



**JULIE K.W. WUKELIC**  
**Senior Principal Engineer**

**EDUCATION**

BS, Mechanical Engineering,  
Seattle University, 1982

**AFFILIATIONS**

Commercial Real Estate for  
Women (CREW)

American Society of  
Mechanical Engineers

Julie leads Hart Crowser’s due diligence, property redevelopment and environmental construction oversight practices. She is a recognized local leader in providing environmental support for large-scale, high-profile property development projects, including projects requiring screening, managing, disposal, and re-use of hundreds of thousands of tons of dirt. With 32 years of environmental consulting experience, Julie’s expertise includes investigating soil, groundwater, sediments, and air media, developing construction contingency plans, conducting feasibility studies, preparing plans and specifications, preparing excavation and cleanup action plans, conducting treatability studies, negotiating with regulators to develop reasonable cleanup standards and timeframes, managing contractor activities, and characterizing and making recommendations for waste designation of excavated materials. Julie has extensive experience in managing, advising, and collaborating with the field personnel (both environmental and geotechnical), contractors, and owners in quickly making decisions on managing risks and environmental unknowns during construction activities. She has also provided support to the project team in obtaining LEED credits.

**REPRESENTATIVE PROJECT EXPERIENCE**

**1931 Second Ave, Seattle, WA**

Environmental Principal-in-charge for conducting Phase II environmental services on this property located in downtown Seattle. Our environmental services included soil, groundwater, and soil vapor sampling and analysis to characterize the environmental conditions of the Property. We also conducted a ground penetrating radar (GPR) on the Property to evaluate for potential USTs and a known eractic below the Property and adjacent site to the south. We also prepared planning-level cost estimates for potential cleanup costs during site development, including differentiating between contamination from the adjacent Viktoria Site and potential contamination originating from the subject property.

**425 Fairview Avenue Development Environmental Services, Seattle, WA**

Environmental Project Manager during development of four high-rise and mid-rise towers over a half-block area in Seattle’s South Lake Union neighborhood. The project required soil management of auger-cast soldier pile drilling and mass excavation next to existing buildings, including excavation for three levels of below-grade parking. Services included support for pre-characterization of soil for disposal, segregation and profiling soils for proper disposal; underground



storage tank removals; and regulatory negotiations for site closure. The cleanup received a No Further Action opinion letter from the State of Washington in 2017.

#### **First and Thomas Development Environmental Services, Seattle, WA**

Environmental Project Manager during development of two low-rise buildings over a three-quarter block area in Seattle's Lower Queen Anne neighborhood. Environmental services included pre-construction site investigations and construction contingency plan (CCP) preparation. Hart Crowser provided environmental support during construction when isolated areas of contamination and unknown USTs were encountered. The CCP prepared and implemented aided in expeditious characterization and cleanup without interruptions to construction activities. A cleanup report was prepared and submitted to the State of Washington in a timely manner. The site cleanup received a No Further Action opinion letter in 2017.

#### **Insignia Towers Development Environmental Services, Seattle, WA**

Environmental Project Manager during development of two 40-story towers in Seattle's Denny Triangle area. The project required soil management of auger-cast soldier pile drilling and mass excavation of over 130,000 tons of soil for multiple levels of underground parking over an entire city block bordered by Fifth Avenue, Sixth Avenue, Bell Street, and Battery Street. Services included support for pre-characterization of soil for disposal, segregation and profiling soils for proper disposal. Our work also included soil and groundwater monitoring for the disposal of contaminated soils during construction.

#### **2nd and Pike Highrise, Seattle, WA**

The Second and Pike Tower is a 39-story apartment development in Seattle. Julie was environmental Principal in Charge for this project that involved pre-characterization, development of a cleanup action plan/construction contingency plan (CAP/CCP), soil and groundwater disposal management, contractor and disposal site coordination, and environmental segregation and screening of soil. Julie's team worked closely with the cross-trained Hart Crowser geotechnical and environmental field representative and contractor to maximize soil screening and sampling. The site was located in downtown Seattle where there was no room for stockpiling and identifying areas and depths of appropriate disposal by incremental sampling and analyses was crucial during soil removal. Approximately 80,000 tons of soil was generated during site development with only about 7,000 tons of impacted soil requiring off-site disposal to a Subtitle D landfill.

#### **Weyerhaeuser Headquarters at 200 Occidental, Seattle, WA**

This eight-story office building in Seattle's historic Pioneer Square is home to Weyerhaeuser's new corporate headquarters. Julie was Project Manager for Phase I and Phase II ESAs on the compact urban site. A Cleanup Action Plan/Construction Contingency Plan (CAP/CCP) was prepared for the site to manage known and unknown contamination.

#### **Amazon.com Development, Seattle, WA**

Principal in Charge for services to support development on four blocks in the South Lake Union area. The project involved developing two new 12-story buildings with four to five levels of below-grade parking, and two 4-story buildings with one to two levels of below-grade parking. Julie conducted Phase I and Phase II Environmental Site Assessments, prepared and implemented Cleanup Action Plans (CAPs) and Construction Contingency Plans (CCPs), provided soil management for almost a million-cubic yards of soil, and



groundwater and stormwater management. Efficient decision making, planning, and pre-characterization and negotiations with multiple disposal facilities resulted in minimizing expensive disposal fees and reducing long term risks. Only about 95,000 tons of impacted soil from all four blocks required disposal as Class II or Class III out of approximately 1,000,000 tons of soil removed from the sites. Julie successfully negotiated No Further Action determinations on cleanups on several of the properties for three of the four blocks. The NFA determination for the fourth block is pending while compliance groundwater monitoring is ongoing.

#### **Russell Investments Center-Seattle Art Museum Excavation and Tower, Seattle, WA**

Julie provided technical assistance in characterizing soil for re-use off-site. Minor environmental impacts were encountered. The development of this office tower in downtown Seattle required a 90-foot-deep excavation that generated hundreds of tons of soil requiring off-site removal. Hart Crowser brought value as well as sustainable design to the project by reusing the substantial quantity of excavated fill as an environmental soil cap for the Seattle Art Museum's Olympic Sculpture Park. Based on historical documentation and soil sampling and analysis, the nature of the soil from the excavation was such that it was able to satisfy stringent environmental specifications focus as capping material at the Sculpture Park.

#### **120 Bellevue Way, Bellevue, WA**

Principal in Charge for Phase II environmental services for this building project in downtown Bellevue. The development plans called for the construction of a 21-story residential tower surrounded by a 4- to 5-level podium above two levels of underground parking. Hart Crowser conducted field explorations including sampling and testing of potentially contaminated soils and groundwater.