ATTACHMENT D1

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 9, 2015

Ms. Jaimie Reavis
Assistant Planner
City of Tukwila
6300 Southcenter Boulevard
Tukwila, WA 98188

In future correspondence please refer to:
Log: 100915-02-KI
Property: City of Tukwila Woodspring Suites, L15-0043, L15-0049
Re: Archaeology - Survey Requested

Dear Ms. Reavis:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for containing precontact archaeological resources. The project area is within 500-1000 feet of a three previously recorded archaeological sites and adjacent to the Green River. It is depicted as having the highest probability for containing precontact archaeological resources on the Statewide Archaeological Predictive Model.

Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed report should be submitted to DAHP and the interested Tribes prior to development. We also recommend consultation with DAHP's built environment unit regarding the historic barn as well as consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are involved Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36CFR800, must be followed. This is a separate process

from SEPA and requires formal government-to-government consultation with the affected Tribes and this agency. We would appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Laura Murphy, Archaeologist, Muckleshoot Tribe
Dennis Lewarch, THPO, Suquamish Tribe
Richard Young, Cultural Resources Director, Tulalip Tribes
Cecile Hansen, Chair, Duwamish Tribe
Steven Mullen Moses, Cultural Resources, Snoqualmie Tribe

CP|H
CONSULTANTS

Site Planning
Civil Engineering
Land Use Consulting
Project Management

January 8, 2016

Ms. Gretchen Kaehler
Assistant State Archaeologist, Local Governments

c/o Ms. Jaimie Reavis
Senior Planner
City of Tukwila
6300 Southcenter Blvd, Suite 100
Tukwila, WA 98188

RE: Woodspring Suites Tukwila—CPH *Project No. 0128-15-002*
***DAHP Log No. 100915-02-KI; City of Tukwila File Nos.* L15-0042, L15-0043, and L15-0049**
Responses to Review Comments

Ms. Kaelher,

This letter and the enclosed cultural resource assessment are provided in response to the comments received from Washington State Department of Archaeology and Historic Preservation's (DAHP) regarding the *Woodspring Suites Tukwila* project. Those comments were contained in your October 9, 2015 letter to the City of Tukwila as related to the Design Review (DR) and Shoreline Substantial Development Permit (SSDP) applications that are currently under consideration by the City.

Cultural Resource Consultants, Inc. performed an investigation and prepared the enclosed assessment (December 10, 2015) in accordance with applicable City and industry standards. That assessment "...did not identify cultural resources that could be affected by this project." It also recommended archaeological monitoring of construction excavation and implementation of an inadvertent discovery plan. These recommendations have been accepted by the applicant and are expected to be conditions of approval for the planned hotel project.

Please, feel free to contact me directly at (425) 285-2391 or by e-mail at matt@cphconsultants.com if you have additional questions or would like to discuss the project further. I appreciate your time and efforts. Thank you.

Sincerely,
CPH Consultants

Matthew J. Hough, PE
President

Enclosure: Cultural Resource Assessment (Cultural Resource Consultant, Inc.; December 10, 2015)
Cc: Mr. Broc Henderson (West 77 Partners)
copy to file

TECHNICAL MEMO 1511A-1

DATE: December 10, 2015

TO: Broc Hendershott
West 77 Partners

FROM: Glenn Hartmann, Principal Investigator

RE: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel, Tukwila, King County, WA

The attached short report form constitutes our final report for the above referenced project. Assessment did not identify cultural resources that could be affected by this project. Archaeological monitoring of construction excavation is recommended. An inadvertent discovery plan is attached. Please contact this office should you have any questions about our findings and/or recommendations.

197 PARFITT WAY SW, SUITE 100
PO BOX 10668, BAINBRIDGE ISLAND, WA 98110
PHONE 206 855-9020 - info@crcwa.com

CULTURAL RESOURCES REPORT COVER SHEET

Author: James Schumacher

Title of Report: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel, Tukwila, King County, WA

Date of Report: December 10, 2015

County: King Section: 25 Township: 23 N Range: 4 E

Quads: Renton, WA Acres: 2.4

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☐ Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

_____
_____
_____
_____
_____
_____
_____
_____

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

Management Summary

This report describes a cultural resources assessment for the proposed West 77 Woodspring Suites Hotel in Tukwila, King County, Washington. This assessment was developed to identify any previously recorded archaeological or historic sites at the project location and evaluate the potential for the project to affect cultural resources. The James Nelsen House, built in 1905 and located on one of the project parcels, will not be affected by the proposed project. The Nelsen House was included in the Washington State historic inventory in 2006, is listed on the State historic registry, and was recommended eligible for the National Register of Historic Places. A barn/stable that was moved to the property in the 1960s, and which has been recommended as not contributing to the significance of the Nelsen House, was also inventoried in 2006.

Archaeological field investigations did not result in identification of archaeological deposits, pre-contact or historic artifacts, or ancient anthropogenic buried surfaces. Shovel probes were hand-dug and augered at 10 to 15-meter intervals across the area proposed for construction. Holocene river-deposited sediments at this location were deeper than could be penetrated with hand tools. Given the depth of alluvial sediment deposits on the property, and proposed depth of construction excavation for hotel infrastructure, it is recommended that a professional archaeologist monitor construction excavation to identify any deeply buried cultural deposits that could potentially be present. Monitoring would cease once deep (below about 5 feet) excavations were completed, or when reasonable potential for the presence of archaeological deposit had been eliminated.

1. Administrative Data

Report Title: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel Project, Tukwila, King County, Washington.

Author: James Schumacher

Report Date: December 10, 2015

Location: The project is located on two King County tax parcels, 0005800002 and 0005800004. The project is located in Section 25, Township 23 North, Range 04 East, Willamette Meridian (Figure 1). The address is 15813 West Valley Highway, Tukwila.

USGS 7.5' Topographic Map (s): Renton, WA

Total Area Involved: The two parcels total approximately 2.4 acres. The area proposed for hotel development totals approximately 1.9 acres.

Objective (Research Design): This assessment was developed as a component of preconstruction environmental review with the goal of ensuring that no cultural resources are disturbed during construction of the proposed project by determining the potential for any as-yet unrecorded archaeological or historic sites within the project area. CRC's work was intended, in part, to assist in addressing agency responsibilities regarding state laws and regulations

protecting cultural resources (e.g., RCW 27.44, RCW 27.53). The Washington State Archaeological Sites and Resources Act (RCW 27.53) prohibits knowingly disturbing archaeological sites without a permit from the Washington Department of Archaeology and Historic Preservation (DAHP), and the Indian Graves and Records Act (RCW 27.44) prohibits knowingly disturbing Native American or historic graves.

Assessment methods consisted of review of available project information, local environmental, cultural, and historical information, and records on file at DAHP, as well as field investigations. CRC also contacted cultural resources specialists with the Duwamish Tribe, the Muckleshoot Tribe, the Snoqualmie Nation, the Suquamish Tribe, and the King County Historic Preservation Program to inquire about project-related cultural information or concerns (Attachment A). If new information is provided, it would be incorporated into a revision of this document. This assessment utilized a research design that considered previous studies, the magnitude and nature of the project, the nature and extent of potential effects on historic properties, and the likely nature and location of historic properties within the project area, as well as other applicable laws, standards, and guidelines (per 36CFR800.4 (b)(1)).

Recorded Cultural Resources Present: Yes [x] No [ ]
No archaeological sites have been previously recorded in the project location. A house sited on parcel no. 0005800004 is recorded with DAHP as a historic resource (Garfield 1990; Goetz and Raben 2006). The Nelsen House was built in 1905 on a dairy farm owned by James Nelsen. The James Nelsen House is listed on the Washington Heritage Register and has been recommended eligible for the National Register of Historic Places (NRHP) under Criteria B and C because of its association with James Nelsen and his daughter Helen Nelsen. James Nelsen founded the King County Dairyman's Association and the Independent Water Company, was one of the original organizers of the First National Bank of Renton, and was a County Road Supervisor for South King County. Two structures associated with the house, a 1950s-era garage and a 1920s-era stable, lack distinguishing features and do not contribute to the historical significance of the house. The stable was built in the 1920s on the original Longacres racetrack property, about 0.3-mile east of the house. It was moved to the Nelsen parcel in the late 1960s and is thus not a contributing element to NRHP significance (Goetz and Raben 2006). A NRHP nomination form (Garfield 1990) and the 2006 DAHP Historic Property Inventory (HPI) form (Goetz and Raben 2006) are on file at DAHP and are appended to this report. The house will not be affected by the current proposed project.

Project Background: West77 Partners, on behalf of Nelsen Family Trust, is requesting this assessment prior to development of Woodspring Suites, a hotel (Figure 2). The Nelsen House will not be affected by this project. The stable that was moved to the property in the late 1960s, and which straddles current tax parcels 0005800002 and 0005800004, will be removed. The easternmost part of the project area consists of the Nelsen House and grounds; most of the rest is currently disused pasture and formerly tilled agricultural field. The Nelsen House and the field are surrounded by the modern built environment of West Valley Highway, hotels, restaurants, and parking lots (Figure 3). For purposes of this assessment, the area of potential effects (APE) for this project is understood to be the parcels described above and depicted on attached maps.

2. Background Research

Background research was conducted in November and December 2015.

Archival Sources Checked:

DAHP WISAARD	[x] The project APE includes a structure inventoried with DAHP.
Web Soil Survey	[x] Soil is mapped as Urban Land (USDA NRCS 2015).
Library	[x] Various historical, archaeological, and ethnographic references.
General Land Office Map	[x] 1862

Context Overview: Environmental and cultural context information for this project is derived from relevant published reports, articles, and books; historical maps and documents; geological and soils surveys; ethnographic accounts; and local archaeological survey reports.

Environmental Context: An understanding of environmental and geological processes is important to assess archaeological expectations and model the potential for unidentified cultural resources in any location. The project is geographically situated within the Willamette-Puget Lowland physiographic province of the *Tsuga heterophylla* vegetation zone (Franklin and Dyrness 1973).

The project is located within the relatively flat watershed named the Green River Basin, in the Green River Valley. Topography and surface geology of the project area were shaped by multiple glaciations that occurred during the end of the Pleistocene (Kruckeberg 1991). The most recent glacial event in the Puget Sound, called the Vashon Stade, is largely responsible for the region's contemporary landscape; glacial advance and retreat scoured and compacted underlying geology while meltwaters carved drainage channels into glacial outwash deposits. By about 13,600 years ago, the last of the Pleistocene glaciers had retreated as far north as Seattle (Thorson 1980), exposing the predominately north-trending ridges and relatively level uplands characteristic of the Puget Sound region. About 5,600 years ago, local river channels were shaped by the Osceola Mudflow. Soils of the Osceola Mudflow are heterogeneous and comprised of poorly sorted, hard mixtures of clay, silt, sand and gravel soils (Dragovich et al. 1994). At least six smaller mudflows have occurred since, including the Electron Mudflow, which deposited sediments about 500 years ago (McKee 1972:206-207). Meandering rivers deposited alluvial silt across the valley floor.

According to the Washington Interactive Geologic Map (WADNR 2015), the surface geologic unit mapped in the APE is Qa (Quaternary alluvium). Quaternary alluvium is composed of sorted combinations of silt, sand, and gravel deposited in streambeds and alluvial fans. The soil unit mapped in the APE is "Ur", Urban Land; no native soil is described. Soils within 0.25-mile are composed of silt and sand derived from post-glacial alluvium (USDA NRCS 2015). These soils indicate that the project vicinity has been subjected to significant past fluvial erosional and depositional events. Past soil mapping (Poulson 1952) classified alluvial soil on the floodplain as Sultan silt loam (SN), typically with brown silt loam to 25 centimeters (cm), underlain by brown-gray silt clay loam to 60 cm.; light brown-gray silt and clay is present below 60 cm.

The Green River adjacent to the project area was formerly known as the White River. Before

1906, the White River flowed west and bifurcated at modern-day Auburn into the Green River flowing northward and the Stuck River flowing south to the Puyallup River. Following a massive 1906 flood, most of the White River changed course and was directed into the Puyallup River. Subsequently, the lower reach of the historic White River was designated part of the Green River. This reach extends downstream of the historic confluence of the White and Green Rivers to its historic confluence with the Black River at Tukwila, about a mile north/downstream of the project. The Black River formerly drained Lake Washington. In 1916, completion of the Lake Washington Ship Canal dropped that lake's level about nine feet and the Black River dried up. The Green River downstream of the Black River is designated as the Duwamish River (Palmer et al. 1994).

Over the last century, the Green River Valley has undergone flood episodes that prompted construction of the Howard Hanson Dam in 1963, as well as embankments along the Green River (Stein 2001). The Green River channel is about 100 feet west of the project area's western boundary. The project area is situated on a terrace between 15-20 feet above this river. Terrain surrounding the project location is relatively level land that has been significantly developed to support commercial uses. Most of the project area itself has been used only for agriculture over the last century. Air photos show the APE tilled and furrowed as recently as 2012 (Google Inc. 2015).

Archaeological Context: Approximately 11,500 years of human occupation in the Puget Sound region have been summarized in many archaeological, ethnographic, and historic investigations conducted over the past several decades. Sites dated between roughly 5,000-2,500 years ago show evidence of increased human use of open prairie land, the saltwater littoral, and riverine environments and floodplains. Seasonal camps in both upland and lowland environments indicate specialized resource utilization that complimented long-term lowland villages (e.g., Larson and Lewarch 1995). By the mind-19th century and the period of intensive Euroamerican contact, the archaeological record shows evidence of changes in social and cultural traditions.

Several previous cultural resource studies and overviews provide general background information applicable to the project area (e.g., Nelson 1990). Archaeological evidence dated to between 3000-200 B.P. illustrates the beginning of the elaboration of seasonal logistical mobility and patterns of seasonal residence that characterized the ethnographic pattern in the Puget Sound region. Sites dating to this period represent seasonal specialized spring and summer fishing and root gathering campsites, and village locations. Beginning approximately two hundred years ago, relatively rapid social changes occurred under the pressures of acculturation (Marino 1990; Suttles and Lane 1990).

Ethnographic Context: This region is within the traditional territory of the Duwamish Tribe of Southern Lushootseed speaking people; historically, ancestors of members of the Snoqualmie Nation, Muckleshoot Tribe, Suquamish Tribe, and other tribal groups may have utilized this general area (Ruby and Brown 1992; Suttles and Lane 1990; Waterman 2001). Local Indian people shared many broadly defined traditions with their inland Puget Sound neighbors, including littoral, lacustrine, or riverine settlement patterns, subsistence emphasis on salmon and other fish, land game, and a wide variety of abundant vegetable foods, and household and village communities linked by family and exchange relations (Suttles and Lane 1990). Near the project

area, pre-contact camps were located on river shorelines to exploit salmon runs at the Allentown Site (45KI431) (Larsen 1996) and Renton High School Site (45KI501) (Kramer et al. 2001). A fish weir reported at site 45KI6 northwest of, and across the Green River from the project APE probably represents an established long-term domestic site (Holmes and Possehl 1963). Northeast of the project area at the *Sbabadid* site (45KI51) on the Black River, Indian people occupied a longhouse and smaller dwellings into the 19th century (Chatters 1981).

From the early twentieth century, ethnographers (e.g., Waterman 2001) recorded many traditional place names in the general area, as told to them by Native American informants. One name is recorded nearby the project (Waterman's map is not exacting): *blsxu'qld*, which is translated as "'where there are cranes,' for a swamp west of the Duwamish" (Waterman 2001:133-134). This place is located across the river from the project APE, in the approximate location of Southcenter Mall. No named places are recorded for the project APE. Sources reviewed did not identify recorded traditional cultural properties (TCPs) in the project area.

Historic Context: Euro-American settlement began in the Tukwila area around 1850. By the mid-1850s, increased Euro-American settlement had drastically impacted Indian people and their traditions through disease, violence, and the disruption of settlements and subsistence economies. In 1855, the Duwamish and other Puget Sound tribes signed the Point Elliot Treaty, which forced local Indian people onto reservations. European-American settlers came to the Green River Valley and Duwamish Valley beginning in 1851. The settlement at Tukwila was originally called Garden Grove. By 1905, the population established a post office, and residents renamed the town "Tukwila," meaning "land of hazelnuts". Over successive decades, lumber, agriculture, and coal mining grew as local industries. Tukwila was incorporated in 1908 (Reinartz 1991).

The James Nelson House was built in 1905. Garfield (1990) and Goetz and Raben (2006) provide additional detail on the NRHP nomination form and HPI form, respectively.

> James Nelsen emigrated with his two brothers from Denmark to Illinois in 1881, after which he moved to Washington in 1883. He worked at the Black River Junction farm for a few years before purchasing 25 acres of wooded bottomland and became the first settler to farm along the White River. He married Mary Dobler in 1885 and purchased 210 additional acres to harvest hops and potatoes. In 1902, he acquired 280 acres of land in the vicinity of modern Interurban Avenue in Tukwila on the McNatt Donation Land Claim where he began a dairy farm and shipped milk by boat to Seattle. He later founded the King County Dairyman's Association and the Independent Water Company, which served Tukwila for fifty years. James Nelsen was also one of the original organizers and a director of the First National Bank of Renton as well as the County Road Supervisor for the South King County district for 15 years. Although the original house was constructed at the modern address 16010 West Valley Highway in 1905 by a local Danish carpenter by the name of Mr. Olsen, it was moved across the street in 1969 and remodeled in 1990. Mr. Nelsen lived in Renton Junction for 66 years (Goetz and Raben 2006).

Historical Maps: The 1862 General Land Office (GLO) cadastral survey plats for the project area illustrates no cultural features (USSG 1862). Air photos since 1990 show much of the parcels in cultivation until several years ago.

Recorded Cultural Resources: Numerous previous cultural resource assessments have been conducted since 1995 within a mile of the project location, and four archaeological sites within 0.5-mile are recorded with DAHP. Site 45KI6, a pre-contact shell midden and seasonal shellfish collection site, is located northwest of the APE on the west bank of the Green River. This site was recorded in 1963 and was described at that time as "totally destroyed." Identified within the site area were artifacts of stone, bone, and wood; shell midden and fire-cracked rock; and, "wooden posts which formed a V-shaped fish trap" in the Green River channel (Holmes and Possehl 1963). Site 45KI267 was recorded in 1985 about 0.5-mile north of the APE as a possible pre-contact lithic scatter. Site 45KI768 was recorded as segments of a historic railroad grade. Site 45KI1132 was recorded in 2013 as a small scatter of historic metal and brick debris. None of these sites would be affected by the current proposed project. Literature review did not identify traditional cultural properties (TCPs) in or near the project. The stable/barn have been inventoried with DAHP (see attached forms) and are not contributing elements for the recommended NRHP significance of the James Nelsen House.

Archaeological Expectations: The DAHP statewide computer-based predictive model uses environmental data about the locations of known archaeological sites to identify where previously unknown archaeological sites are more likely to be found. Model probabilities are calculated using data derived from archaeological surveys conducted prior to model development, and a consideration of the relationship between these recorded sites and various environmental factors. The model correlates locations of known archaeological to environmental data "to determine the probability that, under a particular set of environmental conditions, another location would be expected to contain an archaeological site (Kauhi and Markert 2009:2-3). Environmental data categories included in the computer-based model are elevation, slope, aspect, distance to water, basal geology, and landforms. This assessment considers the implications of the predictive model coupled with understanding of geomorphological context, local settlement patterns, and post-depositional processes to characterize the potential for archaeological deposits to be encountered. The DAHP model classifies the project area as "high risk" for the presence of cultural resources, probably based on factors such as level terrain, proximity to fresh water, and the proximity of the recorded pre-contact site.

The author reviewed logs of four soil profiles recorded across the project area as part of geotechnical mapping efforts for the proposed development (Earth Solutions NW 2015). No indication of anthropogenic sediments was identified in the samples. Two borings extended to a depth of about 50 feet; two extended to about 21 feet. The water table was encountered at about 20 feet. Boring number B-2, located in the north-central part of the pasture, was noted has having "scattered organics (Wood Pieces)" at a depth of about 25 feet. The wood pieces were not described further. These could be natural woody debris, but could potentially represent an early Holocene archaeological deposit buried at that depth.

3. Fieldwork

Field investigations were conducted by the author and a second CRC archaeologist, Emily Peterson; notes and photographs are on file at CRC.

Total Area Examined: The entire project area.

Areas not examined: None.

Date(s) of Survey: December 3-4, 2015

Weather and Surface Visibility: Weather conditions were cool and overcast. Surface visibility of mineral soils was obscured by vegetation.

4. Results

CRC archaeologists surveyed the project area in clear and dry weather (Figures 4 and 5). The APE was examined by walking meandering transects. Mineral soil visibility was very poor due to vegetation. Twenty-eight shovel probes were dug at 10-15 meter intervals across the project area and sediments screened through 0.25-inch mesh (Figure 6). Probes were generally dug to about one meter depth, then a 4-inch diameter bucket auger was used to dig deeper. Soils were native sediments as mapped for the area, and consistent with expectations of subsurface conditions (Table 1). Two CRC shovel probes (nos. 4 and 8) were positive for modern cultural artifacts found within the uppermost "plow zone" sediments; these included a fragment of modern bottle glass and a broken concrete paving stone. These were not collected. No pre-modern artifacts or indication of buried surfaces or pre-modern anthropogenic sediments was found. Each probe's Universal Transverse Mercator (UTM) location was mapped with a handheld GPS receiver calibrated to WGS 84 datum.

Table 1. Summary shovel probe information. Depths below surface in centimeters (cm).

SP No.	UTM datum WGS 84	Probe Description and Comment
1	Z-10T E-556736 N-5256685	0-120 cm: sod, silty loam & fine sand, dark yellowish brown. 120-135: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 135 cm. No cultural material.
2	Z-10T E-556742 N-5256692	0-145 cm: sod, silty loam & fine sand, dark yellowish brown. Probe dug to 100 cm. Auger to 145 cm. No cultural material.
3	Z-10T E-556747 N-5256711	0-120 cm: sod, silty loam & fine sand, dark yellowish brown. 120-148: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 148 cm. No cultural material.
4	Z-10T E-556757 N-5256723	0-185 cm: sod, silty loam & fine sand, dark yellowish brown. Green bottle glass fragment at 50 cm (plow zone). 185-192: sandy silt, grayish brown. Probe dug to 90 cm. Auger to 192 cm.
5	Z-10T E-556767 N-5256710	0-120 cm: sod, silty loam & fine sand, dark yellowish brown. 120-135: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.
6	Z-10T E-556770 N-5256725	0-155 cm: sod, silty loam & fine sand, dark yellowish brown. Probe dug to 90 cm. Auger to 155 cm. No cultural material.
7	Z-10T E-556783 N-5256708	0-30 cm: sod, sandy loam & silt, dark yellowish brown. 30-130 cm: silty sand, dark yellowish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.
8	Z-10T E-556780 N-5256723	0-120 cm: sod, silty loam & fine sand, dark yellowish brown. Concrete paver fragment at 20 cm (plow zone). 120-130: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 130 cm.

SP No.	UTM datum WGS 84	Probe Description and Comment
9	Z-10T E-556794 N-5256715	0-30 cm: sod, loam & sandy silt, dark yellowish brown. 30-135 cm: silty sand, dark yellowish brown. Probe dug to 100 cm. Auger to 135 cm. No cultural material.
10	Z-10T E-556792 N-5256726	0-135 cm: sod, silty loam & fine sand, dark yellowish brown. Probe dug to 100 cm. Auger to 135 cm. No cultural material.
11	Z-10T E-556808 N-5256711	0-30 cm: sod, loam & sandy silt, dark yellowish brown. 30-130 cm: silty sand, dark yellowish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.
12	Z-10T E-556813 N-5256726	0-90 cm: sod, silty loam & fine sand, dark yellowish brown. 90-125: sandy silt, grayish brown. Probe dug to 95 cm. Auger to 125 cm. No cultural material.
13	Z-10T E-556822 N-5256715	0-30 cm: sod, loam & sandy silt, dark yellowish brown. 30-125 cm: silty sand, dark yellowish brown. Probe dug to 100 cm. Auger to 125 cm. No cultural material.
14	Z-10T E-556823 N-5256727	0-25 cm: sod, loam & sandy silt, dark yellowish brown. 30-135 cm: silty sand, dark yellowish brown. Probe dug to 100 cm. Auger to 135 cm. No cultural material.
15	Z-10T E-556834 N-5256712	0-30 cm: sod, loam & sandy silt, dark yellowish brown. 30-125 cm: silty sand, dark yellowish brown. Probe dug to 90 cm. Auger to 130 cm. No cultural material.
16	Z-10T E-556834 N-5256731	0-28 cm: sod, loam & sandy silt, dark yellowish brown. 28-120 cm: silty sand, dark yellowish brown. Probe dug to 70 cm. Auger to 120 cm. No cultural material.
17	Z-10T E-556839 N-5256702	0-80 cm: sod, loam & sandy silt, dark yellowish brown. 80-120 cm: silty sand, dark yellowish brown. Probe dug to 80 cm. Auger to 120 cm. No cultural material.
18	Z-10T E-556820 N-5256699	0-80 cm: sod, silty loam & fine sand, dark yellowish brown. Cobbles at 30 cm (plow zone). Probe dug to 80 cm. No cultural material.
19	Z-10T E-556803 N-5256698	0-80 cm: sod, silty loam & fine sand, dark yellowish brown. 80-160: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 160 cm. No cultural material.
20	Z-10T E-556790 N-5256699	0-110 cm: sod, silty loam & fine sand, dark yellowish brown. 110-130: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.
21	Z-10T E-556777 N-5256698	0-145 cm: sod, silty loam & fine sand, dark yellowish brown. 145-150: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 150 cm. No cultural material.
22	Z-10T E-556758 N-5256698	0-85 cm: sod, silty loam & fine sand, dark yellowish brown. 85-150: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 150 cm. No cultural material.
23	Z-10T E-556768 N-5256687	0-140 cm: sod, silty loam & fine sand, dark yellowish brown. 140-145: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 145 cm. No cultural material.
24	Z-10T E-556753 N-5256682	0-90 cm: sod, silty loam &fine sand, dark yellowish brown. 90-150: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 150 cm. No cultural material.
25	Z-10T E-556741 N-5256674	0-92 cm: sod, silty loam & fine sand, dark yellowish brown. 92-145: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 145 cm. No cultural material.

SP No.	UTM datum WGS 84	Probe Description and Comment
26	Z-10T E-556739 N-5256704	0-110 cm: sod, silty loam & fine sand, dark yellowish brown. 110-145: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 145 cm. No cultural material.
27	Z-10T E-556785 N-5256689	0-95 cm: sod, silty loam & fine sand, dark yellowish brown. 95-130: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.
28	Z-10T E-556779 N-5256681	0-110 cm: sod, silty loam & fine sand, dark yellowish brown. 110-130: sandy silt, grayish brown. Probe dug to 100 cm. Auger to 130 cm. No cultural material.

Cultural Resources Identified: No pre-contact or potentially significant historic sites were identified in the project area. The Nelsen House caretaker volunteered that a small pile of post-1970s "barn trash" (e.g., wood, metal, and glass debris) was shallowly (i.e., beneath the sod) buried somewhere in the eastern half of the pasture. The caretaker did not recall the exact location, and we did not encounter it when digging shovel probes. This debris could be found by construction excavation, but has no potential for historic significance due to its recent vintage.

Conclusions, Findings and Recommendations: Pedestrian survey, shovel probes, and background research did not identify evidence of pre-contact or potentially significant historic sites within the project APE. Given the depth of Holocene alluvium, it is recommended that a professional archaeologist monitor construction excavation to identify any deeply buried cultural deposits that could potentially be present. Any excavations at a depth of 25 feet in the north-central part of the project APE should be closely examined for wood debris that could potentially be of human origin. Monitoring would cease once deep excavations were completed, or when reasonable potential for the presence of archaeological deposit had been eliminated. An archaeological inadvertent discovery protocol is attached (Attachment B). The Nelsen House on the property will not be affected by the proposed project. The historical character of the setting of the Nelsen House has been compromised by its existing surroundings. The Nelsen House, and the barn/stable that was moved to the property in the 1960s, have been inventoried with DAHP (Attachment C). The barn/stable (Figures 7-9) has been recommended as a non-contributing element for the historic significance of the Nelsen House. CRC did not identify information that conflicted with that recommendation (NPS 1991).

In the event that ground disturbing or other activities do result in the inadvertent discovery of archaeological deposits, work should be halted in the immediate area and contact made with the DAHP in Olympia. Work should be halted until such time as further investigation and appropriate consultation is concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel and the DAHP.

No historic properties affected [x]
Historic properties affected [ ]
No adverse effect to historic properties [ ]
Adverse effect to historic properties [ ]

Attachments:

Figures	[x]
Photographs	[x]
Other	[x] Project related correspondence (Attachment A); proposed inadvertent discovery plan (Attachment B); NRHP and HPI forms for James Nelsen House (Attachment C).

5. Limitations of this Assessment

No cultural resources study can wholly eliminate uncertainty regarding the potential for prehistoric sites, historic properties or traditional cultural properties to be associated with a project. The information presented in this report is based on professional opinions derived from our analysis and interpretation of available documents, records, literature, and information identified in this report, and on our field investigation and observations as described herein. Conclusions and recommendations presented apply to project conditions existing at the time of our study and those reasonably foreseeable. The data, conclusions, and interpretations in this report should not be construed as a warranty of subsurface conditions described in this report. They cannot necessarily apply to site changes of which CRC is not aware and has not had the opportunity to evaluate.

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7. Figures

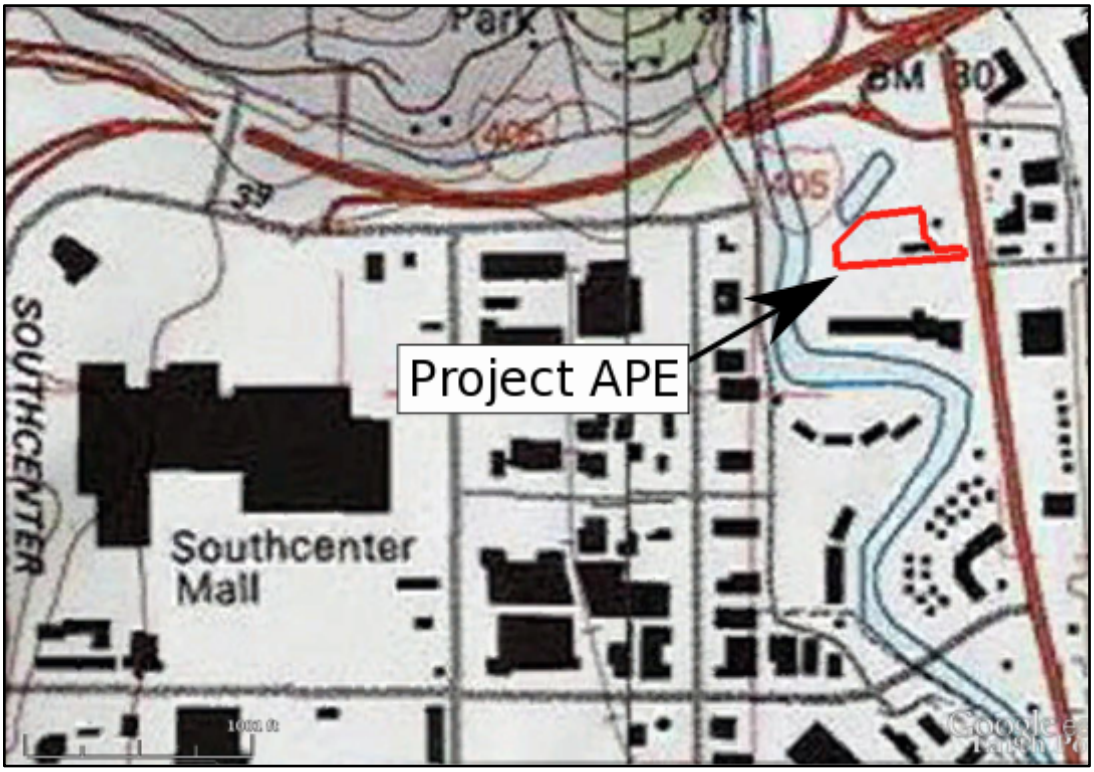

Figure 1. USGS Renton, WA 7.5-minute quads with project boundary.

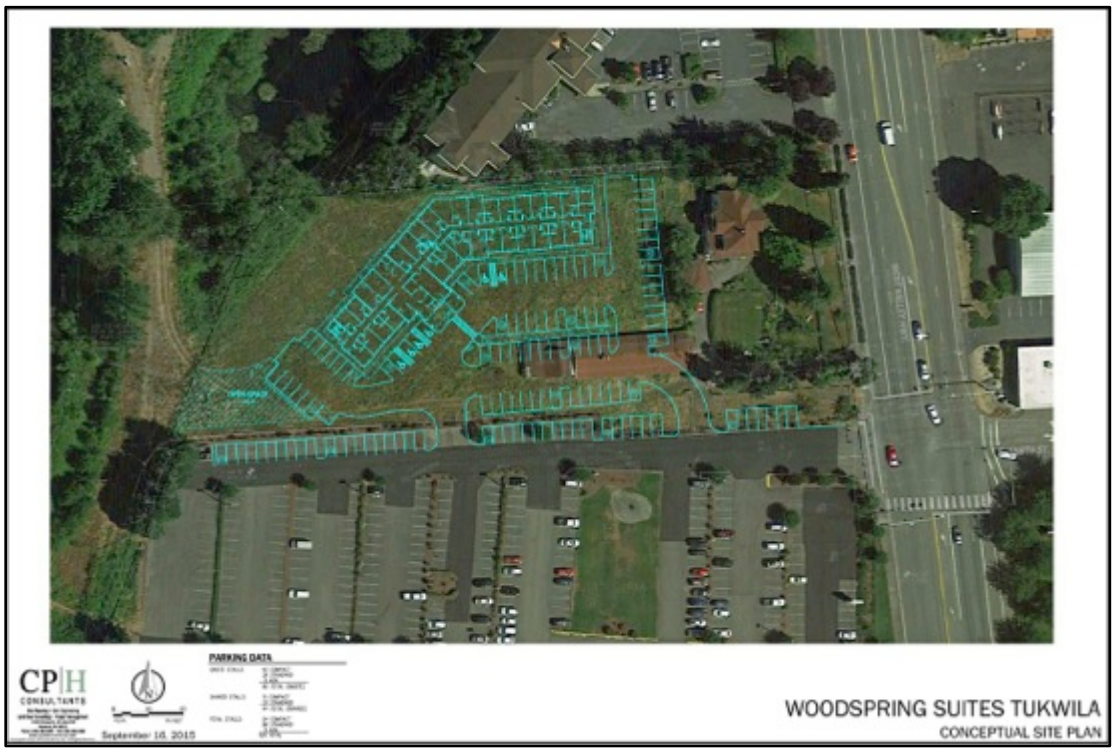

Figure 2. Air photo annotated with the proposed hotel footprint.

Figure 3. View north towards the Nelsen House and barn/stable, Dec. 2015.

Figure 4. View west across the project area.

Figure 5. View east across the project area.

Figure 6. Air photo with project APE and shovel probes (source: Google Inc. 2015).

Figure 7. View northwest to the barn/stable, December 2015.

Figure 8. Barn/stable rear elevation; view to the northeast.

Figure 9. Barn/stable front elevation; view to the south.

Attachment A. Project related correspondence with tribal cultural resources offices.

Cultural Resource Consultants, Inc.

November 30, 2015

Duwamish Tribe
Cecile Hansen, Chairwoman
4705 W Marginal Way SW
Seattle, WA 98106-1514

Re: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel Project, Tukwila, King County, WA

Dear Cecile:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. The project is located in Section 24, Township 23 North, Range 4 Willamette Meridian in Tukwila. West77 Partners, on behalf of Nelsen Family Trust, is requesting this assessment prior to development on King County Tax Parcel 000580-0002 located off SR 181, south of I-405, on the Green River. Development of Woodspring Suites, a hotel, is planned for this 2.4 acre parcel.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

Glenn D. Hartmann
President/Principal Investigator

PO Box 10668, Bainbridge Island, WA 98110
Phone 206.855.9020 - info@crcwa.com

Cultural Resource Consultants, Inc.

November 30, 2015

Muckleshoot Indian Tribe
Laura Murphy, Archaeologist/Cultural Resources
39015 172nd Ave SE
Auburn, WA 98092

Re: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel Project, Tukwila, King County, WA

Dear Laura:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. The project is located in Section 24, Township 23 North, Range 4 Willamette Meridian in Tukwila. West77 Partners, on behalf of Nelsen Family Trust, is requesting this assessment prior to development on King County Tax Parcel 000580-0002 located off SR 181, south of I-405, on the Green River. Development of Woodspring Suites, a hotel, is planned for this 2.4 acre parcel.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

Glenn D. Hartmann
President/Principal Investigator

PO Box 10668, Bainbridge Island, WA 98110
Phone 206.855.9020 - info@crcwa.com

Cultural Resource Consultants, Inc.

November 30, 2015

Snoqualmie Indian Tribe
Steven Mullen-Moses
8130 Railroad Ave, Suite 103
PO Box 969
Snoqualmie, WA 98065

Re: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel Project, Tukwila, King County, WA

Dear Steven:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. The project is located in Section 24, Township 23 North, Range 4 Willamette Meridian in Tukwila. West77 Partners, on behalf of Nelsen Family Trust, is requesting this assessment prior to development on King County Tax Parcel 000580-0002 located off SR 181, south of I-405, on the Green River. Development of Woodspring Suites, a hotel, is planned for this 2.4 acre parcel.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

Glenn D. Hartmann
President/Principal Investigator

PO Box 10668, Bainbridge Island, WA 98110
Phone 206.855.9020 - info@crcwa.com

Cultural Resource Consultants, Inc.

November 30, 2015

Suquamish Tribe
Stephanie Trudel
PO Box 498
Suquamish, WA 98392-0498

Re: Cultural Resources Assessment for the West 77 Woodspring Suites Hotel Project, Tukwila, King County, WA

Dear Stephanie:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. The project is located in Section 24, Township 23 North, Range 4 Willamette Meridian in Tukwila. West77 Partners, on behalf of Nelsen Family Trust, is requesting this assessment prior to development on King County Tax Parcel 000580-0002 located off SR 181, south of I-405, on the Green River. Development of Woodspring Suites, a hotel, is planned for this 2.4 acre parcel.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

Glenn D. Hartmann
President/Principal Investigator

PO Box 10668, Bainbridge Island, WA 98110
Phone 206.855.9020 - info@crcwa.com

Tribal Historic Preservation Officer
Fisheries Department
360/394-8529
Fax 360/598-4666

THE SUQUAMISH TRIBE
P.O. Box 498 Suquamish, Washington 98392

December 2, 2015

Mr. Glenn Hartmann
Cultural Resource Consultants, Inc.
PO Box 10668
Bainbridge Island, WA 98110

RE: West 77 Woodspring Suites Hotel Project, Tukwila, King County, Washington
Request for Traditional Cultural Property Information
Suquamish Tribe Reference: 15-12-02-01

Dear Glenn:

Thank you for consulting with the Suquamish Tribe regarding CRC's cultural resources assessment for the West 77 Woodspring Suites Hotel Project in Tukwila, Washington. Due to the proposed project's location within a floodplain and proximity of known archaeological sites, the project area has a high probability for undocumented cultural resources. Please contact me at 360-394-8533 or via e-mail at strudel@suquamish.nsn.us as additional project information becomes available.

Sincerely,

Stephanie E Trudel

Stephanie E. Trudel
Archaeologist

Cc: Gretchen Kaehler, Local Government Archaeologist, Washington State Department of Archaeology and Historic Preservation

Attachment B. Protocols for Discovery of Archaeological Resources and Human Remains

Protocols for Discovery of Archaeological Resources

In the event that archaeological resources are encountered during project implementation, the following actions will be taken:

In work areas, all ground disturbing activity at the location will stop, and the work supervisor will be notified immediately. The work site will be secured from any additional impacts and the supervisor will be informed.

The project proponent will immediately contact the agencies with jurisdiction over the lands where the discovery is located, if appropriate. The appropriate agency archaeologist or the proponent's contracting archaeologist will determine the size of the work stoppage zone or discovery location in order to sufficiently protect the resource until further decisions can be made regarding the work site.

The project proponent will consult with Washington State Department of Archaeology and Historic Preservation (WADAHP) regarding the evaluation of the discovery and the appropriate protection measures, if applicable. Once the consultation has been completed, and if the site is determined to be NRHP-eligible, the project proponent will request written concurrence from the agency or tribe(s) that the protection and mitigation measures have been fulfilled. Upon notification of concurrence from the appropriate parties, the project proponent will proceed with the project.

Within six months after completion of the above steps, the project proponent will prepare a final written report of the discovery. The report will include a description of the contents of the discovery, a summary of consultation, and a description of the treatment or mitigation measures.

Protocols for Discovery of Human Remains

If human remains are found within the project area, the project proponent, its contractors or permit-holders, the following actions will be taken, consistent with Washington State RCWs 68.50.645, 27.44.055, and 68.60.055:

If ground-disturbing activities encounter human skeletal remains during the course of construction then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The project proponent will prepare a plan for securing and protecting exposed human remains and retain consultants to perform these services. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to WADAHP, which will then take jurisdiction over the remains. WADAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to

any appropriate cemeteries and the affected tribes. WADAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Lead Representative and Primary Contact

Duwamish Tribe
Cecile Hansen, Chairwoman, 206-431-1582
4705 W Marginal Way SW
Seattle, WA 98106-1514

Muckleshoot Tribe
Virginia Cross, Chair, 253-939-3311, ext. 3194
39015 172nd Ave SE
Auburn, WA 98092
Laura Murphy, Cultural Resources, 253-876-3272

Snoqualmie Indian Tribe
Carolyn Lubenau, Chair, 425-888-6551
PO Box 969
Snoqualmie, WA 98065
Steve Mullen-Moses, Cultural Resources, 425-888-6551

Suquamish Tribe
Leonard Forsman, Chair, 360-394-8461
15838 Sandy Hook Road; POB 498
Suquamish, WA 98392
Dennis Lewarch, Cultural Resources, 360-394-8529

Washington Department of Archaeology and Historic Preservation
PO Box 48343
Olympia, WA 98504-8343
Lead Representative: Allyson Brooks, State Historic Preservation Officer, 360-586-3066
Primary Contact: Rob Whitlam, State Archaeologist, 360-586-3080
Primary Contact for Human Remains: Guy Tasa, State Physical Anthropologist, 360-586-3534

King County Medical Examiner
206-731-3232

King County Sheriff
206-296-4155

Attachment C. NRHP Nomination Form and Historic Property Inventory Form

Historic Property Inventory Report

Location

Field Site No. TRIPH-013 DAHP No.

Historic Name: Nelsen, James, House

Common Name: Nelsen House

Property Address: 15643 W Valley Highway, Tukwila, WA 98188

Comments:

Tax No./Parcel No. 0005800004

Plat/Block/Lot Meader # 46

Acreage 0.82

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T23R04E	24	SW	SW	King	DES MOINES

Coordinate Reference

Easting: 1208635

Northing: 780896

Projection: Washington State Plane South

Datum: HARN (feet)

Historic Property Inventory Report

Identification

Survey Name: I-405 Tukwila to Renton Improvement Project Date Recorded: 12/21/2006

Field Recorder: Linda Naoi Goetz and Jill Raben

Owner's Name: James Nelsen and Loren Frohmuth

Owner Address: 15813 West Valley Hwy

City: Tukliwa State: WA Zip: 98188

Classification: Building

Resource Status: Comments:

Survey/Inventory

State Register

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name: Nelsen, James, House

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Domestic - Single Family House Current Use: Domestic - Single Family House

Plan: Irregular Stories: 2.5 Structural System: Unknown

Changes to Plan: Intact Changes to Interior: Unknown

Changes to Original Cladding: Intact Changes to Windows: Intact

Changes to Other:

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Queen Anne	Wood - Clapboard	Hip	Asphalt / Composition - Shingle

Foundation:	Form/Type:
Concrete - Poured	Single Family

Narrative

Study Unit	Other
Agriculture	Architecture

Date of Construction: 1905 Built Date Builder: Olson

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places:Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local):

Statement of Significance:

Tukwila was originally known as Garden Grove. By 1905, the population of Garden Grove had reached the size required to establish a post office. In addition to establishing a post office, the residents chose the name "Tukwila" meaning land of hazelnuts (Cardle 1989).

This property was originally associated with William Francis McNatt. In 1903, he was the superintendent of Meadow Brook Farm at Snoqualmie. At that time, Meadow Brook Farm was the largest farm on the Pacific Coast and included dairy operations, vegetable crops, and livestock. His father, Francis McNatt, was born in Tennessee in 1820. In 1852 the elder McNatt arrived in Washington territory and settled in the Black River Valley in 1856 (Anonymous 1903).

James Nelsen emigrated with his two brothers from Denmark to Illinois in 1881, after which he moved to Washington in 1883. He worked at the Black River Junction farm for a few years before purchasing 25 acres of wooded bottomland and became the first settler to farm along the White River. He married Mary Dobler in 1885 and purchased 210 additional acres to harvest hops and potatoes. In 1902, he acquired 280 acres of land in the vicinity of modern Interurban Avenue in Tukwila on the McNatt Donation Land Claim where he began a dairy farm and shipped milk by boat to Seattle. He later founded the King County Dairyman's Association and the Independent Water Company, which served Tukwila for fifty years. James Nelsen was also one of the original organizers and a director of the First National Bank of Renton as well as the County Road Supervisor for the South King County district for 15 years. Although the original house was constructed at the modern address 16010 West Valley Highway in 1905 by a local Danish carpenter by the name of Mr. Olsen, it was moved across the street in 1969 and remodeled in 1990. Mr. Nelsen lived in Renton Junction for 66 years (Nelsen Historic Trust 2007; Reinartz 1991).

The Nelsen House is a two-and-one-half story, late Victorian farmhouse that was built in 1905 on a 200-acre dairy farm owned by James Nelsen. The house was subsequently moved 60 feet west of its original location in 1964 and placed atop a new concrete foundation. The house has a central hipped roof with three, dropped gable bays and horizontal wood drop siding. Most of the original windows and doors remain in the house. The James Nelsen House is currently listed on the Washington Heritage Register and appears to be eligible for listing on the National Register under Criteria B and C. Despite having been moved from its original location, Criteria Consideration B applies to this property because of its association with James Nelsen and his daughter Helen Nelsen.

The 1950s era garage, although built and used during Helen Nelsen's lifetime, lacks distinguishing features and is not a contributing element to the property. The stable/garage complex was constructed in the 1920s on the original Longacre racetrack property, but was moved to the Nelsen parcel in the late 1960s and is therefore also not a contributing element to the property.

Description of Physical Appearance:

Overview: The Nelsen House is located on a remnant of the original 1,400-acre property that belonged to the family beginning in the 1880s. Two historic (stable and original garage) and one recent (garage) outbuilding remain on the property, but the barns were removed several years ago. The house lot faces West Valley Highway and is bordered by hotels to the north and south. A pasture and the Green River are directly behind the house. A floral garden with mature landscaping that includes cedar, Douglas fir, hydrangeas, magnolias, camellias, and a boxwood hedge appear in the front lawn. The Nelsen House is a well preserved example of a Victorian-era farmhouse.

The 2.5-story structure has a hipped roof covered with fishscale, composition shingles. The projecting eaves have pedimented boxed cornices. A single-stack, stretcher-bond chimney with a metal spark arrestor appears offset right on the rear slope of the roof. The walls are clad with wood clapboard and endboards; diamond and fish scale wood shingles appear in the gabled ends of the third story as well as between the first and second stories of the projecting wing on the front elevation. The foundation is poured concrete.

East Elevation (Front): The front (east) elevation has a projecting wing centered in the façade. The wing is three stories and has a gabled roof. The corners of the projection are cut to form a five sided wing. Fish scale and diamond shingles appear in the gable and between the first and second stories, and framed panels of diagonal beadboard appear below the first story windows of the wing. The front door is located offset right in an open porch. The single-leaf wood door has a fixed beveled pane in the upper half and recessed grooves form a square with corner pockets in the lower half. Dentil work appears below the pane and lines the grooves. The doorway has plain wood surrounds, a molded lintel, and a wood lugsill. The dropped hip porch roof is supported by two square wood posts. The side panel of one square post has been removed to reveal the original turned wood post beneath. The tongue and groove wood porch deck leads to one concrete step; a concrete walkway extends across the front elevation to the driveway on the south. Ten windows appear in this elevation. A hinged, single sash is centered in the gable in the third story. The second story has five windows. A single-hung, one-over-one sash is located offset left. This window has plain wood surrounds, molded lintel and plain wood lugsill. Two identical windows appear on each angled side of the projection. Each of these windows has plain wood surrounds and lugsills. A ribbon window made up of two of these sashes is located in the center of the projection. The ribbon window has a wood mullion and continuous wood lugsill. A patterned clear glass fixed window is located offset far right in the second story. It has 15 panes separated by wood muntins. The window is framed with plain wood surrounds, molded lintel and a plain wood lugsill. The first story has four windows. A ribbon window similar to that described above is located offset far left. Single-hung, one-over -one windows also appear on the angled sides of the projection. The projection's central window is also a single-hung, one-over-one sash; however, its upper half is made of multiple diamond-shaped clear glass panes set in leading. All of the windows in this story have plain wood surrounds, molded lintels, and plain wood lugsills.
South Elevation: An open porch extends across the entire elevation. Five square wood posts support a dropped hipped roof clad with scalloped -shaped composite shingles. The roof has closed box cornice eaves with plain wood vergeboard. Offset right, one straight concrete step leads up to the porch; it has turned iron railings on both sides. One side concrete step accesses the porch from the west elevation. There are two doors in the elevation. Offset left is a single-leaf wood door with fixed pane on top (painted over) and one beveled panel below. It has plain wood surrounds and a wood slipsill. Offset right is the main door, which is identical to the one in the east elevation. There are five windows in this elevation. Offset left in the upper story is a one-over-one, single-hung window with plain wood surrounds and wood lugsill. An identical window is offset right. Between them is a fixed wood window with wood muntins forming 15 irregular panes. This window has plain wood surrounds, lugsill, and molded lintel. At ground level between doors is a rectangular, one-over-one, single–hung window with plain wood surrounds, lugsill, and molded wood lintel. At the far right is a one-over-one, single–hung window with plain wood surrounds, lugsill, and molded lintel.

West Elevation: The central one-third of this elevation projects outward and is topped by a front gable with pedimented boxed cornice. Within the pedimented triangle are scalloped and diamond wood shingles. The roof has molded wood vergeboard and curving corner brackets. Centered in the pediment is a single, fixed-pane window with plain wood surrounds and molded lintel. Plain boxed cornice eaves with plain vergeboard are below the pediment, and a belt course of wide wood planks extends across the elevation just under this cornice. A one-story projection is on the far right side of the elevation. This projection has a hipped roof clad with scalloped composition shingles. The roof extends across the front of the central projection, creating an overhang above the lower window. It is hipped and has closed boxed cornice eaves. A single-leaf wood door is offset left in this projection with one fixed pane on top (painted over) and one beveled panel below. The door has plain wood surrounds and no sill. The open porch is to the right of this projection. There are six wood windows in this elevation. Offset left at ground level is a one-over-one, single–hung window with plain wood surrounds, lugsill, and molded lintel. In the central projection, as mentioned above, a single fixed pane is centered just under the gable roof. Below it in the upper story is a two-sash ribbon window with wood mullion, plain wood surrounds, and continuous wood lugsill. Each sash is a one-over-one, single-hung window. An identical window is below it at ground level, but this one also has a molded wood lintel. Offset right above the one-story projection is a one-over-one, single–hung window with plain wood surrounds and lugsill. At ground level in the projection, there is a fixed window with plain wood surrounds, lugsill, and wood muntins forming six panes.
North Elevation: A two-story projection covers the right half of this elevation. It has a gabled roof with pedimented boxed cornice on top, identical to the one in the east elevation. There are eight wood windows in this elevation. Offset left is a fixed window with wood muntins forming 15 irregular panes. It has plain wood surrounds, lugsill, and molded lintel. In the left corner and upper story of the projection is a one-over-one, single–hung window with plain wood surrounds and lugsill. Decorative stickwork forms an overhang above the window, identical to the east elevation. An identical window is present at ground level, except this one also has a molded lintel. Centered under the gable in the projection is a single fixed-pane window with plain wood surrounds, lugsill, and molded lintel. Below it is a two-sash ribbon window with horizontal wood mullion, plain wood surrounds, and lugsill. Each sash is a one-over-one, single–hung window. At ground level is a two-pane fixed window. The top pane has wood muntins forming a pattern. It has plain wood surrounds, lugsill, and molded lintel. Two windows in the right corner of the projection are identical to the ones in the left corner.
Garage

Overview: The garage is adjacent to the Nelsen House, located between the formal garden and stables/pasture complex. The one-story hipped roof garage has fish scale composition shingles on the roof and wood clapboard siding and plain endboards on the walls. The projecting eaves have plain boxed cornices. The foundation is poured concrete.

South Elevation (Front): The front (south) elevation has a 16-panel wood roll-up garage door with plain wood surrounds.
West Elevation: The west elevation has a replacement, aluminum-framed, horizontal-sliding window with no surrounds.
North Elevation: A single-leaf wood door with a fixed pane in the upper half and a recessed panel in the lower half appears offset far left in the north elevation. The door has plain wood surrounds and no sill.
East Elevation: The east elevation has a replacement, aluminum-framed, horizontal-sliding window with no surrounds.
Stable/Garage

Overview: This compound structure consists of an east-west-aligned, one-story, gabled roof stable and a one-and-a-half-story, north-south-aligned garage with gable roof atop poured concrete foundations. The garage has a dropped shed roof wing running around the north and west elevations. The garage is the older of the two structures and was moved to its present location from its original site just south of the main residence (Wooten, 2006, personal communication). The stable was constructed during the 1920s-1930s at a time when there was local interest in a horse racing track (Wooten, 2006, personal communication).
Stable: The stable is one story with a medium pitch gable roof with projecting eaves on the north and south forming roofed galleries. The roof is clad with composition paper and has two gabled, louvered cupolas offset left and right of center on the ridgeline. The projecting eaves are supported by nine wood piers along the north elevation and six wood piers along the south elevation. The far right quarter of the south elevation is enclosed that masks the wood pier count. The gable ends have plain wood vergeboard. The exterior cladding consists of horizontal wood shiplap. The stable rests atop a poured concrete foundation.
North Elevation: The north elevation has two, single-leaf, five-panel wood doors offset far right and far left. The far right door has a fixed, single-pane glass upper. Both doors have plain wood surrounds and no sill. A total of eight, side-hinged, double-leaf, wood stable doors are distributed evenly along the length of the elevation. The doors lack surrounds but exhibit plain wood lintels. Wood latticework is affixed to the far left quarter of the structure.
West Elevation: The west elevation has two four-sash, fixed-pane windows with plain wood surrounds and wood lugsills offset right and left of center.
East Elevation: The east elevation has a window arrangement identical to that of the west elevation. A recess with wood latticework gate is offset far left and leads into a greenhouse built onto the southeast quarter of the stable.
South Elevation: The south elevation has a projecting wing forming a greenhouse and storage area on the far right quarter of the stable with dropped shed roof clad in corrugated fiberglass. The projecting wing also has an eight-sash ribbon window with plain wood surrounds and mullions. The west side of the wing has a four-sash ribbon window. Left of the wing, the gallery has been partially enclosed with glass windows set in two courses over a wood post frame. The upper course is an 11-sash ribbon window with wood mullions and the lower course is a 15-sash ribbon window. This elevation has six, evenly spaced stable doors like the ones on the north elevation distributed from center to the far left. A single-leaf, wood door with five panels and plain wood surrounds is located at the far left corner. Six wood piers support the roofed gallery.
Garage: The garage is a one-and-a-half-story structure with medium pitch, gable roof clad in composition shingle and horizontal wood clapboard cladding with endboards over an unknown foundation. A dropped shed roof forms a gallery along the north elevation and additional enclosed garage space along the west elevation. The gable ends of the roof has projecting eaves and a plain wood frieze. The garage is connected to the stable by a roofed walkway clad in corrugated fiberglass.
South Elevation (Front): The south elevation is the main entrance into the garage. Double, top-hung, horizontal-sliding, nested garage doors are centered in the elevation. The doors are single-leaf wood with exterior wood braces forming four panels. The upper two panels of the left door have paired, six-sash windows with wood muntins and slipsills. The right garage door has only one set of six-sash windows. The other has been covered with plywood. The lower panels of each door are plain wood. A plain wood lintel covers the garage doors. A single-pane, fixed-sash window with plain wood surrounds and wood lugsill is centered in the upper story.
West Elevation: The west elevation is clad in horizontal wood clapboard and lacks features.

North Elevation: The upper story has an opening that has been covered with plywood. The dropped shed roof forms a gallery left and fully enclosed, additional garage space right. The lower course of the gallery has been clad with plywood and the enclosed portion has a top-hung, horizontal-sliding, three-panel, wood garage door.
East Elevation: The east elevation is identical to the west elevation.

Major Bibliographic References:

Anonymous. 1903. A Volume Of Memoirs And Genealogy Of Representative Citizens Of The City Of Seattle And County Of King, Washington, Including Biographies Of Many Of Those Who Have Passed Away. Lewis Publishing Company. Chicago, Illinois.

Cardle, Doug. 1989. About Those King County Place Names. Coastal Press. Seattle, Washington.

King County Recorder's Office. 2007. Map (Plat Map search). http://www.metrokc.gov/recelec/records/default.htm Accessed September 29, 2006.

Nelsen Historic Trust

http://nelsenhistorictrust.org/about/php. Accessed April 10th, 2007.

Puget Sound Archives. King County Real Property Cards. Accessed October 18-19, 2006 and January 24, 2007.

Reinartz, Kay F. 1991. Tukwila: Community at the Crossroads. City of Tukwila, Washington.

Photos

Right 2/3 west elevation looking east
Right 2/3 West Elevation

South Elevation-Front-Garage-Looking north
South Elevation-Front-Garage

Left 2/3 west elevation looking east
Left 2/3 West Elevation

West Elevation-Garage # 2

East Elevation-Garage-Looking west
East Elevation-Garage

South Elevation-Garage # 2

North elevation looking southwest
North Elevation

East elevation-Front-Looking west
East Elevation-Front

East Elevation-Garage # 2

North Elevation-Stable

South elevation looking north
South Elevation

North Elevation-Garage-Looking South
North Elevation-Garage

West Elevation-Garage

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

K1 596

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name: Nelsen, James, House
other names/site number: N/A

2. Location

street & number: 15643 West Valley Road ☐ not for publication
city, town: Tukwila ☐ vicinity
state: Washington code: WA county: King code: 033 zip code: 98055

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☒ building(s)	1	— buildings
☐ public-local	☐ district	—	— sites
☐ public-State	☐ site	—	— structures
☐ public-Federal	☐ structure	—	— objects
	☐ object	1	— Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official — Date

Washington State Department of Community Development Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register. ☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: single dwelling

Current Functions (enter categories from instructions)
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation concrete
walls wood: weatherboard
roof
other asphalt shingles

Describe present and historic physical appearance.

The James Nelsen House is a well preserved late Victorian farmhouse located at Renton Junction in the White River Valley of King County. Built in 1905, the house was the centerpiece of a large dairy farm that once included over 200 acres. In 1964, the house was moved 60 feet west to accommodate the widening of West Valley Road, with the original landscaping carefully replicated at the new site. Since then, commercial development along the highway has continued and the original dairy barn has been moved off the property. Despite the changes, however, the house still retains a sense of its historic setting with the original fields stretching beyond the rear of the house to the west. The property also includes a modified horse barn and a new garage constructed near the southwest corner of the house. The house retains good integrity and is one of the few structures in the area which still reflects its association with the agricultural heritage of the region.

The Nelsen House is a two-and-one-half story wood frame structure built on a roughly cross axial plan that measures 32 feet by 40 feet. The plan is dominated by a central hipped roof cube, with three slightly lower two-story gabled bays projecting perpendicularly from the plane of the cube on the north, east, and west elevations. The cutaway bays on the east and north extend three feet from the plane of the house and are 11 feet wide. The square bay on the rear (west) elevation extends 6 feet from the plane of the house and is 16 feet wide.

The balloon frame rests on a concrete foundation (with a half-basement measuring 20 feet by 40 feet). The walls are sided with horizontal drop siding, with bands of decorative scallop and diamond shingles between the first and second stories of the bays and in the gable ends. The eaves of the roof are boxed with molded cornice trim carried across the gable ends to form a pediment. Beneath the cornice, a wide frieze boards runs across the top of the second floor windows; corner boards trim the facade. Decorative brackets rise from the upper part of the cutaway bays to support the extended eaves.

Fenestration includes mostly double hung, one-over-one wood sash windows with simple surrounds and entablature hoods. Large fixed windows on the first floor of both bays feature upper sash with leaded glass. Smaller rectangular windows are located in the pedimented gable ends, and small leaded glass windows are placed at the northeast corner of the house to light the interior stairhall.

In the northeast corner of the first story, an open one-story porch with engaged hip roof, shelters the front entry. The porch measures six feet deep and 14 feet wide, and is supported by turned columns (boxed about 1930). A second porch spans the south elevation, sheltering a side entry. The porch projects 3 feet and measures 32 feet across. It, too, has had some of its original turned posts enclosed but the original turned half-columns are still in place against the wall of the house.

When the Nelsen House was moved in 1964, it was carefully relocated 60 feet west of its original site and placed on a new concrete foundation. The new site was landscaped in a manner to replicate the original. Two life-size stone lions, sculpted by Sam Barrett (purchased by Nelsen, barged from Tacoma to Seattle, and hauled to the original site) were relocated as well, and still ornament the front lawn of the house.

The interior of the Nelsen House features a Victorian floor plan. To the right of the entry hall is the formal dining room; to the left the parlor and living room. Sliding pocket doors separate the hallway from the dining room and parlor. The dining room features much of its original interior ornament including a fireplace with an elaborate hardwood mantelpiece and tile surround. The original staircase, with turned balusters and newel post, rises to a second floor with three bedrooms. Some wall and ceiling finishes have been changed and the kitchen was modified, with many of the changes taking place in the 1940's.

In 1903, James Nelsen built a large frame dairy barn with cupolas southeast of the house's present location. The structure was moved across the highway in 1969. In 1964, an old garage was relocated and attached to the west end of the horse barn, located southwest of the house. A new garage was then constructed near the southwest corner of the house. Because of these alterations and changes, the associated outbuildings are not considered contributing elements of the nominated property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1905	1905, 1964
	Cultural Affiliation N/A	
Significant Person N/A	Architect/Builder Mr. Olsen (local contractor)	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1905 by a successful dairy farmer and civic leader, the James Nelsen House is one of the finest examples of late Victorian residential architecture in the White River Valley of King County. The well-preserved house is distinguished by a characteristic Queen Anne diversity of mass and elevation, including projecting cutaway bays, a complex roofline, and ornamental shingle siding. The farmstead once included a substantial dairy herd, large barn and several hundred acres. In 1964, the house was moved 60 feet to the west to allow road widening, and a few years later the barn was removed. Despite these changes, however, the house retains considerable architectural character and remains the finest example of its type in the Renton-Tukwila area, reflecting the rural heritage of an increasingly urbanized region.

Historical Background:

Born in Denmark in 1861, James Nelsen was raised on his father's farm where he worked as a young man until 1881 when, together with his brothers Ole, Herman, and Fred, and sisters Sophie and Mary, he immigrated to America. The Nelsen children first settled in Illinois, a cultural "hearth" for Scandinavian immigrants of the era, where James worked on a farm for two years. Then, in 1883, James and his siblings journeyed west to Seattle.

Nelsen stayed in Seattle only a short time before settling in the White River Valley, where he was employed (with his brother Fred) on the ranch of Claus Jorgensen. Fred stayed and married Jorgensen's daughter Dora, but James moved on in about 1884 to work on the Martin Nelsen ranch near Renton Junction, where he stayed until 1886.

That year, Nelsen purchased his first land, a 25-acre tract of woods and swamp land. To raise money to improve the land, Nelsen continued to work elsewhere and returned to Seattle to work as a coachman for hardware entrepreneur Bailey Gatzert. While in Gatzert's employe, Nelsen met his future wife, Mary Dobler, who was working as household help for Mrs. Gatzert. Mary Dobler was born in Germany, came to the New York in 1882 where she found work as a governess, and arrived in Seattle in 1886 where she worked for the Gatzert and Jacob Furth families.

In 1887, the newlywed couple moved to a small house on Nelsen's homestead in the White River Valley, and began the process of clearing and draining the land. Nelsen was quickly successful. Within a few years, he had increased his holdings, acquiring over 200 adjoining acres until his farm included 280 acres of rich valley farmland. At the turn-of-the century, James sold the northern 100 acres for $8,000 to his brother Fred, who started a dairy farm at the site.

After clearing his land, Nelsen raised hops and potatoes. But by the early 20th century, he started a dairy farm, acquiring a large herd of dairy cows, constructed a large dairy barn in 1903, and cultivated a substantial acreage of corn, hay, grain, and all of his own feed crops. Initially, Nelsen sold the milk directly at Seattle retail markets; but by the 1920's, he was selling his dairy products exclusively through wholesale channels. By 1929, Nelsen had a herd of over 70 milking cows and 25 young cattle (including sires) and was owner of what a county history described as "one of the finest farms in the valley."

In addition to his farming activities, Nelsen held a variety of influential positions in the financial and civic life of his community. He served as a director of the First National Bank of Renton; was an organizer of the King County Dairymen's Association (serving as director of the organization for several years); was a member of the local grange and Danish fraternal organization; and served on the local school board. Nelsen also contributed to the development of the area's infrastructure: for 15 years in the early 20th century, Nelsen served as a road supervisor for his district (during which time some of the first gravel roads in the area were laid) and in 1908, the Nelsen family organized the Independent Water Company, serving the

See continuation sheet

local community and run by the family until 1976, when it was sold to the city of Tukwila. Nelsen was also involved in one of the most significant land transactions in the history of the region. In 1934, he leased the northern 107 acres of his farm to the Washington Jockey Club (later Longacres Racetrack), eventually selling the land to them. James Nelsen died in 1952, but his daughter Helen Nelsen has resided at the house since then and has carefully maintained it.

In 1905, Mary Dobler Nelsen consulted with a local contractor, Mr. Olsen, to design a new family home. The result, constructed that year, was a fine and spacious example of the vernacular Queen Anne idiom, reflecting the diversity of form, plan, and texture that were hallmarks of the style. Although other examples once were fairly common in the White River Valley, a 1978 survey of King County identified only a few extant examples in the Renton-Tukwila area--including the Fred Nelsen house of 1901 (built by James Nelsen's brother) and the Henry Veehuizen house of 1905. Neither of these properties has the architectural character or integrity of the James Nelsen house. Thus, despite the move, loss of historic barn, and modifications to the porches and interior finishes, the Nelsen house remains the best example of its type and period in the area.

9. Major Bibliographical Referenc

Bagley, Clarence. History of King Coun[illegible], Volume III. S.J. Clarke Publishing, 1929, pp. 63-65.

"James Nelsen House," King County Historic Sites Inventory Site Form (research by Jayne Wissel)

Nelsen, Helen, 15813 West Valley Road, Tukwila. Interviews with Jayne Wissel and Maxine Anderson, various dates, 1978-1990.

☐ See continuation sheet

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

10. Geographical Data

Acreage of property less than one

UTM References

A	Zone	Easting	Northing	B	Zone	Easting	Northing
C	Zone	Easting	Northing	D	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

☐ See continuation sheet

Boundary Justification

The nominated property includes the house and surrounding lawn.

☐ See continuation sheet

11. Form Prepared By

Name/title L. Garfield
organization Office of Archaeology and Historic Preservation
street & number 111 West 21st Avenue, KL-11
city or town Olympia
date May 1990
telephone (206) 586-2901
state Washington zip code 98504

*U.S.GPO:1988-0-223-918

House 1905
About 1910

Notice "wing" collar Uncle Dick is wearing and
lace curtains up & down stairs —
House trim is chocolate brown

Muckleshoot Indian Tribe Comments
WoodSpring Suites Hotel Project (L15-0042, L15-0043, L15-0049)

The comments listed in bold below were received on September 25, 2015 from Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe Fisheries Division: Habitat Program. Comments and responses have been copied below. The City was in agreement with most of the applicant's response to comments.

1. How is this project compatible with the proposed WRIA 9 Salmon Habitat Plan Project LG-15 that was to restore historical flood refugia and off-channel rearing just north of this site?

It seems that the project could limit this needed salmon restoration project over flooding concerns given the location of the parking area and the proposed stormwater outfall with a flapgate discharging into the adjacent wetland.

Applicant's response: Currently, the existing wetland buffer and shoreline areas at the western limit of the site are mostly pasture, blackberry, and other non-native invasive plant species. The project proposes to replant the upland portions of these areas with native trees, shrubs, and grasses (see enclosed Planting Plan). No modification of the grades within the wetland buffer, urban conservancy buffer, or majority of the shoreline jurisdiction are proposed by the project. The wetland area that is understood to potentially be used as off-channel rearing as part of the WRIA 9 Salmon Habitat Plan Project LG-15 is located offsite and is proposed to remain undisturbed by the project.

A new storm outfall immediately upstream of the offsite wetland remains with the current storm drainage proposal for the project. This outfall will discharge storm water at a controlled rate treated to an enhanced standard from improved landscaping, parking lot, and some building roof areas. The flap gate at the outlet end of this below-grade pipe is intended to prevent flows from backwatering into the system during high water events.

Gravel trenches located outside and immediately upstream of the wetland buffer are proposed with the updated storm drainage plan to disperse "clean" storm water from the proposed hotel building roof. This low impact BMP is intended to (1) reduced storm volumes in/from the vault and (2) more closely replicate the natural sheet from of storm water over the enhanced wetland buffer area.

None of the permanent building, parking lot, and required storm water improvements proposed with the project are located within the 125-foot urban conservancy buffer of the Green River. A paved pedestrian trail and open space landscaping are the only improvements proposed within the urban conservancy buffer. The buffer plantings proposed with the project are significant enhancements to the current pasture and non-native vegetation that currently exist at the shoreline. These project improvements would not directly affect or pose a negative constraint on the potential habitat features understood to be part of WRIA 9 Salmon Habitat Plan Project LG-15.

City's response: Concur with applicant's response. The city provided the following comment to the Muckleshoot Indian Tribe in an email to Karen Walter on February 22, 2016: "We have found in our staff review that approval of this project will not preclude the WRIA 9 Salmon Habitat Plan Project LG-15 from occurring just north of this project site. Additionally, development for this project is located at least 125' from the Ordinary High Water Mark, allowing adequate space for a future levee setback."

In response to this email, staff received the following additional comment:

Muckleshoot response, February 23, 2016: "Thank you so much for getting back to us on this project and for the updated project drawings. Can we get a copy of the staff review that determined this project will not preclude the WRIA 9 Salmon Habitat Project LG-15?

Also did WRIA 9 salmon recover planning staff review this project? If so, what was the result of their review and comments?"

City Response: Doug Osterman, Salmon Recovery Manager for WRIA 9, reviewed the project and submitted comments. See attached email from Doug Osterman dated March 25, 2016 and the City response letter dated April 8, 2016.

- This comment is further addressed in the attached letter to Doug Osterman, Salmon Recovery Manager for WRIA 9.

2. How is the proposal compatible with the Green River System-wide Improvement Framework levee alignment proposal which shows a portion of the levee on this bank being setback? (see attachment 1)

Applicant's response: There are no permanent improvements (i.e., parking, building structures, storm water facilities) located within the 125-foot urban conservancy buffer area. All permanent site improvements are located outside of the potential levee setback areas as understood from the provided attachment 1 and subsequent discussions with City staff. An exhibit showing the site plan and two representative shoreline sections is included with this response for your reference and to illustrate the limited extent of the site improvements relative to the shoreline/buffers.

City's response: Concur with applicant's response. Additionally, see attached letter from the City of Tukwila to Doug Osterman of WRIA 9 dated April 8, 2016.

3. There is a discrepancy between the Critical Areas Report (Aug 21, 2015) and the planting plan (July 2015). The Critical Areas Report describes fewer trees and different species (12 total of Douglas Fir and Western Hemlock) in the mitigation area; whereas the planting plan shows 11 Douglas Fir and no Western hemlock. The planting plan should be revised to plant more native conifers suitable to growing on the site's soils for several reasons:

a. **First, this site is on the east side of the Green River and in an area critical for shade (see Attachment 2- Lower Green River Riparian Map). As most of the site lacks existing trees in its western portion nearest to the Green River, trees should be planted throughout the wetland buffer.**
b. **Second, given the proposed nighttime lighting for the parking lot and building proposed as a four story building, tall trees are needed to provide screening from these artificial light sources to avoid creating impacts such as increased predation and outmigration delays for juvenile salmon in the Green River.**
c. **Third, planting vegetation within the regulated wetland buffer and shoreline jurisdiction area is consistent with the City's Shoreline Master Program and Project LG-15 from the WRIA 9 Salmon Habitat Plan.**

We request an opportunity to review the revised planting plan before it is approved. We also request copies of all of the mitigation monitoring reports for this project.

Applicant's response:

a. *The preliminary Planting Plan (copy enclosed) has been updated consistent with the recommendations of the Critical Areas Report and to provide additional trees throughout the wetland buffer area as suggested*
b. *Site lighting, including exterior building mount fixtures, adjacent to the shoreline and buffer areas, will be installed with shielded heads to limit illumination spillover in the westerly direction. The tree species and density proposed with the updated Planting Plan will sufficiently screen/shade potential aquatic habitat areas.*
c. *All planting within the regulated wetland buffer and shoreline jurisdiction or native species is consistent with the City's shoreline master program and compatible with potential future habitat enhancement projects.*

City's response: Concur with applicant's response. Revised plans were uploaded to the City's FTP site and a link was sent to the Muckleshoot Indian Tribe for review.

4. We concur with the proposal to provide enhanced stormwater treatment for this project to reduce metals and oils generated from the project site, particularly if the adjacent wetland is restored to serve as flood refugia and off-channel rearing for juvenile salmon as described in Project LG-15.

Applicant's response: The current storm drainage improvements proposal maintains an enhanced water quality treatment standard and incorporates other low impact BMP features (e.g., dispersion over native vegetation and bioretention facilities).

City's response: Concur with applicant's response.

City of Tukwila
Allan Ekberg, Mayor
Department of Community Development – Jack Pace, Director

April 8, 2016

Doug Osterman
Salmon Recovery Manager
Green/Duwamish & Central Puget Sound Watershed (WRIA 9)
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855

Doug,

Thank you for sending review comments on the Woodspring Suites hotel project in Tukwila proposed on parcel # 0005800002. I'd like to clarify the project site and development plans in relation to project LG-15. In the pages attached to the end of this letter, I've highlighted the project site parcel in yellow on the first couple of pages, and in a green/teal outline on the last page. The parcel containing the former oxbow is outlined in red. The last page shows the Green River, 200-foot shoreline buffer, and a mapped wetland in the former oxbow area along with an associated 80-foot buffer.

The storm drainage for the project will not be using the former oxbow as a stormwater detention facility. Per the applicant's Preliminary Technical Information Report, dated Dec. 23, 2015,

> *"All of the on-site paved surfaces, or pollution generating impervious surfaces (PGIS) are sloped and drain towards one of three on-site bioretention facilities that provide enhanced water quality treatment. Approximately 7,000 square feet of the building roof runoff will be dispersed to the adjacent wetland via gravel dispersion trenches. This area was modeled as 50% impervious, 50% grass per KCWSDM standards. The remaining building runoff is collected and conveyed directly to the conveyance system that discharges into the detention vault."*

Plans submitted for the project show that a portion of the southwestern corner of the site is within 125 feet of the Ordinary High Water Mark (OHWM) of the Green River. This area is proposed to contain a public access area with a loop pathway connecting to West Valley Highway.

The 80-foot wetland buffer area will contain a storm drain pipe running from the stormwater detention vault (located underneath the parking area) to a rock outfall located towards the wetland on the edge of the western property line. Stormwater released into this area will be controlled by a standard flow control structure designed to control the peak runoff rates and durations of storm runoff. The amount of stormwater released during these peak periods is required to be less than the pre-developed condition.

The new hotel will be set back 15 feet from the edge of the 80-foot wetland buffer. Two linear stormwater dispersion trenches are located between the building foundation and the edge of the wetland buffer. These trenches are located at least 80 feet away from the former oxbow area and will disperse water to the native species plantings which are proposed within the entire 80-foot buffer area as mitigation for construction of the storm drainage pipe and outfall within the buffer.

LG-15 could have a minor impact on the buffer plantings and storm drainage system, which would have to be coordinated as part of the LG-15 construction. However the location of the building is set back 200 feet from the Ordinary High Water Mark of the Green River, meets critical areas setback requirements, and the proposed building elevation is set a minimum of 1' above the 100-year floodplain elevation as shown on the FIRM map. The project adds habitat value, meets applicable requirements currently in place, and would not preclude the LG-15 project.

Thank you for your suggestions on policy approaches. Our existing Shoreline regulations were adopted in 2011 after review by the Department of Ecology and an extensive public process. Height and setbacks for development along the river were established as part of that process. The maximum height in the 200-foot shoreline zone is 35 feet, with incentives to allow a small increase in height. This project is located in Tukwila's Urban Center area, where there are existing incentives to allow taller building heights for multifamily projects located outside of the shoreline zone. However, those incentives did not apply to this project.

Sincerely,

Jaimie Reavis

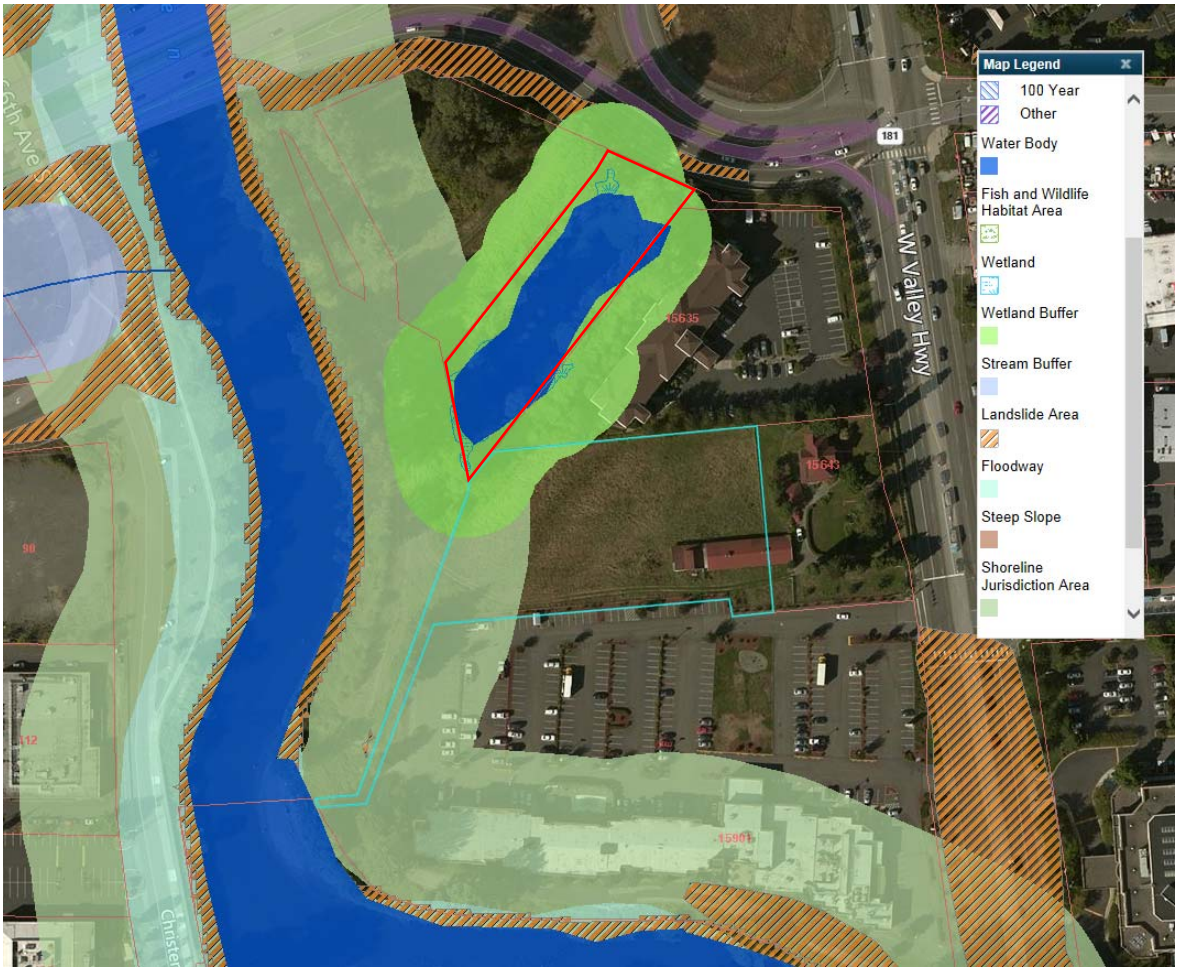
Jaimie Reavis
Senior Planner

Project site highlighted with 1936 aerial

Project site highlighted with 2013 aerial

Zoomed in area of highlighted project site, oxbox in red outline

Project site with shoreline buffer (light green), wetland, and wetland buffer



Jaimie Reavis

From: Osterman, Doug <Doug.Osterman@kingcounty.gov>
Sent: Wednesday, April 13, 2016 10:13 AM
To: Jaimie Reavis
Subject: RE: Woodspring Suites review

Thank you Jaimie for the thorough response which is very helpful to us in understanding the project and its implementation. I greatly appreciate your outreach to WRIA 9.

Doug

Doug Osterman, AICP
Salmon Recovery Manager
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From: Jaimie Reavis [mailto:Jaimie.Reavis@TukwilaWA.gov]
Sent: Friday, April 08, 2016 4:35 PM
To: Osterman, Doug
Subject: RE: Woodspring Suites review

Doug,

Attached is a letter to respond to your review comments.

Thank you,

Jaimie Reavis
Senior Planner|City of Tukwila
6300 Southcenter Blvd, Suite 100|Tukwila, WA 98188
ph: (206) 431-3659|fx: (206) 431-3665
Jaimie.Reavis@TukwilaWA.gov | www.tukwilawa.gov

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From: Osterman, Doug [mailto:Doug.Osterman@kingcounty.gov]
Sent: Thursday, April 07, 2016 3:57 PM
To: Jaimie Reavis
Subject: RE: Woodspring Suites review

Some two cents worth that I've been thinking: One of the policy approaches that could be taken toward redevelopment and development along the river is to allow/encourage increased building heights (thereby accommodating more hotel rooms, units, office space, etc) as compromise to a smaller development footprint that is further away from the river. It may also be necessary to compromise on building setbacks, parking required (or allowing, encouraging under building parking), in order to meet both land use and zoning goals with restoration needs and goals.

Doug Osterman, AICP
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From: Jaimie Reavis [mailto:Jaimie.Reavis@TukwilaWA.gov]
Sent: Thursday, April 07, 2016 3:33 PM
To: Osterman, Doug
Subject: RE: Woodspring Suites review

Hi Doug,

Thank you for sending me your comments. I've been working on a response, which I expect to send over in the next couple of days.

It really is beautiful out today…hope you get a chance to enjoy it too!

Jaimie Reavis
Senior Planner|City of Tukwila
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Jaimie.Reavis@TukwilaWA.gov | www.tukwilawa.gov

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From: Osterman, Doug [mailto:Doug.Osterman@kingcounty.gov]
Sent: Thursday, April 07, 2016 3:03 PM
To: Jaimie Reavis
Subject: RE: Woodspring Suites review

Jaimie,
Just wondering about the status of the hotel proposal and if the comments I provided were helpful to you. As well, please let me know if there's anything more I can help you with.

Hope you are enjoying this stellar day!
Doug

Doug Osterman, AICP
Salmon Recovery Manager
Green/Duwamish & Central Puget Sound Watershed (WRIA 9)
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From: Osterman, Doug
Sent: Friday, March 25, 2016 4:05 PM
To: 'Jaimie Reavis'
Subject: RE: Woodspring Suites review

Jaimie, my thoughts following limited and quick review of the proposal:

The proposed hotel sits on top of the area that was identified as habitat restoration opportunity along the river, LG-15. It appears that the area of the former oxbow is proposed for a stormwater detention facility which, if so, would further complicate opportunity for and challenge the ability to do even a reduced version of LG-15. The pond, furthermore, would likely inhibit the ability to install a 500-year flood facility/flood protection as established by the Lower Green River System-Wide Improvement Framework.

In general, my assessment is that the proposal severely limits the ability to restore habitat at the site, including the intended objectives of LG-15. From the perspective of WRIA 9 salmon recovery and implementation of the Salmon Habitat Plan, it would be better to dramatically shrink the size of the proposal and move it further away from the river to enable meaningful habitat restoration.

Thank you for bringing the proposal to my attention and for the opportunity to provide you with information. Please let me know if you have questions,

Doug

Doug Osterman, AICP
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From: Jaimie Reavis [mailto:Jaimie.Reavis@TukwilaWA.gov]
Sent: Thursday, March 24, 2016 10:14 AM
To: Osterman, Doug
Subject: RE: Woodspring Suites review

Hi Doug,

Thank you so much for taking the time to review the project! Late today or tomorrow will be good timing…I am in the process of making edits to drafts of the staff reports for the Special Permission and the Shoreline Substantial Development Permit. I'm available today until 4:30, and tomorrow from 10-4:30 to discuss the project if you have any questions.

Jaimie Reavis
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From: Osterman, Doug [mailto:Doug.Osterman@kingcounty.gov]
Sent: Wednesday, March 23, 2016 5:58 PM
To: Jaimie Reavis
Subject: RE: Woodspring Suites review

Hi Jaimie,

Yes, thank you, I have gotten access to the plans and have reviewed them along with another colleague familiar with the Salmon Habitat Plan implementation strategy and projects. I will get my thoughts to you either late tomorrow (Thursday the 24th) on Friday as early as possible. That okay??
Doug

Doug Osterman, AICP
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From: Jaimie Reavis [mailto:Jaimie.Reavis@TukwilaWA.gov]
Sent: Thursday, March 17, 2016 4:05 PM
To: Osterman, Doug
Subject: Woodspring Suites review

Hi Doug,

I'm just checking in to make sure you were able to access the plans for review of this project? I'd also like to see if you could give me an estimate of the time you'll need for review. I know I just sent you the plans. We're hoping to finalize staff reports for the Special Permission and Shoreline permits sometime next week.

Thank you,

Jaimie Reavis
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