Products-Unspecified	R					

Key:
B - Below Cleanup Level
S - Suspected
C - Confirmed Above Cleanup Level
R - Remediated
RA - Remediated-Above
RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		9/7/2006
VCP Opinion on Interim Action	Completed	9/28/2006	3/29/2007
Site Status Changed to NFA	Completed		3/29/2007

Cleanup Site Details

Cleanup Site ID: 1158

Cleanup Site ID: 1158 **Facility/Site ID:** 2203 **UST ID:** 12537 Site Page | Site Documents | View Map

Cleanup Site Name: Lake Union Dry Dock Co Glossary

Alternate Names: Lake Union Dry Dock Co, Lake Union Dry Dock LUST, LAKE UNION DRYDOCK, LAKE UNION DRYDOCK CO, LAKE UNION DRYDOCK COMPANY

LOCATION

Address: 1515 FAIRVIEW AVE E **City:** SEATTLE **Zip Code:** 98102 **County:** King

Latitude: 47.63292 **Longitude:** -122.32737 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:**

DETAIL

Status:	Awaiting Cleanup	**NFA Received?**	No	**Is PSI site?**	No
Statute:	MTCA	**NFA Date:**	N/A	**Current VCP?**	No **Past VCP?** No
Site Rank:	2 - Moderate-High Risk	**NFA Reason:**	N/A	**Brownfield?**	No
Site Manager:	Northwest Region	**Responsible Unit:**	Northwest	**Active Institutional Control?**	No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
LAKE UNION DRYDOCK COMPANY	Sediment	Awaiting Cleanup	NW	Northwest Region	No Process
LAKE UNION DRYDOCK COMPANY	Upland	Awaiting Cleanup	NW	Northwest Region	No Process

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Conventional Contaminants, Inorganic				S		
Conventional Contaminants, Organic				S		
Corrosive Wastes				C		
Halogenated Organics			C	C	C	
Metals Priority Pollutants			C	C	C	
Non-Halogenated Solvents				C		
Petroleum Products-Unspecified				C		
Phenolic Compounds				S		
Polychlorinated biPhenyls (PCB)			C	S		
Polycyclic Aromatic Hydrocarbons				S		

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

Cleanup Site Details

Cleanup Site ID: 1158

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		8/30/1988
Initial Investigation / Federal Preliminary Assessment	Completed		9/30/1988
Initial Investigation / Federal Preliminary Assessment	Completed		10/30/1988
Site Hazard Assessment	Completed	11/1/1988	9/30/1989
Site Hazard Assessment	Completed	6/25/1990	8/15/1990
Hazardous Sites Listing	Completed		4/25/1991

Cleanup Site Details

Cleanup Site ID: 1216

Cleanup Site ID: 1216 **Facility/Site ID:** 82838425 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: Rainier Precision LLC Glossary

Alternate Names: Rainier Precision LLC, ZYMOGENETICS, INC

LOCATION

Address: 1150 EASTLAKE AVE E **City:** SEATTLE **Zip Code:** 98109 **County:** King

Latitude: 47.62996 **Longitude:** -122.32794 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:**

DETAIL

Status: No Further Action **NFA Received?** Yes **Is PSI site?** No

Statute: MTCA **NFA Date:** 7/8/2025 **Current VCP?** No **Past VCP?** Yes

Site Rank: 5 - Lowest Assessed Risk **NFA Reason:** Voluntary Cleanup Program Review **Brownfield?** No

Site Manager: Winslow, Frank **Responsible Unit:** Headquarters **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Rainier Precision LLC	Upland	No Further Action Required	HQ	Winslow, Frank	Expedited Voluntary Cleanup

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Halogenated Organics	RB	RB				
Metals Priority Pollutants	RB	RB				
Non-Halogenated Solvents	RB					
Petroleum Products-Unspecified	RB	RB				
Polychlorinated biPhenyls (PCB)	RB	RB				
Polycyclic Aromatic Hydrocarbons	RB	RB				

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		12/12/2001
Initial Investigation / Federal Preliminary Assessment	Completed		4/25/2002
Early Notice Letter(s)	Completed		5/8/2002
Site Hazard Assessment	Completed	8/27/2004	1/27/2005
Hazardous Sites Listing	Completed		1/27/2005

Cleanup Site Details

Cleanup Site ID: 1216

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Expedited VCP Receipt of Plan or Report	Completed		5/30/2025
Expedited VCP Receipt of Plan or Report	Completed		5/30/2025
Expedited VCP Receipt of Plan or Report	Completed		5/30/2025
Expedited VCP Receipt of Plan or Report	Completed		5/30/2025
Expedited VCP Receipt of Plan or Report	Completed		5/30/2025
Expedited VCP Opinion on Property Cleanup	Canceled	6/11/2025	1/1/1900
Expedited VCP Opinion on Site Cleanup	Completed	7/7/2025	7/8/2025
Remove site from Hazardous Sites List	Completed		7/8/2025
Site Status Changed to NFA	Completed		7/8/2025

Cleanup Site Details

Cleanup Site ID: 1891

Cleanup Site ID: 1891 **Facility/Site ID:** 2368 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: Fred Hutchinson Center Lake Union Glossary

Alternate Names: Fred Hutchinson Center Lake Union, FRED HUTCHINSON CTR LK UNION

LOCATION

Address: Eastlake Ave E & Fairview Ave N **City:** Seattle **Zip Code:** 98109 **County:** King

Latitude: 47.62905 **Longitude:** -122.32971 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status: Cleanup Started **NFA Received?** No **Is PSI site?** No

Statute: MTCA **NFA Date:** N/A **Current VCP?** No **Past VCP?** No

Site Rank: N/A **NFA Reason:** N/A **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Fred Hutchinson Center Lake Union	Upland	Cleanup Started	NW	Northwest Region	Independent Action

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Metals Priority Pollutants	C	S	S		S	

Key:
B - Below Cleanup Level
C - Confirmed Above Cleanup Level
RA - Remediated-Above
S - Suspected
R - Remediated
RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		7/3/1991
Early Notice Letter(s)	Completed		10/10/1991
Initial Investigation / Federal Preliminary Assessment	Completed		10/11/1991

Cleanup Site Details

Cleanup Site ID: 1947

Cleanup Site ID: 1947 **Facility/Site ID:** 2250 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: Lake Union Steam Plant Glossary

Alternate Names: LAKE UNION STEAM PLANT

LOCATION

Address: 1179 Eastlake Ave E **City:** Seattle **Zip Code:** 98109 **County:** King

Latitude: 47.63086 **Longitude:** -122.32765 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status: Cleanup Started **NFA Received?** No **Is PSI site?** No

Statute: MTCA **NFA Date:** N/A **Current VCP?** No **Past VCP?** No

Site Rank: 5 - Lowest Assessed Risk **NFA Reason:** N/A **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Lake Union Steam Plant	Sediment	Awaiting Cleanup	NW	Northwest Region	Independent Action
Lake Union Steam Plant	Upland	Cleanup Started	NW	Northwest Region	Independent Action

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Base/Neutral/Acid Organics	S			S		
Metals Priority Pollutants	C			C		
Petroleum Products-Unspecified	C			C		
Phenolic Compounds	S			S		
Polychlorinated biPhenyls (PCB)	C			C		
Polycyclic Aromatic Hydrocarbons	S			S		

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		3/9/1990
Site Discovery/Release Report Received	Completed		4/27/1992
Site Hazard Assessment	Completed		2/8/1993
Hazardous Sites Listing	Completed		2/23/1993

Cleanup Site Details

Cleanup Site ID: 4272

Cleanup Site ID: 4272 **Facility/Site ID:** 41719156 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: Gunn Building Glossary

Alternate Names: Gunn Building

LOCATION

Address: 1165 EASTLAKE AVE E **City:** SEATTLE **Zip Code:** 98109 **County:** King

Latitude: 47.63051 **Longitude:** -122.32814 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status: Awaiting Cleanup **NFA Received?** No **Is PSI site?** No

Statute: MTCA **NFA Date:** N/A **Current VCP?** No **Past VCP?** No

Site Rank: N/A **NFA Reason:** N/A **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Gunn Building	Upland	Awaiting Cleanup	NW	Northwest Region	No Process

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Non-Halogenated Solvents	C	C				
Petroleum Products-Unspecified	C	C				

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		8/3/2000
Initial Investigation / Federal Preliminary Assessment	Completed		8/3/2000
Early Notice Letter(s)	Completed		8/31/2001

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

October 29, 2002

ENTERED
10-29
2002

Jessica Bradley
Emick, Howard & Seibert, Inc.
One Union Square, 600 University Street
Suite 1818
Seattle, WA 98101

Dear Ms. Bradley:

Re: Independent Remedial Action
Former Charlee's Restaurant/Washington State Employee's Credit Union (WSECU)
1500 Fairview Avenue East, Seattle, WA 98102

Thank you for submitting the results of your independent remedial action(s) for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Former Charlee's Restaurant/WSECU facility located at 1500 Fairview Avenue East, Seattle, WA 98102:

1. Independent remedial action report(s) submitted August 1, 2002 prepared by URS for Emick, Howard & Seibert, Inc.

2. Site Characterization and Soil Remediation prepared by Dames and Moore for Koll lake Union Associates, LP, December 20, 1991.

The report(s) listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Sally Perkins at the NWRO at (425) 649-7190 or -7239.

Based upon the information in the report(s) listed above, Ecology has determined that, at this time, the release of petroleum – gasoline range hydrocarbons into the *Soil and Ground Water* no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is made only with respect to the release identified in the report(s) listed above. This no further action determination applies only to the area of the property affected by the release identified in the report(s) at 1500 Fairview, Seattle, WA. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by the Washington State Employee's Credit Union.

Ecology will update its database to reflect this "No Further Action" determination. Your site will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report (previously known as the Affected Media and Contaminants Report).

Ecology will also update its Leaking Underground Storage Tank database to reflect this "No Further Action" determination. Your site will not appear in future publications of the LUST database.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

If you have any questions, please contact Teri Fisher at (425)649-4446.

Sincerely,

Teri Fisher
Toxics Cleanup Program

TF:tf

Cleanup Site Details

Cleanup Site ID: 7377

Cleanup Site ID: 7377 **Facility/Site ID:** 2203 **UST ID:** 12537 Site Page | Site Documents | View Map

Cleanup Site Name: Lake Union Dry Dock LUST Glossary

Alternate Names: Lake Union Dry Dock Co, Lake Union Dry Dock LUST, LAKE UNION DRYDOCK, LAKE UNION DRYDOCK CO, LAKE UNION DRYDOCK COMPANY

LOCATION

Address: 1515 FAIRVIEW AVE E **City:** SEATTLE **Zip Code:** 98102 **County:** King

Latitude: 47.63292 **Longitude:** -122.32737 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:**

DETAIL

Status:	Cleanup Started	**NFA Received?**	No	**Is PSI site?**	No
Statute:	MTCA	**NFA Date:**	N/A	**Current VCP?**	No **Past VCP?** No
Site Rank:	N/A	**NFA Reason:**	N/A	**Brownfield?**	No
Site Manager:	Northwest Region	**Responsible Unit:**	Northwest	**Active Institutional Control?**	No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
LAKE UNION DRYDOCK	Upland	Cleanup Started	NW	Northwest Region	Independent Action

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Benzene	RB	S				
Metals - Other	S	S	S			
Organotins			S			
Petroleum-Gasoline	RB	S				
Petroleum-Other	RB	S				
Polychlorinated biPhenyls (PCB)			S			
Polycyclic Aromatic Hydrocarbons			S			

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
LUST - Notification	Completed		10/30/1990
Site Discovery/Release Report Received	Completed		10/30/1990
LUST - Report Received	Completed		11/2/1990

Cleanup Site Details

Cleanup Site ID: 7377

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Initial Investigation / Federal Preliminary Assessment	Completed		4/8/2011

NFA drawer

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

April 11, 2011

Brooke Toeller
1999 Avenue of Stars, Floor 32, Century City
Los Angeles, CA 90067

Re: No Further Action at the following Site:

- **Site Name:** Equinox Apartments
- **Site Address:** 1520, 1524 and 1530 East Lake Avenue East, Seattle, WA
- **Facility/Site No.:** 18780
- **VCP Project No.:** NW2342

Dear Brooke Toeller:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Equinox Apartments facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Gasoline-, diesel-, oil-range petroleum hydrocarbons and naphthalene into soil;
- Cadmium into soil;
- Tetrachloroethylene (PCE) and Trichloroethylene (TCE) into soil and groundwater.

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Voluntary Cleanup Program (VCP), Fourth Groundwater Monitoring Report, Request for No Further Action (NFA), Equinox Condominiums, 1520, 1524 and 1530 Eastlake Avenue East, Seattle, King County, Washington 98102, WDOE VCP NW2342, dated September 28, 2010, prepared by GeoEngineers.

2. Groundwater Monitoring Report, Event 3 – September 2010, Equinox Property, dated September 28, 2010, prepared by GeoEngineers.

3. Groundwater Monitoring Report, Event 2 –2010, June Equinox Property, dated June 22, 2010, prepared by GeoEngineers.

4. Groundwater Monitoring Report, Event 1 – March 2010, Equinox Property, dated May 4, 2010, prepared by GeoEngineers.

5. Site Assessment and Cleanup Action Report, Equinox Site, 1520/1530 Eastlake Avenue East and 1525 Franklin Avenue East, Seattle, Washington, dated January 24, 2008, prepared by GeoEngineers.

6. Phase I and Phase II Site Assessment, Eastlake Site, 1520/1530 Eastlake Avenue East and 1525 Franklin Avenue East, Seattle, Washington, dated June 28, 2005, prepared by GeoEngineers.

7. Geotechnical Engineering Services, Eastlake Site, 1520/1530 Eastlake Avenue East and 1525 Franklin Avenue East, Seattle, Washington, dated April 29, 2005, prepared by GeoEngineers, Inc.

8. Environmental Report Review, Commercial Property, 1520/1530 Eastlake Avenue East and 1525 Franklin Avenue East, Seattle, Washington, dated June 13, 2002, prepared by Hansen by Environmental Associates Inc.

9. Results of Soil and Groundwater Sampling Activities 1520 and 1530 Eastlake Avenue East and 1525 Franklin Avenue East Properties, Seattle, Washington, dated October 2, 2001, prepared by Environmental Partners Inc.

10. Phase I Environmental Site Assessment 1520 and 1530 Eastlake Avenue East and 1525 Franklin Avenue East, Seattle, Washington, dated September 20, 2001, prepared by Environmental Partners Inc.

11. Geotechnical Report, 20/30 Eastlake Building, Seattle, Washington, dated September 20, 2001, prepared by Terra Associates, Inc.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7190.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A.**

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

a. Cleanup levels.

Soil:

The MTCA Method A cleanup levels have been applied to all the identified contaminants listed above. Note that the Method A cleanup levels were established based on protection of groundwater and direct contact.

b. Points of compliance.

Soil:

Soil cleanup levels were set based on protection of groundwater and direct contact. The point of compliance is therefore in soil throughout the Site.

Groundwater:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site. The cleanup actions are described in **Enclosure A.**

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

Cleanup Site Details

Cleanup Site ID: 14434

Cleanup Site ID: 14434 **Facility/Site ID:** 88162 **UST ID:** N/A Site Page | Site Documents | View Map

Cleanup Site Name: TRC Maritime & Marina Glossary

Alternate Names: TRC Maritime & Marina

LOCATION

Address: 1111 FAIRVIEW AVE N **City:** SEATTLE **Zip Code:** 98109 **County:** King

Latitude: 47.62983 **Longitude:** -122.33040 **WRIA:** 8 **Legislative District:** 43 **Congressional District:** 7 **TRS:** 25N 4E 29

DETAIL

Status: Awaiting Cleanup **NFA Received?** No **Is PSI site?** No

Statute: MTCA **NFA Date:** N/A **Current VCP?** No **Past VCP?** No

Site Rank: N/A **NFA Reason:** N/A **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
TRC Maritime & Marina	Upland	Awaiting Cleanup	NW	Northwest Region	No Process

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Petroleum-Gasoline	C					

Key:
B - Below Cleanup Level
S - Suspected
C - Confirmed Above Cleanup Level
R - Remediated
RA - Remediated-Above
RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		12/21/2015
Non-LUST Ind Report Received	Completed		10/13/2016
Initial Investigation / Federal Preliminary Assessment	Completed		12/28/2017
Early Notice Letter(s)	Completed		2/6/2018