

## SEPA ENVIRONMENTAL CHECKLIST

### ***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:***

Please adjust the format of this template as needed. 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.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)



- Certificate of Sewer Availability – Ronald Wastewater ✓
- Sanitary Developer Extension Agreement – Ronald Wastewater
- Traffic Impact Analysis (TIA) – City of Shoreline ✓
- Application for Electric Service – Seattle City Light
- SEPA – City of Shoreline
- Right-of-Way – City of Shoreline ✓
- Demolition – City of Shoreline
- Clearing & Grading – City of Shoreline ✓
- Shoring
- Cross Laminated Timber (CLT) Code Alternate – City of Shoreline
- Multi-Family Building Permit – City of 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.) [help]

The proposed building is a market-rate multi-family development located at 17233 15th Ave. NE, and is zoned Community Business (CB). The property will not seek a zone change. The current configuration results in two opposing L-Shaped buildings that enclose a single story amenity clubhouse and an outdoor terrace over garage podium, which provides general building services and parking for resident and visitor use.

The existing site is roughly 1.85 acres, and currently operates as a US post office facility, which will be demolished to allow for building development with full ROW improvements expected along NE 175th St. and 15th Ave. NE. A 17'-0" dedication on NE 175th St. and a 6'-0" dedication on 15th Ave. NE from the property line will be provided for future street improvements.

The building program consists of 243 units with a mixed of studio's, 1-bed's, 2-bed's, and 3-bed's and over 6,000 sf of lobby, leasing office, and amenity space. The below grade garage is intended to provide parking for residents to meet the development code, which will eliminate the need for street parking. Access to the garage will be provided from 175th St. or 15th Ave., with vehicular access for move-in and building operations intended off the private drive on the south side of the site. The existing bus shelter we hope to eliminate by creating opportunities through the building design and site elements to allow for a comfortable, safe, and welcoming replacement.

The two streetscapes will be activated by the lobby entrances and the leasing offices at the corner. As grade falls off to the south and west we see a perfect opportunity to populate the remaining streetscape with walkup entries and private patios serving the ground floor units that face both streets to create a pedestrian friendly streetscape as a transition to the residential neighborhoods beyond. The buildings will be held back from the public sidewalk with generous setbacks that allow for the additional landscape required to make these types of frontages successful.

← w/  
METRO

- 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. [\[help\]](#)

Sand with variable gravel and fines (silt and clay) content. Fill is approximately between 4.5 and 13.5 feet below site grades and glacially consolidated soils under the fill.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- 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. [\[help\]](#)

The entire site will be affected by excavation (cut) to the proposed finished subgrade elevation beneath the P2 level. Approximately 40,000 cubic yards of cut is proposed across approximately 1.7 acres.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No.

TESC  
REQ'D

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

Approximately 90%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Stabilized construction entrance, silt fence, and interceptor swales and sumps proposed.

## 2. Air [\[help\]](#)

- 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. [\[help\]](#)

During Construction: There will be exhaust from the excavation machinery removing soils from the property. During this activity the exhaust is not anticipated as substantial. The onsite safety team will have a "sniffer tool" to detect any excess fumes, if applicable.

During Operation: Generator combustion exhaust when tested for fifteen minutes once a month.

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. [\[help\]](#)

No.

- 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. [\[help\]](#)

Sanitary will serve residential units with a demand of 3085 drainage fixture units 534 GPM.

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Stormwater runoff from the site will be collected onsite and conveyed to the existing piped public storm drainage system in NE 175th Street. This runoff ultimately drains to Lake Washington.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No. The proposed use of the site is residential with most of the site area to be occupied by the proposed building. Sand/oil separators that will discharge to sanitary sewer are proposed at the lowest garage level.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Proposed point of connection to the existing piped public storm drainage system matches the existing point of connection.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

DESIGN  
PER  
DOE  
SWM WW  
+  
NPDES

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Native plant palette is utilized throughout all planting areas. Numerous street trees will be planted along NE 175th Street and 15th Avenue NE, which will likely add habitat opportunities for birds and other tree favoring animals. Pollinator palette along street ROW should help to promote bio-diversity and habitat for birds and insects.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

## 6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

Electricity will be the main source of the project's energy needs, used for space heating, ventilation, pumps, powering lights, appliances and other receptacle loads and miscellaneous equipment loads. Natural gas will be used for heating domestic hot water. In addition, the project is being designed as PV-ready to allow later installation of rooftop solar PV panels if on-site renewable energy generation is desired.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The proposed development will be several stories taller than any existing buildings immediately adjacent. Shade coverage produced by the proposed development would be buffered by significant right-of-ways to the north and east of the property by NE 175th Street and 15th Avenue NE, and partial shade coverage would occur on the existing building to the south from sunrise until the sun path moves south by southwest. The greatest shade coverage would occur at the neighboring building to the west for most of the day covering. This existing is a lumber ~~year~~ yard with a single storied building, which is currently not using solar energy.

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: [\[help\]](#)

The project will feature a well-insulated opaque envelope in addition to high-performance vinyl windows to reduce heat loss through the building envelope. The lighting design will feature a full LED package with significant reductions below code

persistent, bioaccumulative toxics (PBT's).

b. Noise [\[help\]](#)

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

Traffic from neighboring arterials NE 175th Street and 15th Avenue NE will be the most dominant noise factor for the proposed development throughout the day 365 days a year, and will be mitigated by use of wall, roof and window materials to shield the unit and residents for potential noise invasion. Noise from building system elements such as the transformer, mechanical and plumbing equipment and fixtures will be mitigated through selection of wall, ceiling, and roof assemblies and material selection to control impact, flanking, and other air-borne noise.

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. [\[help\]](#)

Early site activities include demolition of the existing post office & earthwork where we will be removing soils for the parking garage. Noise would include machinery operation and demolition noise. During structure, there will be noise from the concrete pump. Throughout the rest of construction, we do not anticipate substantial noise other than attaching siding to the structure. Overall the general construction noise is typical sounds made during construction of a building.

During building operation: Noise level will not exceed noise ordinance. Roof top equipment will include packaged rooftop units and exhaust fans. Equipment will operate continuously.

Normal resident foot traffic internal to the building, vehicular traffic to and from the garage entries located to the north and south ends of the proposed development, and noise from building system equipment.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Working hours will be dictated by the local jurisdiction. No night work is currently expected. Activities which generate the most noise will be daytime activities during the building demolition and excavation. As previously explained, noise levels will not differ from typical construction noise.

During building operation: Locate equipment 20 feet or more from the property line and maintain acceptable sound levels.

Use of tree screening to buffer noise from adjacent streets and properties.



There is (1) existing building on site which currently operates as a US post office facility. The building is a one story structure with an approximate footprint of 20,417 sf. The remaining area of the proposed site consists of predominately an asphaltic surface for vehicular parking, and site lighting and landscaping.

The existing post office building shall be demolished by an excavator, and a pneumatic drill potentially to break up the foundation & building footings. Asphalt from the parking lot shall be broken up and removed/recycled.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, the proposed two storied structure, along with the parking surface, site lighting, and landscaping will be demolished and/or removed.

e. What is the current zoning classification of the site? [\[help\]](#)

Community Business (CB). There is no base density defined for Community Business zones in the City of Shoreline Title 20 Development Code.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The subject property located in the RidgeCrest neighborhood, has a Comprehensive Plan designation of Mixed Use 2 (MU2). The policies following are extracted from the Shore Line Comprehensive Plan Land Use Element:

Policy LU 9: The Mixed use (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office and service uses, along with form-based maximum density residential users. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

Policy LU10: The Mixed use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses.

The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

(See map attachment)

located north of the property across 175<sup>th</sup> St. Single family residential is located several blocks from the subject property.

#### Compatibility Enhancements

The project supports Shoreline's projected land use policy and plans by revitalizing an identified Commercial District with residential uses, street level site activation, and engagement. Attributes included in the project to enhance compatibility include a corner plaza and amenity space. The project also includes underground parking to reduce spill over into neighborhoods. Additional design treatments for compatibility include:

- Amenity areas are located on the northeast corner of the building this area has a glazed street frontage to meet the commercial frontage requirements for transparency, and weather protection.
- The ground facing units along 15<sup>th</sup> Ave provide for privacy, and area consistent with the surrounding neighborhood residential character.
- Along 15<sup>th</sup> Ave, residential units have been designed carefully to accommodate changes in slope and grade – similar to ground related town homes. Each unit has an individual ground-related deck and entry to the street, with additional landscape between the entry stair and the public sidewalk.
- The building facades along 175<sup>th</sup> Street face the challenges of a significant future right of way improvement and a significant amount of grade change along that frontage. Design has carefully addressed street engagement, visibility and privacy – including setbacks, vertical building articulation and modulation, distinctive ground floor, and first floor facades.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A.

#### 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

243 market rate units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

- The proposed building strives to create a dense urban development that adds housing stock to an area surrounded by supporting community amenities including a grocery store, library, local small businesses, restaurants, and shops with limited to no adverse impact.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

[\[help\]](#)

No, there are precedent projects near the site of this scale that do not present a safety hazard to the neighboring community, and the proposed development with similar scale and materials is not anticipated to introduce potential safety hazards itself. As described in section 10b the views impacted are non-scenic.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are existing street lights across the right-of-way off NE 175th Street and off 15th Avenue NE, and traffic lights at the intersection of NE 175<sup>th</sup> Street and 15<sup>th</sup> Avenue NE. As the placement of these existing light sources are across the right-of-way, the potential impact from light and glare is minimal.

During construction, the existing light sources will not provide sufficient light for operations if after hour work is anticipated, and additional (temporary) light sources during construction are anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Timeclock and photocell control of exterior lighting to reduce the amount of time the exterior lighting is on, including an operation schedule that reduces the lighting at night to 50% output during off-peak hours, and photocell control to turn the lights on at dusk and off at dawn. In addition, providing the lighting (where available) with house-side shields in order to reduce light trespass to neighboring property and into residential units, and reduce glare to cars driving through/past the property at night.

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

[\[help\]](#)

- Hamlin Park is located .5 miles to the SW of the proposed site.
- Shoreline Library is located .6 miles to the SW of the proposed site.
- Northcrest Park is located .7 miles to the SW of the proposed site.
- Grace Cole Nature Park is located Hamlin Park is located 1.2 miles to the SW of the proposed site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

#### 14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

There are no highways in the immediate vicinity of the proposed site, Interstate 5 is approximately .9 miles west. Access to the site will be from principal arterials NE 175<sup>th</sup> Street to the north of the site, and 15<sup>th</sup> Avenue NE.

The development is anticipated to reduce approximately 676 net new vehicular weekday daily trips, with 50 less trips occurring during the AM peak hour and 85 less trips occurring during the PM peak hour. Additionally, the development is reducing vehicle site access points from four existing driveways to two, reducing potential conflict points between vehicular and pedestrian modes.

✓ TIA

- 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? [\[help\]](#)

Yes. There is an existing bus stop that west of the proposed site. The bus route will continue to serve southbound routes after the proposed development and right-of-way improvements are complete. Current bus routes served are 77 and 348.

Additional access to transit will be provided by future rapid ride and light rail available as part of Sound Transit 3 from NE 145<sup>th</sup> Street, which is located approximately 2 miles from the proposed development. Once complete the new bus rapid transit service will connect NE 145<sup>th</sup> to SR 522 with 10 stations, and the light rail station will provide access to a 116-mile regional system.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There are 119 surface stalls existing on site, which will be demolished. The proposed development will include 267 parking stalls within a two levels of below grade structure. The proposed would result in a total parking increase of 148 stalls from the current use. The City of Shoreline Title 20 Development Code Table 20.50.390A requires a parking factor of .75 for every studio and 1-bedroom, and 1.5 for every two-bedroom plus. The proposed includes 184 studios and 1-bedroom units, and 59 two and three-bedroom units, which yields a required parking count of 227.

The proposed exceeds the requirements of the applicable local Authority.

✓

- 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). [\[help\]](#) \_\_\_\_\_

✓

The project will increase the population of residents on the site; thereby impacting social services such as those listed above.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

**16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

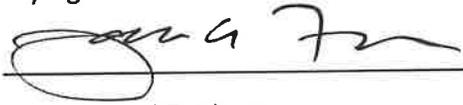
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The following utility services are proposed: Water, fire water, sanitary sewer, storm sewer, gas, tele-communications, and electrical. Installation of these utilities will include trenching, backfill, and pavement restoration in the right-of-ways adjacent to the site.

**C. Signature** [\[help\]](#)

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 \_\_\_\_\_ Jarrod Fenberg

Position and Agency/Organization \_\_\_\_\_ Project Manager, The Wolff Company

Date Submitted: \_\_\_\_\_ 9/20/2017

**D. supplemental sheet for nonproject actions** [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)      NOT APPLICABLE

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.