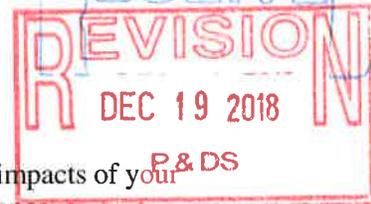


Reviewed 12/24/18 by Caleb Miller

May 2014 | **CYCLE I CORRECTION RESPONSE**, Revised October 22, 2018

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: [help]

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.

Use of checklist for nonproject proposals:

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

1. Name of proposed project, if applicable:

17563 15TH AVE NE, SHORELINE WA 98155 APARTMENT

2. Name of applicant:

ANDREW KLUSS, CARON ARCHITECTURE

3. Address and phone number of applicant and contact person:

ANDREW KLUSS
CARON ARCHITECTURE
2505 3RD AVE, SUITE 300C
SEATTLE, WA 98121
206-367-1382
ANDREWKLUSS@CARONARCHITECTURE.COM

181409

✓ JWM
4. Date checklist prepared:

JANUARY 24, 2018

REVISED PER PERMIT CORRECTIONS October 22, 2018

✓ JWM
5. Agency requesting checklist:

CITY OF SHORELINE, WA

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

✓ JWM
BUILDING PERMIT APPLICATION JUNE 2018, CONSTRUCTION DURING 2019,
OCCUPANCY 2020

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

✓ JWM
NO

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

Geotechnical Engineering Report, prepared by The Riley Group Inc. dated November 28, 2017

- ✓ JWM
- *Site Characterization Report, Aloha Grocery & Deli*, prepared by AA Enviro Assessment, dated March 1, 1997.
 - *Phase II Environmental Site Assessment, 17563 15th Ave., NE, Shoreline, WA 98155*, prepared by JMK Environmental Solutions, Inc., dated September 28, 2005.
 - *Subsurface Investigation, North City Texaco*, letter report prepared by Delta Environmental Consultants, Inc., dated March 6, 2006.
 - *Subsurface Investigation, North City Texaco*, letter report prepared by Delta Environmental Consultants, Inc., dated May 31, 2006.
 - *Additional Subsurface Investigation Activities – March 2009, Aloha Texaco (North City Texaco)*, letter report prepared by Corbank Environmental LLC, dated September 21, 2009.
 - *Results of Soil Investigation, Aloha Texaco (North City Texaco)*, letter report prepared by Environmental Partners, Inc., dated June 5, 2013.
 - *Remedial Investigation Report, Aloha Texaco (North City Texaco)*, prepared by Environmental Partners, Inc., dated March 2, 2015.
 - *Focused Feasibility Study, Aloha Texaco (North City Texaco)*, prepared by Environmental Partners, Inc., dated January 28, 2016.
 - *Focused Feasibility Study Amendment, Aloha Texaco (North City Texaco)*, technical memorandum prepared by Environmental Partners, Inc., dated March 31, 2016.
 - *Change in Site Use and Revised Recommendations for Cleanup, Aloha Texaco (North City Texaco)*, technical memorandum prepared by Environmental Partners, Inc., dated June 14, 2017.

- Cleanup Actoin Plan (CAP) pursuant to Independent Remedial Action at the following Hazardous Waste Site: 17563 15th Ave NE, Shoreline, WA 98155. Cleanup Site ID No. 6508

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.

NO

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

30-Day Notice of Intent to Decommission USTs – Washington State Dept. of Ecology
Demolition Permit – City of Shoreline
Underground Tank Removal Permit – City of Shoreline
Commercial/Multifamily building permit
Mechanical
Electrical
Fire Alarm
Fire Sprinkler
Plumbing
Elevator
Right of Way

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.)

137,316 SQURE FOOT MULTIFAMILY APARTMENT BUILDING WITH APPROXIMATELY ~~122~~ 124 UNITS AND 107 PARKING STALLS

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.

KING COUNTY PARCEL NUMBERS 6163900761

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

TWO FLAT AREAS WITH ONE HILL

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

181409

33% CONSTRUCTED SLOPE

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.

DENSE TO VERY DENSE SILTY SAND WITH TRACE GRAVEL

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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.

GRADING WILL OCCUR OVER THE ENTIRE SITE, EXCAVATION WILL OCCUR TO CONSTRUCT PARTIALLY UNDERGROUND PARKING GARAGE AND FOUNDATIONS, AND SEWER. EXCAVATION WILL BE APPROXIMATELY 7000 CUBIC YARDS

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

EROSION CONTROL MEASURES WILL BE PROVIDED DURING CONSTRUCTION, DURING USE THERE WILL BE NO EROSION. Recommendations for post-construction erosion control maintenance are included in the geotechnical report:

Permanent erosion protection should be provided by reestablishing vegetation using hydroseeding and/or landscape planting. Until the permanent erosion protection is established, site monitoring should be performed by qualified personnel to evaluate the effectiveness of the erosion control measures. Provisions for modifications to the erosion control system based on monitoring observations should be included in the erosion and sedimentation control plan.

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

84%

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

EROSION CONTROL MEASURES WILL BE PROVIDED DURING CONSTRUCTION including the following Best Management Practices included in the Geotechnical report:

- Scheduling site preparation and grading for the drier summer and early fall months and undertaking activities that expose soil during periods of little or no rainfall
- Establishing a quarry spall construction entrance
- Installing siltation control fencing or anchored straw or coir wattles on the downhill

side of work areas

- Covering soil stockpiles with anchored plastic sheeting
- Revegetating or mulching exposed soils with a minimum 3-inch thickness of straw if surfaces will be left undisturbed for more than one day during wet weather or one week in dry weather
- Directing runoff away from exposed soils and slopes
- Minimizing the length and steepness of slopes with exposed soils and cover excavation surfaces with anchored plastic sheeting (Graded and disturbed slopes should be tracked in place with the equipment running perpendicular to the slope contours so that the track marks provide a texture to help resist erosion and channeling. Some sloughing and raveling of slopes with exposed or disturbed soil should be expected.)
- Decreasing runoff velocities with check dams, straw bales or coir wattles
- Confining sediment to the project site
- Inspecting and maintaining erosion and sediment control measures frequently (The contractor should be aware that inspection and maintenance of erosion control BMPs is critical toward their satisfactory performance. Repair and/or replacement of dysfunctional erosion control elements should be anticipated.)

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.

√awn
DIESEL EXHAUST WILL BE EMITTING DURING CONSTRUCTION, WHEN COMPLETE THE ONLY EMISSIONS WILL BE EXHAUST FROM NATURAL GAS HOT WATER HEATERS

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

√awn
NONE

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

√awn
NONE

3. Water

a. Surface Water:

√awn
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.

NO

√awn
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.

NO

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.

√
Jawm

There are no wetlands or surface water bodies nearby or associated with this project.

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

NO

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.

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.

NONE

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.

The site consists of two parcels, which are currently occupied by buildings, a gas station, gravel and concrete driveways, at-grade vehicular parking, and some landscape strips and grass yards. In existing conditions, runoff from the eastern parcel is collected in one of two existing catch basins located on-site. The runoff is then conveyed to the existing storm drain located on the 15th Avenue Northeast right-of-way, where it enters the City maintained storm drain system. Runoff from the western parcel sheet flows towards the southwestern corner of the site. All runoff from the site combine within the existing storm drain located at the intersection of Northeast 175th Street and 12th Avenue Northeast. The runoff eventually discharges to Thornton Creek, which ultimately discharges to Lake Washington.

√
Jawm

The developed surface conditions will consist of a multi-family residential building with underground garage parking, paved at-grade parking, concrete sidewalks, associated utilities and stormwater collection, conveyance, and treatment.

Stormwater runoff from the proposed building will be directed to roof downspouts, with the western portion directed to the proposed stormwater lift station and the eastern portion directed by gravity to the existing catch basin in the 15th Avenue Northeast right-of-way. Stormwater runoff from the proposed parking lot will surface flow towards the proposed planter box located on the western side of the site. The planter box will treat greater than 91 percent of stormwater runoff from pollution-generating hard surfaces. The outflow pipe will convey stormwater to the existing storm drain located in the 15th Avenue Northeast right-of-way through the stormwater lift station. The planter box will also provide detention, which will meet the requirements of Minimum Requirement No. 7. Some runoff from the northern lot sheet flows onto the site and will be conveyed west along the northern property line. The off-site runoff will bypass the proposed inlet to the planter box and continue to sheet flow south. Incidental landscaping areas will continue to sheet flow to the south. All of the runoff from the site discharges to Thornton Creek, which ultimately discharges to Lake Washington.

Per modifications to the minimum requirements in the COS EDM, Chapter 19.C.2.6, this project is subject to enhanced treatment water quality requirements. Bioretention is an option that satisfies the enhanced treatment requirement per Volume 5, Chapter 3 of SWMMWW. Water quality will be addressed through the proposed planter box located on the western side of the site. The planter box is a landscaped depression that is designed to receive flow from a contributing area. The Planter box is completely impervious and includes an underdrain, which will discharge the treated runoff to the proposed stormwater lift station wet vault. The force main discharge will be to a catch basin located on-site, prior to a gravity connection to an existing storm drain located in the 15th Avenue right-of-way. The planter box is sized to treat greater than 91 percent of stormwater runoff from the contributing area, including all new and replaced pollution-generating hard surfaces.

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:

THE PROJECT WILL COMPLY WITH THE CURRENT CITY OF SHORELINE STORMWATER CODE. SEE CIVIL PLANS FOR BIORETENTION PLANS.

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
- X grass
- ___ pasture H
- ___ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

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

✓ *swm*
6 EVERGREEN TREES, 2 DECIDUOUS TREES AND LANDSCAPE GRASS WILL BE REMOVED

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

✓ *swm*
NONE KNOWN

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

✓ *swm*
PROPOSED LANDSCAPING WILL CONSIST PRIMARILY OF NATIVE, DROUGHT TOLERANT SPECIES

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

✓ *swm*
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: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

✓ *swm*
NONE OBSERVED

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

✓ *swm*
NONE

c. Is the site part of a migration route? If so, explain.

✓ *swm*
The project is located in the Pacific Flyway Migration route which includes all of Washington.

d. Proposed measures to preserve or enhance wildlife, if any:

✓ *swm*
NONE

e. List any invasive animal species known to be on or near the site.

✓ *swm*
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.

BUILDING HEATING WILL BE ELECTRIC, HOT WATER HEATING WILL BE NATURAL GAS

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

✓
THE PROJECT WOULD SHADE THE SITE TO THE NORTH IN ITS EXISTING CONDITION; HOWEVER, IF THAT SITE IS REDEVELOPED ROOFTOP SOLAR WOULD NOT BE AFFECTED BY OUR PROJECT.

✓
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:

SOLAR, LED LIGHTING, EFFICIENT BUILDING ENVELOPE

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.

✓
YES, ENVIRONMENTAL CLEANUP ASSOCIATED WITH GAS STATION ON SITE. REFERENCE POLLUTION LIABILITY INSURANCE AGENCY, CLEANUP ACTION PLAN (CAP) FOR; SITE: NORTH CITY TEXACO SITE ADDRESS: 17563 15TH AVE NE, SHORELINE, WA 98155 FACILITY/SITE NO: 68186285 CLEANUP SITE ID NO: 6508 PTAP PROJECT NO: PNW023

1) Describe any known or possible contamination at the site from present or past uses.

✓
SOIL AT THE SITE IS IMPACTED WITH PETROLEUM HYDROCARBONS FROM HISTORICAL GAS STATION OPERATIONS ON THE PROPERTY.

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.

✓
PETROLEUM HYDROCARBONS (GASOLINE-RANGE, DIESEL-RANGE, AND OIL-RANGE) ARE PRESENT IN SOIL AT CONCENTRATIONS EXCEEDING THE SITE-SPECIFIC MODEL TOXICS CONTROL ACT METHOD B SOIL CLEANUP LEVEL DEVELOPED FOR PROTECTION OF THE DIRECT CONTACT EXPOSURE PATHWAY. THESE CONCENTRATIONS ARE IN SOIL AT DEPTHS BETWEEN 12 AND 20 FEET BELOW THE GROUND SURFACE IN THE AREA OF THE FORMER GAS STATION. TWO 12,000-GALLON UNDERGROUND STORAGE TANKS, PREVIOUSLY CONTAINING DIESEL AND UNLEADED GASOLINE, ARE ALSO LOCATED ON THE FORMER GAS STATION PROPERTY. THE

TANKS WERE EMPTIED AND TEMPORARILY CLOSED IN OCTOBER 2017. ASSOCIATED FUEL DISTRIBUTION PIPING AND FUEL DISPENSERS ALSO REMAIN ON THE PROPERTY AT THIS TIME. ALL TANKS, PIPING, AND DISPENSERS WILL BE REMOVED IN ACCORDANCE WITH WASHINGTON STATE REGULATIONS PRIOR TO REDEVELOPMENT OF THE PROPERTY. THE PETROLEUM-CONTAMINATED SOIL WILL ALSO BE REMOVED TO A DEPTH OF APPROXIMATELY 20 FEET IN ACCORDANCE WITH THE CLEANUP ACTION PLAN PRIOR TO CONSTRUCTION OF NEW STRUCTURES.

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.

WASTE SOIL CONTAINING PETROLEUM HYDROCARBONS WILL BE GENERATED DURING SITE EXCAVATION IN PREPARATION FOR CONSTRUCTION OF THE NEW STRUCTURE. THE PETROLEUM-CONTAMINATED WASTE SOIL WILL BE HAULED OFF-SITE FOR APPROPRIATE TREATMENT AND DISPOSAL AT A RCRA SUBTITLE D WASTE FACILITY.

4) Describe special emergency services that might be required.

AIR MONITORING EQUIPMENT WILL BE USED TO MONITORING VOLATILE ORGANIC COMPOUNDS IN THE BREATHING ZONE DURING REMOVAL OF THE UST SYSTEM AND DURING EXCAVATION OF PETROLEUM-CONTAMINATED SOILS. SITE PERSONNEL WILL BE REQUIRED TO WEAR HALF-FACE RESPIRATORS EQUIPPED WITH A VOC FILTER AND A PARTICULATE FILTER IN AREAS WHERE VAPORS SHOULD BECOME HAZARDOUS TO BREATH.

A HAZARD COMMUNICATION SYSTEM WILL BE IN PLACE TO ALERT SITE WORKERS IN THE CASE OF AN EMERGENCY DURING THE SITE REMEDIATION ACTIVITIES.

IN THE CASE OF A MEDICAL EMERGENCY, 911 WILL BE CALLED.

IN THE CASE OF AN ACCIDENTAL SPILL OR RELEASE OF HAZARDOUS COMPOUNDS TO THE ENVIRONMENT, IMMEDIATE ACTION WILL BE TAKEN TO CLEAN UP THE SPILLED MATERIAL AND PROTECT ANY NEARBY STORM DRAINS.

IN THE CASE OF A FIRE, A FIRE EXTINGUISHER WILL BE USED OR THE LOCAL FIRE DEPARTMENT WILL BE CALLED, WHICHEVER IS DETERMINED TO BE MOST APPROPRIATE FOR THE SITUATION.

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

THE FORMER GAS STATION AND ASSOCIATED FUEL DISTRIBUTION SYSTEM WILL BE DEMOLISHED AND REMOVED PRIOR TO REDEVELOPMENT OF THE PROPERTY. THE RESIDUAL PETROLEUM-CONTAMINATED SOIL BENEATH THE FORMER GAS STATION WILL BE EXCAVATED AND DISPOSED OF OFF-SITE AT AN APPROPRIATE FACILITY PRIOR TO CONSTRUCTION OF THE NEW STRUCTURE. ANY CONTAMINATED SOIL STOCKPILES WILL BE PLACED ON PLASTIC SHEETING AND COVERED WHEN NOT IN USE TO PREVENT POTENTIAL MIGRATION OF CONTAMINANTS. STORM DRAINS ON THE PROPERTY WILL BE COVERED AND PROTECTED AGAINST POTENTIAL CONTAMINATED RUNOFF DURING REMEDIAL EXCAVATION ACTIVITIES. AIR IN THE BREATHING ZONE FOR SITE WORKERS WILL BE REGULARLY MONITORED FOR HAZARDOUS VAPORS DURING REMOVAL OF THE UST SYSTEM AND EXCAVATION OF

CONTAMINATED SOILS. SOIL SAMPLING WILL BE PERFORMED IN ACCORDANCE WITH WASHINGTON STATE GUIDANCE DURING THE UST REMOVAL AND SOIL EXCAVATION ACTIVITIES TO CONFIRM COMPLIANCE WITH THE APPLICABLE CLEANUP LEVELS.

b. Noise

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

✓*awm*

ARTERIAL TRAFFIC NOISE FROM 15TH AVE NE

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)? Indi- cate what hours noise would come from the site.

✓*awm*

TYPICAL CONSTRUCTION NOISE WOULD BE GENERATED DURING CONSTRUCTION, LONG TERM THERE WILL BE NO NOISE GENERATED OTHER THAN VEHICLES USING THE PARKING GARAGE

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

✓*awm*

NONE PROPOSED

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.

✓*awm*

THE SITE IS CURRENTLY OCCUPIED BY A CLOSED GAS STATION AND ONE SINGLE FAMILY HOUSE. ADJACENT EXISTING USES INCLUDE RESIDENTIAL AND COMMERCIAL. THE PROPOSAL WILL NOT AFFECT CURRENT LAND USES NEARBY.

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 nonforest use?

✓*awm*

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:

✓*awm*

NO

c. Describe any structures on the site.

✓*awm*

THERE IS AN EXISTING CLOSED GAS STATION AND A SINGLE FAMILY HOUSE ON THE SITE.

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

✓*awm*

THE EXISTING GAS STATION AND SINGLE FAMILY HOUSE WILL BE DEMOLISHED.

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

CB, COMMUNITY BUSINESS

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

NORTH CITY SUBAREA, Comprehensive Plan Designation "Mixed Use 2"

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

NOT APPLICABLE, there are no shorelines nearby the project site

✓
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?

160

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

2

✓
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:

THE PROJECT WILL BE COMPLIANT WITH CITY OF SHORELINE ZONING AND LAND USE REQUIREMENTS

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

There are no commercial forest lands or agricultural areas nearby.

9. Housing

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

APPROXIMATELY 122 (MARKET RATE) MIDDLE INCOME HOUSING UNITS WILL BE PROVIDED

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

ONE SINGLE FAMILY HOUSE WILL BE ELIMINATED, MIDDLE INCOME

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

PROJECT WILL PAY IMPACT FEES TO CITY OF SHORELINE FOR TRAFFIC, PARK, AND FIRE.

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?

TOP OF ELEVATOR PENTHOUSE IS APPROX. 60 FEET ABOVE STREET LEVEL, 74 FEET ABOVE AVERAGE GRADE. PRINCIPAL EXTERIOR BUILDING MATERIALS ARE CEMENT PANELS, METAL PANELS, AND BRICK

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

SOME LIMITED TERRITORIAL VIEWS MAY BE OBSTRUCTED

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

PROPOSED BUILDING IS SMALLER THAN ALLOWABLE ZONING ENVELOPE AND COMPLIES WITH CITY OF SHORELINE ZONING REQUIREMENTS FOR FACADE MODULATION, PUBLIC SPACE, AND OPEN SPACE

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

EXTERIOR EGRESS LIGHTING DURING NIGHTTIME HOURS

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:

EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES

12. **Recreation**

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

HAMLIN PARK IS APPROX. ¼ MILE SOUTH OF 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:

PROJECT WILL PAY PARK IMPACT FEES TO CITY OF SHORELINE

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. Are 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.

NONE

✓
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.

NONE

✓
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.

NONE

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 IS ACCESSED BY A SINGLE DRIVEWAY ON 15TH AVE NE, AN ARTERIAL STREET, WHICH IS ONE BLOCK NORTH OF 175TH AVE NE PROVIDING ACCESS TO I-5

✓
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 BUS STOPS WITHIN 1 BLOCK 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?

APPROXIMATELY 15 SURFACE PARKING STALLS WOULD BE ELIMINATED, THE COMPLETED PROJECT WOULD HAVE APPROXIMATELY 107 PARKING STALLS

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).

✓
Jawm

NO

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

✓
Jawm

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

✓
Jawm

NET PROJECT TRIP GENERATION DAILY: 454
WEEKDAY AM PEAK HOUR: 36
WEEKDAY PM PEAK HOUR: 50

TRAFFIC IMPACT ANALYSIS PROVIDED BY TRANSPORTATION ENGINEERING NORTHWEST DATED JANUARY 4, 2018. TRIP GENERATION RATES COMPILED BY INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION, 9TH EDITION, 2012

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.

✓
Jawm

NO

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

✓
Jawm

PROJECT WILL PAY CITY OF SHORELINE TRANSPORTATION IMPACT FEES

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.

✓
Jawm

YES, NORMAL IMPACTS ASSOCIATED WITH ADDITIONAL RESIDENTS LIVING IN AN APARTMENT BUILDING

b. Proposed measures to reduce or control direct impacts on public services, if any.

✓
Jawm

PROJECT WILL PAY CITY OF SHORELINE IMPACT FEES

16. Utilities

a. Circle utilities currently available at the site:

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

Jaww

ALL UTILITIES ARE AVAILABLE TO THE SITE, NO 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.

Jaww

ELECTRIC: SEATTLE CITY LIGHT

GAS: PUGET SOUND ENERGY

WATER: NORTH CITY WATER DISTRICT

WASTEWATER: CITY OF SHORELINE AND RONALD WASTEWATER DISTRICT

CONSTRUCTION ACTIVITIES WILL REQUIRE EXCAVATION AND BACKFILL ON SITE AND CONNECTIONS TO UTILITIES IN 15TH AVE NE RIGHT OF WAY

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 ANDREW KLUSS

Position and Agency/Organization: PROJECT MANAGER, CARON ARCHITECTURE

Date Submitted: 07/12/2018

REVISED October 22, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

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

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.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are: *May 2014 11*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

