

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.

A. Background [\[HELP\]](#)

- CWM** 1. Name of proposed project, if applicable:
Vail Two Apartments
- CWM** 2. Name of applicant:
AAA Management LLC
- CWM** 3. Address and phone number of applicant and contact person:

Contact/Applicant:

AAA Management LLC
1450 Frazee Road, Suite 409
San Diego, CA 92108
Contact: Rosalie Merks
619.278.0714 ext 125

- CWM** 4. Date checklist prepared:
04/10/2020
- CWM** 5. Agency requesting checklist:
City of Shoreline Planning & Community Development
- CWM** 6. Proposed timing or schedule (including phasing, if applicable):
Building Permit Submittal: 06/05/2020
Start Site Construction: 08/13/2020
- CWM** 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None
- CWM** 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A. SEPA Checklist
B. Geotechnical Report
C. Drainage Report and SWPPP
D. Traffic Study
- CWM** 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
- CWM** 10. List any government approvals or permits that will be needed for your proposal, if known.
Administrative Design Review
Shoring Permit
Right of Way Site Permit
Site Development Permit
Right of Way Use Permit
Commercial Multi-Family Building Permit
- CWM** 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.)

The project site will combine 3 separate lots and is located at the corner of Midvale Avenue and 180th street in Shoreline, WA. There will be 215 total units with 184 in building parking spaces. The building will be 265,455 gross square feet and include amenity spaces such as Lobby, Fitness, Bike Facility, Club House, and Rooftop Deck for the residents. The proposed project will be participating in the Deep Green Incentive Program which is what required the Administrative Design Review. There will be 5 levels of Type V-A construction over 2 levels of Type I-A concrete podium. The project will also include 2 levels of underground parking.

- CWM** 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 proposed project is located at the corner of Midvale Avenue and 180th Street in Shoreline, WA. The address is 18004 Midvale Avenue North, Shoreline WA, 98133.

B. Environmental Elements [\[HELP\]](#)

- CWM** 1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- CWM** b. What is the steepest slope on the site (approximate percent slope)?
5-10%

- CWM** 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.

Mottled gray to light brown silty sand with some gravel interpreted as weathered Glacial Till to depths ranging from about 2 ½ to 5 feet below the existing ground surface followed by very dense, grey-brown to grey unweathered Glacial Till that extended to the full depth explored in the explorations.

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

No. Please refer to Geotechnical Recommendation from Zipper GEO for more detail information.

- CWM** 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.
The approximate quantities of grading are estimated to be 30,000 CYs cut and 1,000 CYs fill.

CWM f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Moderate risk of erosion due to exposed soils during construction and on-site cut slopes.

CWM g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
About 95% of the site will be impervious with combination of pavement and rooftops.

CWM h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
DOE Best Management Practices will be employed with construction. A TESC plan and SWPPP will be prepared for any project action. Additionally, participation in the Deep Green Incentive Program required to meet the Built Green 4-Star checklist which has additionally precautions.

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

CWM 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.

During construction activities, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO₂ emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air.

CWM b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None know.

CWM c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices. Cars do have emission standards they have to meet.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

CWM 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 known surface water bodies onsite. The presence of Ronald Bog is located approximately 3,000 feet to the east-southeast of the property.

CWM 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

- CWM** 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 known

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

No

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

No

- CWM** 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: [\[help\]](#)

- CWM** 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.

Any alteration to the direction or rate of flow of ground eater due to grading operations should be localized on-site. Release of groundwater onto adjoining properties would not vary from the present condition.

- CWM** 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.

Wastewater will be discharged to the Public Sanitary Sewer System. If found, any existing septic systems will be decommissioned per the Health District criteria. Any existing septic and drain-field onsite will be decommissioned per Heath District requirements.

c. Water runoff (including stormwater):

- CWM** 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.

Stormwater runoff from the developed site will be generated by new building roof, sidewalks, and roadways improvements/widening areas. Stormwater from the building roof area will be collected and routed to an onsite retention/detention facility under the proposed building.

Stormwater will discharge to the exiting stormwater pipe conveyance system along N. 180th Street and Midvale Ave N and generally flow south.

CWM 2) Could waste materials enter ground or surface waters? If so, generally describe. Hydrocarbons from automobiles, herbicides, pesticides, and excess fertilizer from landscape areas.

CWM 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Post development drainage patterns and volumes will match pre-development conditions in accordance with City of Shoreline. Stormwater discharge will be maintained in a southerly direction into the existing stormwater pipe system along N 180th Street and Midvale Ave N.

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

Temporary erosion control devices would be installed during construction. After construction, onsite stormwater runoff will be collected and directed to an onsite detention/retention (underground tank system) facility and discharge to a stormwater pipe conveyance system along Midvale Ave N.

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

CWM 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

CWM b. What kind and amount of vegetation will be removed or altered?
Existing vegetation (grass and tress) will be removed as necessary for the roadway and building. Approximately 0.9 acres will be cleared with the project development.

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

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

5% of the site will be landscape in native plants and trees for canopy cover in accordance City of Shoreline.

- CWM** e. List all noxious weeds and invasive species known to be on or near the site.
None known

5. **Animals** [\[help\]](#)

- CWM** 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.
None witnessed

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- CWM** b. List any threatened and endangered species known to be on or near the site.
None known

- CWM** c. Is the site part of a migration route? If so, explain.
None known **Pacific flyway migration route (cwm)**

- CWM** d. Proposed measures to preserve or enhance wildlife, if any:
Tree and landscape plantings will provide habitat for urban wildlife upon project completion.

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

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

- CWM** 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.
Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes.

- CWM** b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
None known

- CWM** 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:
The inclusion of energy conservation measures would be per the energy code and the choice of individual residents. **Built Green 4-Star certification would lead to additional reductions in energy usage. (cwm)**

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.

- CWM** 1) Describe any known or possible contamination at the site from present or past uses.
None known
- CWM** 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known
- CWM** 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.
An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.
- CWM** 4) Describe special emergency services that might be required.
Only that associated with any single-family home and construction of the proposed infrastructure
- CWM** 5) Proposed measures to reduce or control environmental health hazards, if any:
None known

b. Noise

- CWM** 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known Existing traffic noise on Aurora Ave N. Not likely to impact proposal. (cwm)
- CWM** 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.
During permitted hours of work only, noise will be created by grading and excavation equipment during development and saws and hammers from carpenters when building homes.

There will be increased noise from the residential community by the increase in density.
- CWM** 3) Proposed measures to reduce or control noise impacts, if any:
Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order. Background noise from the increased density of the residential community is a by-product of GMA. This site is designated for the increased density.

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

- CWM** 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 3 lots contain two private residences and one 2-story apartment complex. There is another private residence neighboring to the East and an apartment complex neighboring to the North.
- CWM** 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?
No farming or forest uses of the project site are known.
- CWM** 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:
None known
- CWM** c. Describe any structures on the site.
There is a U-shaped two story apartment complex and then two houses with associated out buildings.
- CWM** d. Will any structures be demolished? If so, what?
All of the existing structures onside will be removed.
- CWM** e. What is the current zoning classification of the site?
TC-3
- CWM** f. What is the current comprehensive plan designation of the site?
Commercial and Multifamily Zone: Town Center 3 **Comp. Plan designation is Town Center (cwm)**
- CWM** g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- CWM** h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
None known
- CWM** i. Approximately how many people would reside or work in the completed project?
Upon completion there would be 215 apartment units with units ranging from studio, 1 bedroom, and 2 bedrooms.
- CWM** j. Approximately how many people would the completed project displace?
One single family residences and 28 total apartment units.
- CWM** k. Proposed measures to avoid or reduce displacement impacts, if any:
There are no known displacement impacts.

CWM L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal is consistent with the comprehensive plan

CWM m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None

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

CWM a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
215 total units, 43 to be low-income and 172 to be middle income.

CWM b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One single family residences and 28 total apartment units of middle income.

CWM c. Proposed measures to reduce or control housing impacts, if any:
None

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

CWM a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any structure would be per the building code for Type V-A construction. Exterior building materials are expected to be of Fiber Cement Siding, Concrete, Metal, and Glass.

CWM b. What views in the immediate vicinity would be altered or obstructed?
None

CWM b. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed project will include the observance of building setback dictated by the City of Shoreline, along with building modulation to reduce impact of tall building street walls.

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

CWM a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
There could be some glare from car mirrors and windows. Glare could come from windows on homes. Night lights on homes and from windows in homes at night would be increased.

CWM b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge

CWM c. What existing off-site sources of light or glare may affect your proposal?
The same type of glare and light from the surrounding community would be seen but not impactful.

CWM d. Proposed measures to reduce or control light and glare impacts, if any:
The types of community glare and lights produced are typical to existing communities and growth and impacts are accounted for or are very marginal.
City's Commercial Design Standards mitigate impacts of light/glare to other properties. (cwm)

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

CWM a. What designated and informal recreational opportunities are in the immediate vicinity?
Across the street to the East is the Interurban Trail that provide green open space for recreation. There is an indoor ice arena across the street to the East and also Shorewood High School .5 miles south which includes tennis courts, track, and open space. **Correction: the Interurban Trail and Ice Arena are located west of the site. (cwm)**

CWM b. Would the proposed project displace any existing recreational uses? If so, describe.
None known

CWM c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The proposed project includes required amount of open space per the zoning code for the City of Shoreline. There will be residential access to private and public open spaces as balconies, terraces, and rooftop deck. **Payment of City of Shoreline Park Impact Fees (cwm)**

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

CWM 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.
None known

CWM 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 known

CWM 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.
Environmental Site Assessment analysis completed by ZipperGeo **City of Shoreline Historic Inventory does not list any nearby historic structures (cwm)**

CWM 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.
No impacts

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

- CWM** 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 proposed project will have driveway access via 180th Street towards the south side of the building.
- CWM** 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?
There is the Aurora Ave No bus stops on the street directly East of the project site. There is also a planned light rail station approx. 1.2 miles away.
- CWM** 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 will include 184 parking spaces within the building and an additional 14 spaces on the street.
- CWM** 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).
The proposal will require the construction of right of way improvements along Midvale Ave. and 180th Street which includes the additional of sidewalk and gutter, street trees, and street parking.
- CWM** e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- CWM** 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?
Per the Traffic Report about 941 new daily trips will be created; total PM peak hour trips will be about 77, and 63 AM peak hour trips. AM peaks are projected to occur between 7 AM and 9 AM, and PM peaks are projected to occur between 4 PM and 6 PM. Less than 5% are anticipated to be trucks. ITE Trip Generation Manual was used to make these estimators.
- CWM** g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- CWM** h. Proposed measures to reduce or control transportation impacts, if any:
Per the Traffic Report the project will construct site in accordance with applicable city requirements along with the following: Install the site access on N 180th Street per applicable city requirements including ensuring no parking, signage, or vegetation is in the sight triangle, provide a bus schedule kiosk or equivalent in the lobby of the apartment facility, supply 2-sturdy

tote bags to new residents as a move in incentive item, and payment of fess for traffic impact per City of Shoreline.

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

CWM 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. The proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands.

CWM b. Proposed measures to reduce or control direct impacts on public services, if any. Mitigation measures for school impacts will be provided, including payment of fees if required, pursuant to City of Shoreline. Also, residents would become part of the tax base/ user group that supports these services.

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

CWM a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

CWM c. 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 Lights; Telephone/Cable – Wave G, Frontier, Comcast; Sanitary Sewer and Water – Ronald Wasterwater; Natural Gas – Puget Sound Energy

C. Signature [\[HELP\]](#)

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

Signature:  _____

Name of signee Conor Brown, Architect

Position and Agency/Organization Carrier Johnson + Culture

Date Submitted: April 10th, 2020