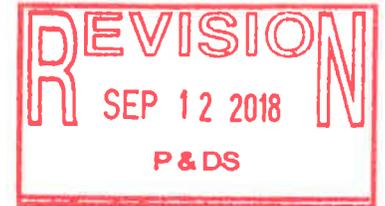


STATE ENVIRONMENTAL PROTECTION ACT (SEPA) CHECKLIST

A) BACKGROUND



1. NAME OF PROPOSED PROJECT, IF APPLICABLE:
CRUX (temporary identifier for permitting, not official name)
2. NAME OF APPLICANT:
David Sachs
3. ADDRESS AND PHONE NUMBER OF APPLICANT AND CONTACT PERSON:
David Sachs
CLARK | BARNES
1401 West Garfield St
Seattle, WA
206-782-8208
dsachs@clarkdg.com
4. DATE CHECKLIST PREPARED:
June 29, 2018 (Amended August 21, 2018, September 12, 2018)
5. AGENCY REQUESTING CHECKLIST:
City of Shoreline Department of Planning and Community Development
6. PROPOSED TIMING OR SCHEDULE (INCLUDING PHASING, IF APPLICABLE):
Permit Submission: 7/25/18
Anticipate Receipt of Permit: 1/7/19
Estimated Start of Construction: 1/8/19
Estimated Completion/Occupancy: 5/1/20
7. DO YOU HAVE ANY PLANS FOR FUTRUE 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 Report by Geotech Consultants Inc February 16, 2018
Traffic Impact Analysis by Gibson Traffic Consultants Published 7/20/18
Full Drainage Report by RAM Engineering Published 07/23/18
Stormwater Pollution Prevention Plan by RAM Engineering (Published 07/26/18)

Subsurface Investigation Summary by Sound Earth Strategies dated 10/25/2017

✓ CL

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:

CL 9/12/18

New Construction Building Permit (Issued by City of Shoreline)

Right of Way Permit (Issued by City of Shoreline) o CODE INTERPRETATION

o DEMOLITION o ADMINISTRATIVE DESIGN REVIEW o NPDES

11. GIVE A 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.):

CL 9/12/18

Demolition of existing structure on 1.70 acre site and estimated 30,000 cubic yards of excavation. New construction of a 310,000 square foot, seven-story residential building consisting of 240 residential units, amenity spaces, outdoor landscaping including private patios and a central courtyard, 212 parking stalls accessed via Aurora Ave and 192nd St, on-site stormwater detention, and utility extensions to existing sewer and water.

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.

✓ CL

The project address is 19022 Aurora Avenue North, in the City of Shoreline, in the State of Washington. The Quarter-Section-Township-Range location is SE-6 - 26-4.

The site consists of one parcel: 1643500190, totaling 1.70 acres in area. The legal descriptions are as follows:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SHORELINE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: LOTS 1, 2 AND 3, BLOCK 5, CLIVE ADDITION TO ECHO LAKE, ACCORDING TO THE PLAT

THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES; ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF SHORELINE BY DEED RECORDED UNDER RECORDING NO. 20100618001487, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

See attached vicinity map showing the site location.

B) ENVIRONMENTAL ELEMENTS

1. EARTH

- ✓ CL a. GENERAL DESCRIPTION OF THE SITE:
The site is triangular, measuring 420 feet north-south, and 290 feet east-west. Abutting the West property line of the site is Aurora Avenue. Abutting the North property line 192nd St. The East property line is bordered by a Seattle City Light utility easement and the Interurban Bike Trail.
- ✓ CL b. WHAT IS THE STEEPEST SLOPE ON THE SITE (APPROXIMATE PERCENT SLOPE)?
Maximum slope on the site is approximately 100% (West property line).
- ✓ CL 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.
On the eastern and southern portions of the site, the soil consists mainly of native sand. On the northwestern portion, loose fill soil overlying some native, soft peat and silt soil. The peat and silt overlie native sand soil.
- ✓ CL d. ARE THERE SURFACE INDICATIONS OR HISTORY OF UNSTABLE SOILS IN THE IMMEDIATE VICINITY? IF SO, DESCRIBE:
The peat soil at the northwestern portion of site is prone to settlement, and thus that portion of the building will be piled.
- ✓ CL 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 be with onsite materials except some imports for structural fill, gravel and compost. Historic fill with unsuitable compact have been found on site; fill soils will be removed or reconditioned. The approximate quantities of grading are estimated to be 5,000 CYs fill and 25000 CYs cut.

- f. COULD EROSION OCCUR AS A RESULT OF CLEARING, CONSTRUCTION, OR USE? IF SO, GENERALLY DESCRIBE:

✓ CL

Erosion can occur on any slope that is denuded and left without erosion control measures during wet weather. So, the eastern and southern sloped portions are susceptible to erosion unless typical erosion control measures are done.

- g. ABOUT WHAT PERCENT OF THE SITE WILL BE COVERED WITH IMPERVIOUS SURFACES AFTER PROJECT CONSTRUCTION (FOR EXAMPLE, ASPHALT OR BUILDINGS)?

✓ CL

About 80% of the site will be impervious with combination roof tops and pavement. (59,410 SF / 74,283 SF)

- h. PROPOSED MEASURES TO REDUCE OR CONTROL EROSION, OR OTHER IMPACTS TO THE EARTH, IF ANY:

✓ CL

DOE Best Management Practices will be employed with construction activities. A project TESC plan and SWPPP will prepared and implanted for the site development.

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.

✓ CL

Direct air pollution during general construction will include emissions from vehicles, cranes and other heavy equipment. Minor emissions from field welding, chemical compound applications and smaller power tools may occur. Emissions during operation may be the result of outdoor cooking and/or fires, mechanical exhaust from fans and air conditioning units, and vehicle emissions. Emission from maintenance may include general operation emissions, as well as those from on-site repairs using small tools and chemical compounds.

- b. ARE THERE ANY OFF-SITE SOURCES OF EMISSIONS OR ODOR THAT MAY AFFECT YOUR PROPOSAL? IF SO, GENERALLY DESCRIBE.

✓ CL

Off-site sources of emissions would be a direct result of manufacturing the products and materials used for construction, including concrete, metal, plastic and glass components, finish materials and applications, adhesives, and the delivery of these materials.

- c. PROPOSED MEASURES TO REDUCE OR CONTROL EMISSIONS OR OTHER IMPACTS TO AIR, IF ANY:

✓CL

Construction will be sequenced for the most efficient use of vehicles and equipment in excavation, delivery and construction to minimize emissions from use. Materials with low or no VOCs will be selected where prudent. Use of pre-manufactured products will be done where possible to reduce site emissions and take advantage of efficiency in bulk-manufacturing.

3. WATER

a. SURFACE WATER

- i. 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, there is no surface water or wetlands on site nor in the immediate area.

CL 9/13/18

ECHO LAKE IS ABOUT 700 FEET TO THE NORTH, WITH COMMERCIAL AND MULTIFAMILY DEVELOPMENT BETWEEN THE LAKE & SUBJECT SITE.

- ii. 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.

CL 9/13/18

N/A NO, SUBJECT PROPERTY IS NOT ADJACENT TO WATERS.

- iii. 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.

CL 9/13/18

N/A NONE. SUBJECT PROPERTY IS NOT ADJACENT TO WATERS.

- iv. WILL THE PROPOSAL REQUIRE SURFACE WATER WITHDRAWALS OR DIVERSIONS? GIVE GENERAL DESCRIPTION, PURPOSE, AND APPROXIMATE QUANTITIES IF KNOWN.

✓CL

No.

b. GROUND WATER

✓CL

- i. 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 groundwater will be withdrawn for any purpose.

- ii. 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.

✓CL

No waste material will be discharged into the ground for any reason.

c. WATER RUNOFF (INCLUDING STORMWATER)

- i. 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.

✓CL

Runoff from the proposal would be generated by building roofs, driveways, sidewalks, and patio areas. Stormwater runoff will be collected by the stormwater system and directed to storm retention/detention facilities. Stormwater will discharge to the existing City stormwater system along Aurora Avenue N along westerly boundary of the site. Site discharge will flow to Echo Lake, about 1,150 feet downstream of the site.

- ii. COULD WASTE MATERIALS ENTER GROUND OR SURFACE WATERS? IF SO, GENERALLY DESCRIBE.

✓CL

Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from landscape areas.

- iii. DOES THE PROPOSAL ALTER OR OTHERWISE AFFECT DRAINAGE PATTERNS IN THE VICINITY OF THE SITE? IF SO, DESCRIBE.

✓CL

No, site discharge to Aurora Avenue N will be maintained.

- d. PROPOSED MEASURES TO REDUCE OR CONTROL SURFACE, GROUND, AND RUNOFF

✓CL

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/retention facilities by the storm drainage system

4. PLANTS

- a. CHECK THE TYPES OF VEGETATION FOUND ON SITE:
- X DECIDUOUS TREE: ALDER, MAPLE, ASPEN, OTHER
 - X EVERGREEN TREE: FIR, CEDAR, PINE, OTHER
 - X SHRUBS
 - X GRASS
 - ___ PASTURE

✓CL

- ___ 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?
Existing vegetation (grass and trees) will be removed as necessary for the site improvements; about 1.7 ac. will be removed or altered.

CL 9/13/18

18 TREES ARE PROPOSED FOR REMOVAL.

c. LIST THREATENED AND ENDANGERED SPECIES KNOWN TO BE ON OR NEAR THE SITE:

✓CL

No threatened or endangered species are known to be on or near the site.

d. PROPOSED LANDSCAPING, USE OF NATIVE PLANTS, OR OTHER MEASURES TO PRESERVE OR ENHANCE VEGETATION ON THE SITE, IF ANY:

CL 9/13/18

NO LANDSCAPING PLAN SHOWS SEVERAL NATIVE TREE SPECIES USED FOR REPLACEMENT INCLUDING WESTERN RED CEDAR, DOUGLAS FIR AND VINE MAPLE.

e. LIST ALL NOXIOUS WEEDS AND INVASIVE SPECIES KNOWN TO BE ON OR NEAR THE SITE.

✓CL

No noxious weeds or invasive species are known to be on or near the site.

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.

✓CL

Birds and small mammals including squirrels and chipmunks have been observed on and near the site.

b. LIST ANY THREATENED AND ENDANGERED SPECIES KNOWN TO BE ON OR NEAR THE SITE.

✓CL

No threatened or endangered species are known to be on or near the site.

c. IS THE SITE PART OF A MIGRATION ROUTE? IF SO, EXPLAIN.

✓CL

The site is in the migration route known as the Pacific flyway.

d. PROPOSED MEASURES TO PRESERVE OR ENHANCE WILDLIFE, IF ANY:

✓CL

No measures are being proposed to preserve or enhance wildlife, with the exception of the landscaping as described above and any effects it may have on area wildlife.

- e. LIST ANY INVASIVE ANIMAL SPECIES KNOWN TO BE ON OR NEAR THE SITE.
✓CL *No invasive animal species are known to be on or near the site.*

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.

✓CL *The bulk of the energy consumed on site will be electricity, as used for lighting, heating, cooling, all unit appliances and other miscellaneous residential tasks. Gas will be used in small quantities for interior and exterior fire places at amenity areas, and central boilers for hot water.*

- b. WOULD YOUR PROJECT AFFECT THE POTENTIAL USE OF SOLAR ENERGY BY ADJACENT PROPERTIES? IF SO, GENERALLY DESCRIBE.
✓CL *No*

- 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:

✓CL *Energy conservation features include LED lighting throughout the building, Energy Star rated appliances where available and feasible, increased unit glazing to mitigate lighting needs and low-flow plumbing fixtures where available and feasible.*

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.

- i. DESCRIBE ANY KNOWN OR POSSIBLE CONTAMINATION AT THE SITE FROM PRESENT OR PAST USES.

✓CL *Extract from Sound Earth Strategies Report – dated 10/25/2017*

The Property is comprised of a single 71,981 square foot tax parcel (King County Tax Parcel No. 1643500190) and is currently developed with a single building occupied by a roller derby rink and a fitness gym. According to a Phase I Environmental Site Assessment completed for the Property by Shannon & Wilson, Inc. (Shannon Wilson) in 2017, two Recognized Environmental Conditions (RECs) were identified for the site:

- *The Sleep-Aire Mattress Co. (Sleep-Aire) used the subject property to manufacture mattresses from 1965 to 2010. Mike Pearson, the property owner, stated in an interview that a small number of drums of fabric treating chemicals were kept and used on-site for the water-proof treatment of the mattresses. The chemicals associated with the treatment of mattresses are known to contain volatile organic compounds (VOCs) and handling of these materials over the 45 years may have resulted in spills on the property. The storage and use of these chemicals containing VOCs was considered a REC.*
- *The adjoining property to the south was previously used to manufacture concrete. The site had two underground storage tanks (USTs), presumably for heating oil associated with the furnace used to dry concrete. These tanks were removed in 1996. Due to the close proximity of the adjoining site to the subject property and the potential for hydrocarbons in the USTs to have leaked into soil, this was considered a REC..*

- ii. 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.

✓ CL

Extract from Sound Earth Strategies Report – dated 10/25/2017

The following sections detail the findings of Sound Earth's subsurface investigation activities.

The following sections detail the findings of Sound Earth's subsurface investigation activities.

VOCs. No VOCs were detected.

SVOCs. Pyrene was detected in the shallow soil sample at a concentration of 0.014 milligrams per kilogram (mg/kg) parts per million. This is well below the Washington State Model Toxics Control Act (MTCA) Method B non-cancer direct contact cleanup level (2,400 mg/kg) and the cleanup level protective of groundwater (655 mg/kg); there is no Method A cleanup level listed for pyrene. No other SVOC analytes were detected above laboratory reporting limits. Based on soil analytical results, no evidence of chemical spills related to the former mattress manufacturing were identified. The presence of low level pyrene at a concentration below the MTCA Method B cleanup level is probably a result of regional atmospheric deposition (Ecology, 2011), and is not considered significant.

- iii. 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.

✓CL *No toxic or hazardous materials will be stored, used or produced on site during development, construction or building operation.*
- iv. DESCRIBE SPECIAL EMERGENCY SERVICES THAT MIGHT BE REQUIRED.

✓CL *No special emergency services are anticipated during construction or operation.*
- v. PROPOSED MEASURES TO REDUCE OR CONTROL ENVIRONMENTAL HEALTH HAZARDS, IF ANY:

✓CL *Since hazardous conditions were identified as not significant per the SES Report (Item B(7)(a)(ii)), no measures are provided*

 - a. NOISE

 - vi. WHAT TYPES OF NOISE EXIST IN THE AREA WHICH MAY AFFECT YOUR PROJECT (FOR EXAMPLE: TRAFFIC, EQUIPMENT, OPERATION, OTHER)?

✓CL *Directly adjacent to the west property line is Aurora Avenue North (also known as State Route 99), which carries large traffic loads the majority of the day, including residential vehicles, semi-trucks, buses, and other commercial vehicles.*
 - vii. 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.

✓CL *Short-term noises associate with the project will include construction methods and construction traffic. This noise would occur during allowable construction hours as permitted by the City of Shoreline, typically between the hours of 8am and 5pm, 7 days a week. There should be no noticeable long-term noise impacts due to operation of the building.*
 - viii. PROPOSED MEASURES TO REDUCE OR CONTROL NOISE IMPACTS, IF ANY:

✓CL *Construction noise impacts will be controlled by restricting the hours of construction to business hours as described above.*

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.

✓ CL *The current use on site is a light industrial building used as a recreational skating facility. Adjacent property uses include small offices, retail and residential. The proposal will remove the skating facility. No adjacent property uses are affected by the proposal.*

- 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?

✓ CL *No, the project has not been used as farm or forest land.*

- i. 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:

✓ CL *No, the proposal will not affect, nor be affected, by surrounding farm or forest land.*

- c. DESCRIBE ANY STRUCTURES ON THE SITE.

CL 9/13/18 *Existing on site is a single-story light industrial building. The building is pre-fab steel and in good condition. EXISTING BUILDING IS 24,332 SQUARE FEET.*

- d. WILL ANY STRUCTURES BE DEMOLISHED? IF SO, WHAT?

CL 9/13/18 *Yes, all structures will be demolished. THE EXISTING 24,332 SQUARE FEET BUILDING WILL BE DEMOLISHED.*

- e. WHAT IS THE CURRENT ZONING CLASSIFICATION OF THE SITE?

✓ CL *The current zoning by the City of Shoreline is (MB) Mixed Business.*

- f. WHAT IS THE CURRENT COMPREHENSIVE PLAN DESIGNATION OF THE SITE?

CL 9/13/18 ~~*The site is governed by the City of Shoreline Master Plan, and impacted by the Aurora Corridor Guidelines.*~~ *IT IS MIXED USE 1.*

- g. IF APPLICABLE, WHAT IS THE CURRENT SHORELINE MASTER PROGRAM DESIGNATION OF THE SITE?

CL 9/13/18 *N/A THE SHORELINE MASTER PROGRAM ONLY APPLIES WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF PUGET SOUND. THE SUBJECT PROPERTY IS APPROXIMATELY TWO MILES EAST OF THE PUGET SOUND.*

- h. HAS ANY PART OF THE SITE BEEN CLASSIFIED AS A CRITICAL AREA BY THE CITY OR COUNTY? IF SO, SPECIFY.

This property contains critical areas and/or critical area buffers, as defined in the

CL 9/13/18

City of Shoreline Municipal Code (SMC). CITY MAPS INDICATE A MODERATE TO HIGH RISK LANDSLIDE HAZARD AREA ONSITE. THE SUBMITTED CRITICAL AREA REPORT INDICATES A PORTION IS ALSO A VERY HIGH RISK LANDSLIDE

- i. APPROXIMATELY HOW MANY PEOPLE WOULD RESIDE OR WORK IN THE HAZARD COMPLETED PROJECT?

HAZARD AREA.

✓CL

Approximately 300 people will reside in the project, with another 3-5 working full time there.

- j. APPROXIMATELY HOW MANY PEOPLE WOULD THE COMPLETED PROJECT DISPLACE?

✓CL

None

- k. PROPOSED MEASURES TO AVOID OR REDUCE DISPLACEMENT IMPACTS, IF ANY:

CL 9/13/18

N/A NO PEOPLE CURRENTLY LIVE ON THE SUBJECT PROPERTY SO NO DISPLACEMENT MEASURES ARE NEEDED.

- l. PROPOSED MEASURES TO ENSURE THE PROPOSAL IS COMPATIBLE WITH EXISTING AND PROJECTED LAND USES AND PLANS, IF ANY:

✓CL

The project has undergone a thorough code analysis by the Architect, which will be included in the permit documents submitted to the city for their review and approval under their established codes and guidelines.

- m. PROPOSED MEASURES TO ENSURE THE PROPOSAL IS COMPATIBLE WITH NEARBY AGRICULTURAL AND FOREST LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE, IF ANY:

✓CL

There are no agricultural or forest lands near the property.

9. HOUSING

- a. APPROXIMATELY HOW MANY UNITS WOULD BE PROVIDED, IF ANY? INDICATE WHETHER HIGH, MIDDLE OR LOW-INCOME HOUSE.

✓CL

There are 241 residential units will be provided in the proposed project, 20% of which will be affordable through the MFTE program.

- b. APPROXIMATELY HOW MANY UNITS, IF ANY, WOULD BE ELIMINATED? INDICATE WHETHER HIGH, MIDDLE OR LOW-INCOME HOUSE.

CL 9/13/18

N/A NONE

- c. PROPOSED MEASURES TO REDUCE OR CONTROL HOUSING IMPACTS, IF ANY:

CL 9/13/18

N/A 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?

✓CL *The tallest proposed building will be approximately 75' above the average grade plane, with the tallest point on that being a mechanical penthouse approximately 90' above the average grade plane. The principal proposed exterior materials are metal siding, concrete lap siding, concrete panel, and cast-in-place concrete.*

- b. WHAT VIEWS IN THE IMMEDIATE VICINITY WOULD BE ALTERED OR OBSTRUCTED?

✓CL *The proposed structure would alter views from the Northern property looking south, as well as those from the Southern property Looking north.*

- c. PROPOSED MEASURES TO REDUCE OR CONTROL AESTHETIC IMPACTS, IF ANY:

✓CL *Aesthetics will be controlled through the careful study of compatible materials, textures, and patterns applied to the façade. Glazing sizes, window frame profiles, decks, and façade modulation will add movement and interest to the exterior as well.*

11. LIGHT AND GLARE

- a. WHAT TYPE OF LIGHT OR GLARE WILL THE PROPOSAL PRODUCE? WHAT TIME OF DAY WOULD IT MAINLY OCCUR?

✓CL *The proposal would create minimal light or glare. There will be some exterior lighting at signage or unit locations. Low level pedestrian scaled lighting shall be utilized to create safe pedestrian access throughout the site. Glazing on the south portions of the façade will reflect minimal light.*

- b. COULD LIGHT OR GLARE FROM THE FINISHED PROJECT BE A SAFETY HAZARD OR INTERFERE WITH VIEWS?

✓CL *No, light or glare from the project will not be a safety hazard or impeded views.*

- c. WHAT EXISTING OFF-SITE SOURCES OF LIGHT OR GLARE MAY AFFECT YOUR PROPOSAL?

✓CL *The largest sources of off-site light will come from right of way lighting on Aurora Avenue and vehicle traffic.*

- d. PROPOSED MEASURES TO REDUCE OR CONTROL LIGHT AND GLARE IMPACTS, IF ANY:

✓CL *Any exterior lighting will be carefully directed or shielded to avoid impact on adjacent properties or passing vehicles.*

12. RECREATION

- a. WHAT DESIGNATED AND INFORMAL RECREATIONAL OPPORTUNITIES ARE IN THE IMMEDIATE VICINITY?
✓ CL *The Interurban trail is directly to the east of the proposed project. This provides the opportunity for pedestrian walking, pets, bicyclists, jogging, and other activities. The project will also provide an exterior courtyard and fitness space for resident's recreation.*
- b. WOULD THE PROPOSAL DISPLACE ANY EXISTING RECREATIONAL USES? IF SO, DESCRIBE.
✓ CL *The project will displace the Rat City Roller Derby, which is a flat track roller derby league. The Seattle Derby Rats, a junior league, rents practice space from the Roller Derby. A Fitness gym will be temporarily displaced during construction and will become the tenant at the corner commercial space once construction is complete.*
- c. PROPOSED MEASURES TO REDUCE OR CONTROL IMPACTS ON RECREATION, INCLUDING RECREATION OPPORTUNITIES TO BE PROVIDED BY THE PROJECT OR APPLICATION, IF ANY:
✓ CL *The proposed project will provide an accessible entry/egress to the Interurban Trail, as well as a new courtyard and fitness space for further opportunities.*

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.
✓ CL *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.
✓ CL *No, there is no evidence of Indian or historic occupation.*
- 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.

✓ CL *No methods are proposed because there is no evidence of Indian or historic occupation.*

- 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.

✓ CL *No methods are proposed because there is no evidence of Indian or historic occupation (RESOURCES).*

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.

✓ CL *Vehicular access to the building will be provided from Aurora Avenue via an existing curb cut leading to a drop-off roundabout and driveway leading to the parking garage entrance. Additionally, direct vehicular access from 192nd St will be provided via an existing curb cut that will lead directly to the parking garage entrance.*

- 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? → THE "E" LINE

CL 9/13/18

Yes. Aurora Avenue supports Rapid Ride bus routes in the north and south directions, and other streets in a half-mile radius serve additional bus routes in all directions. A park and ride facility is located directly across Aurora Avenue from 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?

✓ CL *The proposed project would provide 212 parking spaces. It would eliminate approximately 40 parking spaces.*

- 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).

✓CL The project will not require improvements to the existing roads or sidewalks. It does require provisions for long term bike storage, which will be provided.

e. WILL THE PROJECT OR PROPOSAL USE (OR OCCUR IN THE IMMEDIATE VICINITY OF) WATER, RAIL, OR AIR TRANSPORTATION? IF SO, GENERALLY DESCRIBE.

✓CL No, the project will not occur near water, rail or air transportation.

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?

✓CL The development is anticipated to generate 925 average daily trips with 61 AM peak-hour trips (occurring om one hour between 7:00 AM and 9:00 AM) and 75 PM peak-hour trips (occurring in one hour between 4:00 PM and 6:00 PM). This trip generation does not include any credit for the existing uses of the site.

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.

✓CL No, the proposal will not interfere or be affected by the movement of agricultural or forest products.

h. PROPOSED MEASURES TO REDUCE OR CONTROL TRANSPORTATION IMPACTS, IF ANY: - Typically this would include something the site is doing to encourage the use of transit (not sure if that is the case here) or limiting access only the minor road, which isn't the case. The encouragement of transit could include a wall that provides information the surrounding transit services. Let me know if you want additional input on this.

✓CL

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.

✓CL The current infrastructure of the City of Shoreline should be capable of supporting the maximum number of tenants.

b. PROPOSED MEASURES TO REDUCE OR CONTROL DIRECT IMPACTS ON PUBLIC SERVICES, IF ANY.

No measures are proposed.

CL 9/13/18

IMPACT FEES FOR TRANSPORTATION, PARKS, AND FIRE ARE COLLECTED BY THE CITY WHEN THE BUILDING PERMIT IS ISSUED.

16. UTILITIES

a. INDICATE UTILITIES CURRENTLY AVAILABLE AT THE SITE:

√CL Currently available on site are gas, water, electricity, cable, sanitary sewer and storm sewer.

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.

CL 9/13/18 Project and construction utility needs will consist of all those already provided on site.
o WATER: SEATTLE PUBLIC UTILITIES o STORM DRAINAGE: CITY OF SHORELINE
o SANITARY SEWER: RONALD WASTEWATER DISTRICT
o GAS: PUGET SOUND ENERGY
o ELECTRICITY: SEATTLE CITY LIGHT

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.

[Handwritten signature]

SIGNATURE: _____

NAME OF SIGNEE: David Sachs

POSITION AND AGENCY/ORGANIZATION: CLARK | BARNES / Associate

DATE SUBMITTED: July 25th 2018

D) SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (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:

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.