

# 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:***

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.

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## A. Background [HELP]

1. Name of proposed project, if applicable: **18815 Aurora Ave N, Shoreline**
2. Name of applicant: **Shea Properties**
3. Address and phone number of applicant and contact person:  
**Address: 130 Vantis Dr., Suite 200  
Aliso Viejo, CA 92656  
Phone: 949-389-7227  
Contact: Willis Chin ([willis.chin@sheaproperties.com](mailto:willis.chin@sheaproperties.com))**
4. Date checklist prepared: **April 1, 2020**
5. Agency requesting checklist: **City of Shoreline Department of Planning**
6. Proposed timing or schedule (including phasing, if applicable):  
**Phase I: Shoring and Mass Excavation to begin August 2020  
Phase II: Building to begin November 2020  
Project completion expected for December 2022**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**None planned.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Phase I Environmental Site Assessment, prepared by Golder Associates, dated August 2019  
Preliminary Geotechnical report, prepared by Geo Engineers, dated May 31, 2019 (File No. 21459-003-00)  
Critical Areas Evaluation report, prepared by Geo Engineers, dated May 23, 2019 (File No. 21459-003-00)  
Arborist Report / Tree Plan report, prepared by Bob Layton, dated May 3, 2019**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**None known.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**Demolition Permit, Right of Way Permit, Building Permit, Mechanical/Electrical/Plumbing Permit**

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.)

**Existing Condition: 1.7 acres with a single-story 22,400sf retail building with the remainder a paved parking area and driveway.**

**Proposed Condition: The project proposal is for a LEED Platinum 7-story development of Type III over Type I construction. It will include 315 market-rate apartments. Residential parking will be provided within the structure, on two levels, totaling approximately 294 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.

**The project is located at 18815 Aurora Ave. N in Shoreline, Washington**

**Legal Description (Parcel #728390-0720):**

**Lots 72 and 73, Richmond Highlands, According to the plat thereof recorded in Volume 18 of plats, Page 77, in King County, Washington; Except that portion of Lot 72 heretofore conveyed to the state of Washington for road by deed recorded under recording number 2173656; Except that portion of Lot 73 condemned in King County Superior Court Case No. 190508 for state road No 1; Situated in the County of King, State of Washington**

**B. Environmental Elements [HELP]**

**1. Earth [help]**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, **other** \_\_\_\_\_  
**Generally flat with steep slopes on the southern property boundary.**

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

**The steepest slopes are located on the south side of the property. The steepest slope is approximately 100%.**

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.

**Soils at the site generally consist of sand and gravel with variable silt content. Advanced outwash deposits are encountered near ground surface level at the site.**

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

**There are not surface indications or history of unstable soils in the immediate vicinity.**

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

**The site will be excavated for the construction of a two-floor below grade parking structure beneath the building. Excavation will be a combination of open cut and shored. Mass excavated area will be approximately 80,000 SF, approximately 50,000 CY of exported soils, and 800 CY of imported fill. Exported material will be disposed of at an authorized location and import will come from an authorized quarry to be determined.**

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

**Though erosion is possible, best management practices (BMPs) for erosion and sediment control will be implemented to mitigate erosion during construction. The site will comply with City of Shoreline, NPDES, and Construction Stormwater General Permit Requirements. At project completion, the site will be permanently stabilized.**

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

**Approximately 90 percent of the site will be covered with impervious surfaces after project construction.**

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

**Best management practices (BMPs) per the Washington State Department of Ecology Stormwater Manual for Western Washington will be implemented as needed to control erosion. BMPs may include, but are not limited to – Silt Fence, Catch Basin Inlet Protection, and Sedimentation Tanks.**

## 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.

**The proposed project would result in direct emissions related to construction activities and indirect emissions resulting from an increase in vehicular traffic. The equipment engines would emit air pollutants, but such emissions would be temporary and minor. Suspended particulate matter emissions resulting from excavation and grading during construction of the project would occur. Such emissions and resulting concentrations would be less than emissions from traffic normally in and around the project area. Some phases of construction could cause odors. Any such odors would be short term. No significant air quality impacts would be expected when the project is completed.**

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

**The predominant sources of air pollution in the project area are traffic on Aurora Ave N to the west and on the surrounding surface streets.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Compliance with applicable Federal, State and local regulations, including Puget Sound Clean Air Agency's Regulations No other significant air quality impacts are expected, so other than means to control dust, odor, and other emissions during construction that are required by local regulations, no additional control measures emissions are necessary or proposed.**

3. **Water** [help]

a. Surface Water: [help]

- 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.

**There are no surface water bodies on or in the immediate vicinity of the site.**

- 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.

**None.**

- 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: [help]

- 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.

**Surface water runoff from this site will be generated from roof, pavement, and landscaped areas. Runoff will be collected, piped to a detention vault, and discharged to a City of Shoreline storm main in the Aurora Avenue North right-of-way in accordance with local codes and standards. New pollution generating surfaces for the project will be less than 5,000 SF, and therefore will not require water quality treatment prior to discharge from the site. Runoff in the right of way is collected in existing catch basins and existing curb inlets in the Aurora Avenue North right-of-way. The storm main eventually discharges to Echo Lake, which is tributary to Lake Washington.**

2) Could waste materials enter ground or surface waters? If so, generally describe.  
**No waste material will be intentionally discharged to ground or surface waters. Best management practices will be implemented to protect ground and surface waters throughout this project.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**More runoff will be collected on site; therefore there will be less runoff onto the parcel to the north of the site. Overall basin drainage patterns will not be altered.**

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

**The project will comply with the stormwater management requirements in the 2019 City of Shoreline Engineering Development Manual and the Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW).**

#### 4. **Plants** [help]

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- 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 turf grass ( $\pm$  2,100 sf) and English Ivy will be removed, along with existing deciduous and evergreen trees within our project limits (57 total).**

c. List threatened and endangered species known to be on or near the site.  
**None known.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**Based on the project goal of obtaining LEED Platinum certification, we will be planting >75% native or adaptive plants for this project. We will also be establishing a 20' wide landscape buffer along the western edge of the property which will including deciduous and evergreen trees, and native / adaptive plants. The project also consists of a large internal courtyard that connects with the western edge and it too will be landscaped with native / adaptive plants and trees.**

In addition, we are proposing to protect 8 significant trees along the western property line.

- e. List all noxious weeds and invasive species known to be on or near the site.  
**English Ivy is prevalent along the south and west edges of the property and significant accumulations can be found on trees on the north and south perimeters.**

## 5. **Animals** [help]

- 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: **little brown bat (Myotis lucifugus) breeding area is mapped by WDFW (Priority Habitats and Species online mapper) as being in the same quarter section as the site.**

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**There are no mapped streams on the site or in the vicinity, and WDFW's PHS mapper only depicts the common Little Brown Bat breeding area as being in the same quarter section as the site.**

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

**The site is located within the Pacific Flyway, a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia.**

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

**Given no known threatened and endangered species on site, no measures are proposed.**

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

**European starling (Sturnus vulgaris), house sparrow (Passer domesticus) and eastern gray squirrel (Sciurus carolinensis) likely occur at or near the site.**

## 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.

**The project will use electricity and natural gas will be used for heating, ventilation and heating of domestic hot water. Electricity will also be used for reduced installed lighting power densities (LPD) and energy star appliances.**

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

**The project will not affect the potential use of solar energy on adjacent properties. There is one adjacent building located south of the project site. Because of its location in relation to the project, solar energy production will not be affected. On the north and east side of the project site is the intersection of Aurora Ave and Shoreline P&R Acrd, therefore there is no ability to build a photovoltaic system. On the west side of the project site are large trees with homes on the other side. The trees currently shade the roofs of the houses preventing solar production from the east.**

- 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:

**Energy conservation measures include:**

1. High efficiency whole house fans
2. Energy Star rated appliances
3. Low flow plumbing fixtures
4. LED lighting in dwelling units
5. Reduced LPD in common areas
6. Lighting occupancy sensors in garages and stairwells
7. Full air-to-water heat pump plat to serve domestic hot water heating.

## 7. **Environmental Health** [help]

- 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.

**No extraordinary environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste are anticipated as part of the project other than those typically associated with a construction project for mixed use/residential development. Materials used during construction are generally considered nontoxic and nonhazardous.**

- 1) Describe any known or possible contamination at the site from present or past uses.  
**A Phase I and Phase II Environmental Site Assessment was conducted at the project site. No contamination was identified during these investigations.**
- 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.  
**No known hazardous chemicals or conditions are present that would affect the project development or design. There are no known underground hazardous liquid or gas transmission pipelines located within the project area or in the vicinity (National Pipeline Mapping System; npms.phmsa.dot.gov)**

- 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.

**No toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. During construction, limited onsite fueling and lubrication of equipment will be conducted. Fueling and lubrication will be from mobile trucks. No petroleum products will be stored onsite for fueling and lubrication. Spill response equipment and materials will be staged onsite during construction. The existing building will be surveyed for hazardous building materials, including asbestos-containing materials (ACM), before demolition. Any identified hazardous building materials will be removed from the building and properly disposed in accordance with regulations. Future land use is planned as mixed use/residential. No toxic or hazardous chemicals are associated with the planned future land use. If any toxic or hazardous materials, such as cleaning agents, are brought into the project, they will be used and stored in a manner that complies with applicable regulatory requirements.**

- 4) Describe special emergency services that might be required.

**No special emergency services will be required during the project development. Routine local emergency services will be called in the event of unforeseen accidents or fire.**

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

**No extraordinary measures to reduce or control environmental health hazards are anticipated. Typical construction personal protective equipment will be used by workers as necessary where dust, fumes, or vapors may be produced in the immediate work area during construction.**

b. *Noise*

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

**Traffic on Aurora, traffic from public transportation node adjacent to property. These sources of noise are not expected to adversely affect the project.**

- 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.

**Existing traffic noise from Aurora Ave. N. was measured at the site to determine existing noise levels on 2/12/20. The noise level was measured to be Ldn 77dBA at the proposed façade facing Aurora Ave N.**

**Construction related noise will occur as a result of onsite construction activities associated with the proposed project. Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. The proposed project would comply with provisions of City of Shoreline Noise Code, no noise variances are anticipated.**

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

**For the newly constructed residential building, more than required batt insulation will be added in exterior walls (2" more in thickness). Higher than code required window ratings for noise.**

**The proposed project would comply with provisions of City of Shoreline noise code.**

## 8. Land and Shoreline Use [\[help\]](#)

- 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.

**The current use of this site is a surface parking lot and one-story commercial building. The surrounding uses include a three-story office building and parking lot directly to the south, the Shoreline Park & Ride to the north, and single family homes to the west. The project will not affect current land uses on nearby or adjacent properties.**

- 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?

**The site was not historically used for farmland or working forest lands.**

- 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:

**No. The surrounding uses are developed with urban uses.**

- c. Describe any structures on the site.

**Existing structure is a one story 22,400 square foot retail building, and asphalt parking lot.**

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

**Yes, the existing a one story retail building and asphalt parking lot will be demolished.**

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

**Zoning classification is MB – Mixed Business.**

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

**Comprehensive plan designation of Mixed Use 1.**

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

**The project site does not have a designation under the City's Shoreline Master Program because there are no shorelines on or near the site.**

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

**The City of Shoreline GIS maps identify the slope along the southern property boundary as a slope steeper than 40 percent with a height greater than 20 feet and slope areas on the southwestern and northwestern portions of the site as slopes steeper than 40 percent between 10 and 20 feet high.**

**Review of project specific survey mapping indicates that the slope along the southern property boundary is less than 20 feet high. According to the City of Shoreline Municipal Code Geologic Hazards-Classification (Section 20.80.220.B.1.C) and using the surveyed slope height, the southern slope is classified as a Moderate to High Risk Landslide Hazard.**

**A Critical Areas Evaluation and Report dated March 25, 2020 was completed by geotechnical engineer Geotechnical Engineers and concluded that safety for global stability are met for static and seismic conditions for the designated steep slopes and that there is an acceptable factor of safety for this slope for the existing conditions.**

- i. Approximately how many people would reside or work in the completed project?  
**Based on the unit mix, we would expect approximately 368 residents.**
- j. Approximately how many people would the completed project displace?  
**None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**City of Shoreline Pre-Application meeting, and ADR process with Deep Green Incentive Program (DGIP).**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**None. This site does not contain any agricultural or forest lands.**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**315 apartment units are proposed for this site. The project will be primarily market-rate apartments, but will participate in the City of Shoreline's Multi-family Tax Exemption (MFTE) program to provide affordable housing on site.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**There are no housing units currently located on the site.**
- c. Proposed measures to reduce or control housing impacts, if any:  
**No housing impacts will occur so no mitigation is required.**

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**The top of the building parapet is 83'-4" above the lowest point of the sidewalk on Aurora Ave N at the northeast corner of the site. The materials used will be board-formed concrete, cement board siding (Hardie shingles and panels), metal wall panels, vinyl windows and aluminum storefront.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**The existing office building to the south of the site will have north views blocked. The three residential houses along the west property line currently have partially obstructed views to the east, and after the project is built, their east views will be blocked.**
- b. Proposed measures to reduce or control aesthetic impacts, if any:

A 20 foot-wide landscape buffer between the properties, along with setbacks and development standards per zoning requirements. No other mitigation measures are proposed beyond the measures incorporated into the project.

### 11. *Light and Glare* [\[help\]](#)

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

**The finished project will include some glazing on the facades, which could produce glare during daylight hours, but the levels would be typical for a residential building and are not expected to create safety hazards. The finished project will have interior lighting that will be seen through the windows at night, as well as exterior lighting that will be visible at night.**

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

**It is not expected that light or glare from the finished project would create a safety hazard, interfere with views, or have any impact on adjacent properties.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Existing sources of off-site light or glare would not adversely affect this proposal.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Exterior light sources would be shielded at the source to direct light away from nearby properties, streets, and passersby, except as needed for safety and security.**

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

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

**Echo Lake Park, Cromwell Park, and the Interurban Trail are within 1 mile of the site.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No recreational uses will be displaced by this project.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**Not applicable.**

### 13. *Historic and cultural preservation* [\[help\]](#)

- 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? If so, specifically describe.

**The existing retail building was constructed over 45 years ago. However, it is not listed in any preservation registers.**

- 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.

**There is no evidence of Indian or historic use or occupation of the project site.**

- 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. **The online Historic Property Inventory interactive map was utilized to analyze potential historic resources on or near the site.**

- 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. **If any resources are encountered during excavation the project team will stop work in that area and notify the City of Shoreline Planning Department and the Washington State Archaeologist for direction on how to handle the resources before proceeding with further work.**

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

**A detailed discussion of transportation for 18815 Aurora Avenue N is provided in the Transportation Impact Analysis 18815 Aurora Avenue N, January 2020 in Appendix B.**

- 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. **Nearby streets serving the project site include Aurora Avenue N (SR 99) to the east, N 185th Street to the south, N 192nd Street to the north, and Linden Avenue N to the west. Vehicular access would be provided along Aurora Avenue N via a right-in/right-out driveway.**
- 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? **Transit service in the study area is provided by King County Metro. The nearest bus stops to the proposed project are located approximately 600 feet from the project site at the Aurora Avenue N/N 185th Street and Aurora Avenue N/N 192nd Street intersections. Six transit routes serve these stops including Routes 301, 303, 342, 348, 373, and the Rapid Ride E Line.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The proposed project is anticipated to provide 294 parking spaces in two levels of below-grade parking. The existing surface parking serving the current retail building would be eliminated along with the existing use.**
- 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). **No roadway improvements would be required by the project.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The project is not anticipated to use water, rail, or air transportation. No existing water, rail, or air transportation is located in the immediate vicinity of the project.**
- 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?

The proposed project is estimated to generate approximately 868 net new vehicular weekday daily trips with 92 trips occurring during the weekday AM peak hour and 82 occurring during the weekday PM peak hour. There will be minimal truck trips, only as needed for mail and package delivery and maintenance or repair of the project. Trip generation estimates were determined based on the multifamily midrise (#221) trip rates for the proposed and the retail (#820) trip rate for the existing use in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017).

- 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.

**The project is not anticipated to interfere with, affect, or be affected by the movement of agricultural or forest products.**

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

**No significant transportation impacts are anticipated; therefore, no mitigation measures are proposed for the project.**

#### 15. **Public Services** [\[help\]](#)

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

**No substantial additional public services are expected to be required for the proposal. There could be a marginal increase in need for fire department inspections, and perhaps for police protection similar to any new development. There may also be some increased demand for schools if residents have school age children.**

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

**The direct impacts on public services as a result of this project are expected to be within the current projected growth in Shoreline. No additional measures, other than payment of impact fees, are anticipated to be necessary at this time.**

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

- a. Circle utilities currently available at the site:

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

**Electricity, natural gas, water, refuse service, telephone, sanitary 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.

**Electricity: Seattle City Light**

**Natural Gas: Puget Sound Energy**

**Water: Seattle Public Utilities**

**Stormwater: City of Shoreline**

**Sewer: Ronald Wastewater District**

**Refuse: Recology CleanScapes**

**Telephone/Cable: Frontier/CenturyLink**

**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: Willis Chin

Name of signee Willis Chin

Position and Agency/Organization Shea Properties

Date Submitted: 4/1/2020

**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,