

Preliminary Summary of Potential Effects and Mitigation*

Aurora Corridor Improvement Project: N 165th Street – N 205th Street

Potential Effects During Project Construction

	Alternatives			
	No Action	A	B	C
Air Quality				
Construction of the Project would generate temporary emissions of fugitive dust and tailpipe emissions from construction equipment.		X	X	X
<p>Mitigation: Control fugitive dust and emissions during construction using Best Available Control Technology and stationary-source emission controls as required by Puget Sound Clean Air Agency regulations. Air quality impacts during construction will be minor, temporary, and localized, so no mitigation measures beyond standard BACT are warranted.</p>				
Cultural				
State review of cultural report is underway. Results of cultural analysis cannot be released until State review is complete.				
Economics				
Impacts identified related to property acquisition. See Potential Effects to Properties on page 6 of this handout.		X	X	X
Potential adverse effects on business receipts.		X	X	X
<p>Mitigation: City will work with the Chamber of Commerce and business owners, prior to initiation of Project construction, to help establish business economic health and to develop programs to assist businesses during construction.</p>				
Environmental Justice				
Some minority businesses located along the corridor would experience construction-related impacts similar to other businesses along the corridor.		X	X	X
<p>Mitigation: Communication measures will be implemented during project construction to provide construction-related information and to minimize construction effects on minority and low-income populations should include:</p> <ul style="list-style-type: none"> ▪ Informing the public, schools, and transit agencies of traffic changes ahead of time ▪ Posting informational flyers at key stores, park-and-ride lots, schools, nonprofits and religious institutions. <p>Public outreach related to Project will be conducted in Spanish, Korean and Chinese. City will provide translation service for all materials related to Project, upon request.</p>				

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	Alternatives			
	No Action	A	B	C
Fish, Vegetation and Wildlife				
Potential for downstream effects to fish, due to increased risk of construction-related sediment released to stormwater.		X	X	X
Mitigation: Utilize temporary erosion and sediment control measures during construction.				
Geology and Soils				
Potential for degradation of the subgrade in areas of moisture sensitive soils from use of heavy equipment during wet weather or in areas of seepage or shallow groundwater.		X	X	X
Mitigation: Limit major earthwork to drier late spring to early fall season. Maintain proper surface drainage. Minimize the area of ground disturbance. Limit the number of turns by heavy equipment on the subgrade. Minimize the amount of tracking on the subgrade. Cover the final sub-grade elevation with a working mat of crushed rock and/or geotextile.				
Potential for increased erosion due to exposure of erosion prone soils.		X	X	X
Mitigation: Implement a Temporary Erosion and Sedimentation Control (TESC) plan to control the movement of sediment. Measures in the TESC would include avoiding unnecessary vegetation clearing and installation of structures such as silt fences and sediment traps. Implement construction procedures identified in the geotechnical investigation that are designed to maintain or enhance slope stability.				
Potential for increased erosion from unstable fill during a storm event.		X	X	X
Mitigation: Implement a Temporary Erosion and Sedimentation Control (TESC) plan to control the movement of sediment. Measures in the TESC would include covering fill stockpiles and disturbed areas.				
Hazardous Materials				
Potential for encountering known soil contamination at the former Mac-Ray Dry Cleaner (18419 Aurora Avenue N).				X
Mitigation: Conduct Phase II Soil Investigation - If contaminated soil is encountered in the Phase II investigation, it should be remediated by Hazardous Waste Operations, Planning, and Emergency Response (HAZWOPER)-certified contractors before site grading begins. Depending on the Phase II findings, this could require a Phase III Remedial Investigation and Feasibility Study (RI/FS).				

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<p>Potential for encountering known soil contamination at former Bill Langeberg gas station (18425 Aurora Avenue N); and former Joe's ARCO gas station (17550 Aurora Avenue N).</p> <p>Mitigation: Conduct Phase II Soil and Groundwater Investigation - If contaminated soil is encountered in the Phase II investigation, it should be remediated by Hazardous Waste Operations, Planning, and Emergency Response (HAZWOPER)-certified contractors before site grading begins. Depending on the Phase II findings, this could require a Phase III RI/FS.</p>		X	X	X
<p>Potential for encountering unknown soil contamination at unreported spill sites.</p> <p>Mitigation: Provide Contaminated Material Contingency Plan for construction contractors.</p>		X	X	X
<p>Potential for construction spills.</p> <p>Project elements that will prevent or avoid significant effect: City maintains spill prevention and spill response protocols that include the 9-1-1 emergency system and hazmat trained prevention crews and spill responders.</p> <p>City will require construction contractors to submit spill prevention and response plans, which are a required element of the construction stormwater permit issued by Ecology.</p>		X	X	X
<p>Potential for asbestos and lead based paint in structures to be demolished.</p> <p>Project element that will prevent or avoid significant effect: All structures to be partially or fully demolished will be tested for asbestos and lead based paint. Identified asbestos and lead based will be abated in accordance with state and federal regulations prior to demolition.</p>		X	X	X
Noise				
<p>Temporary construction noise at nearby noise-sensitive receivers.</p> <p>Mitigation: Implement Construction Noise Reduction Plan.</p>		X	X	X
Plans and Policies				
<p>Right-of-way requirements are outside the boundaries defined by City Ordinance 326, which was adopted as an amendment to the City Comprehensive Plan.</p> <p>Mitigation: If right-of-way is needed outside the boundaries defined, the City will take action to make the Project compliant with the Comprehensive Plan.</p>				X

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	Alternatives			
	No Action	A	B	C
Transportation				
Reduced traffic flow.		X	X	X
<p>Mitigation: Implement construction Best Management Practices.</p> <p>Develop Traffic Control Plan, Construction Staging Plan, and Communication Plan for residents and businesses, to minimize effects of Project construction on traffic operations.</p>				
Transit re-routed or stops relocated.		X	X	X
<p>Mitigation: Coordination with the Metro and Community transit agencies would be ongoing throughout the construction period to minimize impacts to transit service.</p> <p>Bus zone relocation or closure would be clearly signed and communicated to transit riders.</p> <p>Temporary stops would be provided in a safe and accessible location, separated from other traffic and construction activity by traffic barriers.</p>				
Business access revised disrupting delivery and patron access.		X	X	X
<p>Mitigation: Temporary access revisions would be well marked and would provide the most direct access to properties possible.</p> <p>Owner/tenants along the corridor will be kept informed of construction schedules, schedule changes, and information detailing construction activities.</p> <p>Develop Traffic Control Plan and Construction Phasing Plan to minimize disruption to businesses.</p>				
Utilities and Services				
Decreased level of service for emergency services and other public service providers due to increased traffic congestion on Aurora Avenue N during construction.		X	X	X
<p>Mitigation: Coordinate with public service providers to minimize delays, including notifying public service providers of the construction schedule and of any temporary lane or access closures.</p> <p>Coordinate with school officials before and during construction.</p> <p>Schedule lane closures for off-peak hours when feasible (e.g., at night).</p>				

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	No Action	A	B	C
<p>Disruption of utility service during construction of the Project and utility relocation.</p> <p>Mitigation: Map all utilities prior to starting construction to avoid accidental disruptions.</p> <p>Coordinate with utility providers to minimize disruption of service.</p> <p>Notify and coordinate with fire departments for waterline relocations that may affect water for fire suppression, and establish alternate supply lines prior to any breaks in service.</p> <p>Coordinate with business and property owners to schedule utility connection work to minimize impacts on business operations.</p>	X	X	X	
<p>Potential for increased need for police for crime prevention at construction sites and for traffic and pedestrian control during construction.</p> <p>Mitigation: Coordinate with law enforcement agencies to implement crime prevention principles and to ensure adequate staffing for traffic and pedestrian control during construction.</p>	X	X	X	
Visual Quality				
<p>Visual prominence of traffic cones and barriers along roadway, used for construction-related traffic control and channelization</p> <p>No mitigation recommended.</p>	X	X	X	
<p>Temporary lighting, detours, and construction-related clutter</p> <p>Mitigation: Locate/screen storage and staging areas in areas that minimize visual prominence.</p> <p>Shield/screen light fixtures to minimize glare.</p>	X	X	X	
Water Quality				
<p>Increased risk of sediment released to stormwater.</p> <p>Mitigation: Utilize temporary erosion and sediment control measures during construction.</p>	X	X	X	
Wetlands and Other Waters of the U.S.				
<p>Increased risk of sediment released to stormwater runoff to ditches. No wetlands were identified within the Project area.</p> <p>Mitigation: Utilize temporary erosion and sediment control measures during construction.</p>	X	X	X	

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Potential Effects to Properties

	Alternatives			
	No Action	A	B	C
<p>Full acquisition of 2 business properties (17750 and 17760 Aurora Avenue N)</p> <p>Mitigation: Property owners will be compensated for property take per federal requirements.</p>		X	X	X
<p>Major or partial demolition of commercial buildings to construct Project. (3 businesses under Alternative A, 5 businesses under Alternative B, and 8 businesses under Alternative C.)</p> <p>Mitigation: Property owners will be compensated for property take per federal requirements. City will compensate property owners to allow them option to rebuild or remodel on their existing site.</p>		X	X	X
<p>Property acquisitions necessary for construction of the Project would reduce commercial parking available for businesses, possibly affecting minimum on-site parking requirements within the City's parking regulations.</p> <p>Mitigation: Property owners will be compensated for property take per federal requirements. If Project results in available parking for a business to drop below City requirements, the business will be grandfathered in as parking-compliant. If renovation to the property occurs after Project construction is complete, the business would need to come back into parking compliance.</p>		X	X	X
<p>Potential relocation of some rental residences located on one property (~19600 Aurora Avenue N).</p> <p>Mitigation: Property owners will be compensated for property take per federal requirements. City will assist relocated residents in finding comparable housing, and compensate for out-of-pocket moving expenses, if necessary.</p>		X	X	X

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Aurora Corridor Improvement Project: N 165th Street – N 205th Street

Potential Effects After Project is Complete

	Alternatives			
	No Action	A	B	C
Air Quality				
No potential adverse effects to air quality are identified. The Project satisfies state and federal requirements, so no mitigation measures are needed.				
Cultural Resources				
State review of cultural report is underway. Results of cultural analysis cannot be released until State review is complete.				
Economics				
Analysis of economic effects after project is complete is pending.				
Fish, Vegetation and Wildlife				
No potential adverse effects to fish, vegetation, and wildlife are identified.				
Geology and Soils				
No potential adverse effects to geology and soils are identified.				
Hazardous Materials				
Increase in traffic volumes over time increases potential for fuel spills caused by traffic accidents.	X	X	X	X
<p>Project element that will avoid or minimize significant effect: City to maintain spill prevention and spill response protocols that include the 9-1-1 emergency system and hazmat trained prevention crews/spill responders.</p>				
Land Use Patterns, Plans, and Policies				
Project is generally consistent with the 32 Points, adopted in 1999, except:				
No amenity zone included in Alternative A.	X	X		
Curb bulb-outs not proposed on side streets; no pedestrian-only signals are proposed; and reduction in speed limit to 35mph cannot be implemented without evidence for need from corridor speed study.	X	X	X	X
<p>Mitigation: Implementation Strategies are currently under development to reflect current community priorities for the corridor.</p>				
Noise				
Modeled noise levels exceed noise abatement criteria at one outdoor seating area (20121 Aurora Avenue N); two apartment buildings (19523 Firlands Way N and 935 N 200th Street); and two houses (19370 Firlands Way and 19344 Firlands Way).	X	X	X	X
<p>No mitigation recommended: No noise abatement measures satisfy the WSDOT feasibility and reasonableness criteria.</p>				

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Potential Effects After Project is Complete

	Alternatives			
	No Action	A	B	C
Transportation				
Intersection operations at N 170th Street, N 182nd Street, and N 195th Street are projected to fail under existing and projected 2030 conditions, and fail to meet the City's adopted traffic operational standards. No mitigation available.	X			
Projected increase in vehicular, pedestrian, and bicycle traffic over time would result in increased potential for safety conflicts, without the improvements proposed under the Build Alternatives. No mitigation available.	X			
The widening of Aurora Avenue N would result in longer crossing distances and pedestrian crossing times at signalized intersections. Mitigation: Provide standard signal timing to allow pedestrians to cross the entire distance in one cycle length.		X	X	X
Utilities and Services				
No potential adverse effects to utilities and services are identified.				
Visual Quality				
Minimal addition of light and/or glare due to addition of lane in each direction. Project elements that addresses potential effect: Plant vegetation within median. Plant vegetation within amenity zone (Alternatives B and C only). Best management practices that addresses potential effect: Shield/screen light fixtures to minimize glare. Use low-sheen and non-reflective materials.		X	X	X
Water Quality				
No potential adverse effects to water quality are identified.				
Wetlands				
Loss of 401 square feet of ditches. No wetlands were identified within the Project area. Mitigation: Construction of stormwater treatment facilities.		X	X	X

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