

SEPA ENVIRONMENTAL CHECKLIST

125295

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

A. BACKGROUND

1. Name of proposed project, if applicable:

165th Heated Storage

2. Name of applicant:

Stephen Bourne, Architect

3. Address and phone number of applicant and contact person

Stephen Bourne, Architect
11012 Sand Point Way NE
Seattle, WA 98125
(206) 310-7770

4. Date checklist prepared:

February 24, 2016

5. Agency requesting checklist:

City of Shoreline

RECEIVED
MAR 03 2016
PCD

6. Proposed timing or schedule (including phasing, if applicable):

Single-phase development
Construction Start – June 2016 (Target)
Construction Duration – 10 months

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Soils Report ✓
Storm Water Pollution & Prevention Plan (future) ✓
Traffic Impact Calculation ✓
Storm Drainage Report, Level 2 Flow Control ✓

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Demolition Permit (Shoreline) / SITE DEVELOPMENT
~~Use Permit/ Design Review (Shoreline)~~
Construction Permit (Shoreline)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A new Self-Storage development; includes one (1) Three-story and one (1) One-story Buildings;
85,681 GSF total building area; 14 on-site parking spaces and two (2) loading spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

16523 Aurora Ave North, Shoreline WA
One lot north of the intersection of 165th & Aurora Ave, west side of street

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(Circle one): FLAT, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

<5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Washington State DNR, subsurface soils in the vicinity of the project consist of Quaternary aged continental Glacial Till. Per the geotechnical evaluation dated May 27th, 2015, the onsite soils generally consist of imported sand and gravel (from previous development) to depths up to 2'. Native soils consist of several feet of medium dense to dense orange tan, Weathered Glacial Till over very dense, grey, Glacial Till (silty to very silty, gravelly to very gravelly, sand).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None identified.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The portions of the site to be occupied by buildings and pavement will be stripped of topsoil, organics, deleterious materials and unsuitable existing fill. The total areas and volumes to be excavated and removed are minimal as the site has been previously developed. Per the geotechnical evaluation dated May 27th, 2015, reuse of onsite soil is acceptable. Granular structural fill will be imported, placed and compacted. Fill quantities are estimated to be approximately 5,000 CY. The source of the fill will be from an approved and permitted source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, site is predominately flat, surrounded by urban development or public ROW on all sides

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

93% Maximum

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best practices for temporary erosion control measures will be implemented during construction. The finished site will be stabilized with approved plantings, landscaping and storm water collection and management infrastructure. All storm water will be collected in an underground control system and infiltrated.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust from typical construction equipment will occur during construction. Post construction emissions would consist of exhaust from internal heating units and typical building air exchange.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

Per 2012
DOE
Manual

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None; and none in the immediate vicinity

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not Applicable

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

On-site storm water runoff from the paved and roof surfaces will be collected and transported via a system of curb, gutter, catch basins and underground storm drainage pipes to a new underground detention vault. Pavement surfaces located below buildings or canopies will be



considered building plumbing and will route through an oil/water separator and discharge to the sanitary sewer.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

On-site storm water runoff from the paved and roof surfaces will be collected and transported via a system of curb, gutter, catch basins and underground storm drainage pipes to a new underground detention vault. Pavement surfaces located below buildings or canopies will be considered building plumbing and runoff will route through an oil/water separator and discharge to the sanitary sewer.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation and ground cover on the site will be removed

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A variety of native and ornamental vegetation will be installed as part of the general landscape requirements, tree replacement and environmental work. Plants will consist of trees, shrubs and groundcover species. There will be no lawn within the site boundary.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Sparrow, starling, crow

Mammals: rodents

b. List any threatened and endangered species known to be on or near the site.

None known



c. Is the site part of a migration route? If so, explain.
No

Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
Site will be landscaped per the City of Shoreline requirements

e. List any invasive animal species known to be on or near the site.
None known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Natural Gas (heating) & Electric (cooling, lighting & security)

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The property to the north of this site would be partially shaded by this building in the winter months, but no shading would occur on the adjacent property in the months of May through September.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
LED Lighting (interior and exterior fixtures)
Building construction will comply with Washington State Energy Code

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
None

1) Describe any known or possible contamination at the site from present or past uses.
None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None identified.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
The self-storage rental agreements specifically prohibit storage of hazardous or toxic chemicals within the storage units.

4) Describe special emergency services that might be required.
None

5) Proposed measures to reduce or control environmental health hazards, if any:

All drainage from covered parking areas will be run through a filtration system prior to entering the storm water retention vault.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction noise will occur during established construction hours

Long-term noise will be limited to noise from customer vehicles entering and leaving the site

per SMC

3) Proposed measures to reduce or control noise impacts, if any:

Construction operations will observe all local ordinances regarding construction hours.

Majority of customer loading and unloading will occur under covered bays.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Project site current use: Vacant

Adjacent sites: Commercial north and south; Residential west & commercial east (across ROWs)

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable (no farms or forests in the vicinity).

c. Describe any structures on the site.

Existing one-story metal garage buildings

d. Will any structures be demolished? If so, what?

All existing structures will be removed

e. What is the current zoning classification of the site?

Mixed Business

f. What is the current comprehensive plan designation of the site?

Mixed Use

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Reside: zero (0)

Work: 1-2 people

j. Approximately how many people would the completed project displace?

0 (zero)

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

A Neighborhood Meeting was held to introduce the project to the nearby residents.

The project will go through Administrative Design Review process to ensure it complies with the intent of the Shoreline Commercial Design Standards

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not Applicable (no agricultural or forest lands in the vicinity)

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Front façade parapet =38'; material will be concrete masonry unit

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building design includes attractive combination of masonry, metal siding and glazing.

PER
SMC
DESIGN
STANDARDS

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
All on-site lighting for customer loading will be shielded from the view of the adjacent properties.
Indirect glow of on-site lighting will provide ambient lighting at the streetscapes of the project.
Indirect down lights will be provided where public pedestrian walkways occur.
All on-site lighting will be on a photo-cell.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
All on-site lighting for customer loading will be shielded from the view of the adjacent properties

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Richmond Highlands Park approximately 500 feet east of the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
A 200 SF Public Space will be provided on-site with this development, as proscribed by the Shoreline Zoning Code. The Public Space will include a decorative paved area with bench(s) and tree well(s).

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Not applicable to this project, as there are no historical aspects to the existing site or improvements.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable to this project, as there are no historical aspects to the existing site or improvements.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project fronts on one public ROW: Aurora Ave North on the west boundary. The existing curb cut will be used for this project. ✓

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. There are two (2) transit stops within 400' of the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Although the site is currently vacant and being used for staging and material storage, no official parking spaces would be eliminated; twelve (12) new parking and two (2) loading spaces would be added, for a total of 14 spaces in the new project. 16 total

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

See the attached Traffic Impact calculation as provided by Gibson Traffic Engineering.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

This project will reduce the traffic generated compared to that generated by the existing use, as per the attached Traffic Impact calculation as provided by Gibson Traffic Engineering.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No increase in public services in self-storage

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities

- a. Circle utilities currently available at the site:

ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE, SANITARY SEWER,
septic system,

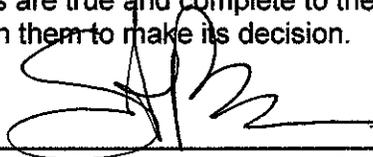
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project proposes to reuse existing side sewer and domestic water. New electrical service is anticipated as well as natural gas. Storm water will be managed on-site by infiltrating 100% of the surface water runoff. Construction activities will consist of clearing, grading and excavation, construction of a new four story storage structure with customary site improvements such as sidewalks, patios, and drive aisles.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee _____

STEPHEN A. BOURNE

Position and Agency/Organization _____

ARCHITECT

Date Submitted: _____

3/2/2016

