Notice of Site Development Application
including Optional SEPA DNS Process
(January 15, 2015)

Name of Applicant and Application No.: Sunrise Eleven, LLC #123004

Location & Description of Project: 20015 Ballinger Way NE. This is a Site Development Permit for a 60-unit residential building. SEPA is required due to the grading of approximately 3,000 cubic yards of soil. An environmental review is required if more than 1,000 cubic yards of soil is being moved onsite. A building permit has been submitted and is being processed separately (permit# 122974).

Application Submitted & Complete: A complete application was submitted on December 29, 2014

Project Manager Name & Phone #: Steven Szafran, 206-801-2512

Project Information: Total Lot Area: 25,090 square feet  Maximum Height: 60 feet
Zone CB (Community Business)  Minimum Lot Size: NA

Environmental Review: The City expects to issue a SEPA Determination of Nonsignificance (DNS) on this project. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Public Comment: The public comment period ends January 30, 2015 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Steven Szafran, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to sszafran@shorelinewa.gov. You may also request a copy of the decision once it has been made.

Development Regulations Used and Environmental Documents submitted:

Other Required Permits: Building Permit #122974 for a 60-unit residential building.
To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.
SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

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

A. background

1. Name of proposed project, if applicable: Sunrise Eleven Apartments

2. Name of applicant: CDA + Pirscher Architects

3. Address and phone number of applicant and contact person:
PO BOX 55429, Shoreline, WA 98155   (206) 368-9668   Carl F. Pirscher, AIA, LEED AP
4. Date checklist prepared: December 19, 2014

5. Agency requesting checklist: City of Shoreline, Washington

6. Proposed timing or schedule (including phasing, if applicable): The project will commence construction upon completion of the processing and approvals of all relevant materials.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not known at this time.

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

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 identified at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. SEPA determination, Building Permit approval, Site Development Permit approval, R.O.W. permit approval, Sewer and Water Utility Permits.

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 consists of a 66,758 GSF (6) story structure located on a 25,090 SF site at the corner of Ballinger Way NE & 19th Ave NE. There will be (5) upper wood framed floors of (60) apartment units over a ground floor parking garage. Frontage improvements along Ballinger Way will consist of a 5’ amenity strip, and a 8’ concrete sidewalk. The existing 6” concrete curb & gutter will remain.

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 the corner of Ballinger Way NE & 19th Ave NE. Section 4, Township 26N, Range 4E. See attached site plan & legal description for further information.

B. ENVIRONMENTAL ELEMENTS

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

b. What is the steepest slope on the site (approximate percent slope)? 41%

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. See attached Soils Report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None identified.

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. Approximately 3,685 cubic yards of excavation and fill will be completed to prepare the site for development. Approximately 370 cubic yards of unsuitable stripping will be exported from the site and approximately 2,997 cubic yards of cut material and 0 cubic yards of fill material will be used.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Due to the existing topography of the site, soil types and grades, erosion could occur depending on weather conditions at the time of construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The total impervious on-site area following completion of the project will be 20,137 SF. This equals approximately 80% of total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: A temporary erosion and sedimentation control plan will be prepared and implemented in accordance with City of Shoreline standards.

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. During construction there will be temporary mechanical emissions from the operations of clearing and grading with heavy equipment and material deliveries and the arrival and departures of construction personnel. Also during construction there may on occasion be the potential for soil particulates related to excavation and grading of the site. Post construction the normal operations of human activity and the utilization of motor vehicles associated with this project may generate air emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None identified.
c. Proposed measures to reduce or control emissions or other impacts to air, if any. During construction the temporary mechanical emissions from the operations of clearing and grading equipment and material deliveries will be limited by City of Shoreline code to specific hours of operation and it is presumed that the equipment itself will have tail pipe emissions regulated by state and national standards. Efforts will be maintained during construction to control the potential for soil particulates by maintaining erosion control measures as will be approved and periodically hydrating any exposed soils to restrict wind erosion etc.

3. Water

a. Surface Water:

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 the site or in the immediate vicinity.

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 withdrawals or diversions anticipated.

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 waste material will be discharged to surface waters as a result of the project. Sewer effluent will be conveyed to the sanitary sewer system and stormwater runoff will be filtered and infiltrated.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. It is not anticipated that any groundwater will be withdrawn or discharged. Rainwater will be filtered and infiltrated. The 100 year volume of infiltrated water is estimated at 46.85 acre-feet.

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. The project will be served by a public sanitation system – Ronald Wastewater District.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. The source of runoff to the site is from rainfall. The proposed storm system will include a tightline roof drain collection system, catch basins and a filter system that discharges to an infiltration bed.

2) Could waste materials enter ground or surface waters? If so, generally describe. None is anticipated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Existing drainage patterns will remain virtually the same.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Surface runoff will be infiltrated with the use of an infiltration bed and permeable surfacing.

4. Plants

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

   x _deciduous tree: alder, maple, aspen, other
   x _evergreen tree: fir, cedar, pine, other
   x _shrubs
   x _grass
   _______pasture
   _______crop or grain
   _______Orchards, vineyards or other permanent crops.
   _______wet soil plants: cattail, buttercup, bulrush, 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? Most of the existing native and non-native vegetation (with the exception of trees to be retained as indicated in the plans) will be removed during the course of construction.

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: New landscaping will include trees, shrubs and ground cover as required by the City Code, using native and ornamental plant material suited for this region. Existing ornamental plant material will remain where feasible. Please see attached landscape plan.

e. List all noxious weeds and invasive species known to be on or near the site. Blackberries.
5. Animals
   a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
      - birds: hawk, heron, eagle, **songbirds**, other:
      - mammals: deer, bear, elk, beaver, other: **small rodents**
      - fish: bass, salmon, trout, herring, shellfish, other ________
   b. List any threatened and endangered species known to be on or near the site. **None identified.**
   c. Is the site part of a migration route? If so, explain. **None identified.**
   d. Proposed measures to preserve or enhance wildlife, if any: **New landscaping to be installed as part of this project will provide significant opportunities for wildlife to forage and nest. Several existing trees within the required setbacks will help preserve wildlife as well.**
   e. List any invasive animal species known to be on or near the site. **None identified.**

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. **Electricity will be used for lighting, heating and equipment within the building's residential units.**
   b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **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: **Light fixtures will have energy efficient bulbs and ballasts. HVAC equipment will have economizers where required by code. The building will be designed to meet or exceed the current state and federal standards for component thermal performance.**

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. **None beyond that normally associated with human projects of this scope and occupancy.**
      1) Describe any known or possible contamination at the site from present or past uses. **None known.**
      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.**
      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. There is a normal level of potential exposure to health hazards commonly associated with any modern 60 unit apartment project.

4) Describe special emergency services that might be required. Emergency services may include Public Safety, Fire Suppression and emergency medical services.

5) Proposed measures to reduce or control environmental health hazards, if any: Measures to reduce or control environmental health hazards include providing safe and well lighted vehicular and pedestrian access pathways; designing the buildings to meet or exceed the minimal standards for life safety as regulated through local, state and national building codes and providing on site management.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise from Ballinger Way NE, the adjacent arterial to the north. Playground noise from the adjacent day care center to the east.

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. Short term noise would primarily consist of construction equipment operations and level of such noise at unknown. Long term noise would be at the levels normally associated with a residential project of 60 units. Construction noise generation would be of limited scope on a daily basis as regulated by authorities.

2) Proposed measures to reduce or control noise impacts, if any: Short term noise generation will be limited to daylight hours as defined by local regulation.

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. The site is currently vacant. The adjacent parcel to the north is a mixed use commercial development. The parcels to the east are a children's day care center and a multi story apartment building. The parcel to the south is a single family home. The parcel to the west is a mixed use commercial building. The proposed project will not affect the current land uses 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? Not known.

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.

c. Describe any structures on the site. Vacant land and a parking lot.

d. Will any structures be demolished? If so, what? No.
e. What is the current zoning classification of the site? CB (commercial business)

f. What is the current comprehensive plan designation of the site? Mixed Use 1

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.

i. Approximately how many people would reside or work in the completed project? Approximately 80 people.

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: None required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project is designed to meet the criteria of the City’s zoning and building codes including a proposed height under the maximum 60 feet allowed for its zone.

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

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 60 units of market rate middle income housing is proposed for this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.

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

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? The tallest height from average grade (312.25') is 65’-3” to the top of the elevator over-run, while the top of main roof deck is 56’-9”. The principal exterior materials are vertical metal siding and fiber cement board finishes.

b. What views in the immediate vicinity would be altered or obstructed? Views of the existing trees on site will be replaced with the proposed project.

c. Proposed measures to reduce or control aesthetic impacts, if any: The parking garage is partially below grade to reduce the proposed height & building mass. Landscape buffers at the south and east sides of property will maintain as many existing trees as possible, as well as meet or exceed the requirements of the City’s zoning code.

11. Light and glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Interior lights from the residential units will be visible to some degree from adjoining properties. Security lighting at the parking garage and the entry should also be somewhat visible but will be well below the view horizon and partially blocked by the structure itself.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No.

c. What existing off-site sources of light or glare may affect your proposal? None existing at this time.

d. Proposed measures to reduce or control light and glare impacts, if any: The exterior lighting standards will utilize cut off fixtures to limit the "spillage" of light past the property line.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Brugger's Bog Park, approximately 0.4 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe. No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: The proposed project will provide approximately 2,970 SF of open space for residents to use for picnicking, barbequing, etc. A 325 SF indoor fitness room will be provided on the second floor for residents as well.

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. None identified.

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 identified.

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. N/A

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. N/A

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. Ballinger Way NE (SR 104) & 19th Ave NE. Access will be available from existing access easements and curb cuts within adjacent project to the north. See attached site plan.

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 nearest bus stop is located to
the north across the street (approx. 200 ft away) off of Ballinger Way NE which runs in the westerly direction towards the Aurora Village Transit Center (1.8 mi away). An additional bus stop that runs in the easterly direction is located to the northeast (also approx. 200 ft away).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The completed project will have 54 stalls. Approximately 36 existing stalls will be eliminated.
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). Public frontage improvements to Ballinger Way will be constructed as part of this project including a 5' amenity strip and an 8' sidewalk.
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? See attached Traffic Report.
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.
h. Proposed measures to reduce or control transportation impacts, if any: See attached Traffic Report.

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. The project will result in an increased need for public services such as public safety, emergency medical and fire protection.

b. Proposed measures to reduce or control direct impacts on public services, if any. The building will be fully sprinklered and designed to meet or exceed building code standards for new construction. Additional tax revenues associated with this project's completion should offset the added costs for emergency services.

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
   Electricity – Seattle City Light
   Water & Sewer – North City Water District, Ronald Wastewater District
C. Signature

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

Signature: [Signature]
Name of signee: [John Chou]
Position and Agency/Organization: Sunrise Eleven Associates, LLC
Date Submitted: 12/22/14

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.