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]

1. Name of proposed project, if applicable:
   5 Degrees

2. Name of applicant:
   Ben Wolk

3. Address and phone number of applicant and contact person:
   Board & Vellum 115 15th Ave E. Suite 100 Seattle, WA 98112 D: 206.960.4724
4. Date checklist prepared:  
   July 14, 2020

5. Agency requesting checklist:  
   City of Shoreline Planning & Community Development

6. Proposed timing or schedule (including phasing, if applicable):  
   Building Permit Submittal: August 2020  
   Construction Start: Summer 2021  
   Construction Duration: 26 months

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
   Geotechnical Report  
   Phase I  
   Wetland and Stream Reconnaissance

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
   No

10. List any government approvals or permits that will be needed for your proposal, if known.  
    Lot Merger, NPDES, Water + Sewer Extensions, ROW Permits (sewer, water, frontage), Planned Action of Consistency Permit, Preliminary Subdivision, Multiple Building One Lot (Building Permits)  
    Site Development Permit, Building Permits, Demolition Permit(s) -CL 11/9/2020

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.)  
    This project proposes to replace 11 single-story single-family homes with 72 three-story single-family attached townhouse units grouped into a total of 14 buildings. The total combined lot area is 106,291 SF with a total building footprint of 46,970 SF. The proposal includes clearing, grading, utility installation, and frontage improvements. -CL 11/9/2020

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 in the City of Shoreline. It is located on Meridian Avenue between N 148th Street and N 147th Street. The project contains parcel numbers 7771300070, 7771300065, 7771300060, 7771300055, 7771300150, 7771300145, and 7771300140. The legal description is SHORELINE HEIGHTS ADD Plat Block; 2 Plat Lot; 1,2,3,4,18,19 & 20
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)?

   42%

   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.

   **Glacial Till**

   **No removal of any agricultural soils**

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

   **No**

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

   **Cut 4,200 Cubic Yards and 2,100 cubic yards of fill. Over the entire site.**

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

   Yes. Erosion control measures will be in place during construction

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

   Maximum allowed (85%)

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

   **Silt fence, catch basin protection, and sediment retention**

   The project is required to have a City approved Stormwater Pollution Prevention Plan (SWPPP) that prevent/reduces erosion. -CL 11/9/2020

   **Vehicle emissions after completion due to residents' vehicles and package deliveries (UPS, etc). -CL 11/9/2020**

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.

   **Dust and diesel exhaust**

   The project is required to have a City approved Stormwater Pollution Prevention Plan (SWPPP) that prevent/reduces erosion. -CL 11/9/2020

   **Vehicle emissions after completion due to residents' vehicles and package deliveries (UPS, etc). -CL 11/9/2020**

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

   **No**

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

   **Standard construction dust control. Limit idling time of equipment**

3. **Water**

   a. Surface Water:

   1) Is there any surface water body on or in the immediate vicinity of the site (including
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.

No waste material will be discharged into the ground from septic tanks or other sources.

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.

No waste material will be discharged into the ground from septic tanks or other sources.

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. Precipitation. Stormwater will be collected via a tightlined storm drainage system and conveyed to detention facilities prior to discharge from the site.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not to our knowledge.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will be mitigating the impacts of the developed drainage with detention and water quality treatment facilities.

4. Plants [help]
   a. Check the types of vegetation found on the site:
      - decidious 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?
   With the exception of a grove of mature evergreen trees, the site will be cleared.
   Materials submitted to the City indicate there are 85 significant sized trees onsite, 68 of which will be removed, 17 will be retained. -CL 11/9/2020

c. List threatened and endangered species known to be on or near the site.
   No known threatened or endangered species known to be on or near the site.

CL ✔

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
   Proposed landscaping will be in compliance with requirements of the City of Shoreline and will include: preservation of the existing grove, planting of replacement trees for other trees to be removed, and continuous shrub and groundcover in all new proposed planting areas.

CL ✔

e. List all noxious weeds and invasive species known to be on or near the site.
   No noxious weeds known to be on the site. Some spots of English Ivy (Hedera helix) are present but those will be removed as part of the project.

CL ✔

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
      - fish: bass, salmon, trout, herring, shellfish, other _________

CL ✔

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

CL ✔

c. Is the site part of a migration route? If so, explain.
   Not to our knowledge. The site is in the migration route known as the Pacific flyway. -CL 11/9/2020

d. Proposed measures to preserve or enhance wildlife, if any:
   -CL 11/9/2020
Meeting tree retention requirements by retaining a grove of trees on site.

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

6. Energy and Natural Resources
   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet
      the completed project's energy needs? Describe whether it will be used for heating,
      manufacturing, etc.
      Electric heat + water and gas ranges

   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:
      This project will meet Built Green 4 star standards. This includes increased insulation, high
      performance windows and high efficiency water heater

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.

      1) Describe any known or possible contamination at the site from present or past uses.
         No known contamination.

      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.
         There are heating oil tanks that will be removed per local requirements

      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.
         None known.

      4) Describe special emergency services that might be required.
         None known.

      5) Proposed measures to reduce or control environmental health hazards, if any:
         None known.

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

      2) What types and levels of noise would be created by or associated with the project on a
         short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-
         cate what hours noise would come from the site.
         Short Term – Construction noise during construction hours permitted by the City.
Long Term – same as current conditions – Traffic.

3) Proposed measures to reduce or control noise impacts, if any:
   Follow standard allowable construction hours per City of Shoreline.

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.
      Single-Family homes (11). No affect on current land uses.
   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.
   c. Describe any structures on the site.
      11 Single-Family homes approximately 1500-2500 SF each
   d. Will any structures be demolished? If so, what?
      All existing homes and associated structures are to be demolished.
   e. What is the current zoning classification of the site?
      MUR-35 – Mixed-use Residential with a 35’ height limit
   f. What is the current comprehensive plan designation of the site?
      MUR-35 The Comprehensive Plan designation is Station Area 3. -CL 11/9/2020
   g. If applicable, what is the current shoreline master program designation of the site?
      Unknown. The site does not have a shoreline master program designation because it is not within the Shoreline Jurisdiction, which are “shorelines of the State” and “shorelands” as defined in RCW 90.58.030. -CL 11/09/2020
   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 187 people. Average of 2.6 people per household.
   j. Approximately how many people would the completed project displace?
      None. The proposed development will provide additional housing (more density) beyond the current conditions. The proposal would displace the 11 families currently living in the existing detached single-family homes. -CL 11/9/2020
   k. Proposed measures to avoid or reduce displacement impacts, if any:
      New development provides more density. We are not displacing housing.
      No measures are proposed beyond creating 72 new attached single-family homes. -CL 11/10/2020
   l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
      The project development will go through extensive permitting processes through the City of Shoreline to ensure the project meets and is compatible with current land use code.
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
   Not Applicable since this is not agricultural forest lands.

9. Housing [help]
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
   72 townhouse units – middle income (market rate) housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
   11 units – middle income (market rate) housing.

c. Proposed measures to reduce or control housing impacts, if any:  
   We are proposing increased density at the same income level.

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?
   35' max Fiber cement lap siding, fiber cement panel siding, steel deck railings, vinyl garage doors. -CL 11/10/2020

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

b. Proposed measures to reduce or control aesthetic impacts, if any:
   We are proposing buildings with a contextually responsive architectural palette that will enhance the neighborhood. Additionally, the development retains numerous mature trees throughout the site and thoughtful landscaping.

11. Light and Glare [help]
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   Some light will be generated by the building and site lighting at night. The lighting proposed meets minimum City of Shoreline municipal guidelines for on-site lighting

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. The existing street lights and lights from neighboring buildings will have minimal impact on the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
   The tree lined property and the building setbacks mitigate the impact significantly. Additionally, there are site elements, like fences and landscaping that will reduce impacts. Recreation [help]
a. What designated and informal recreational opportunities are in the immediate vicinity?
   Twin Ponds park is 3 blocks to the north of the site. Additionally, the development is providing a large open space to promote gathering and activity.

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 development is proposing a large open space as well as private amenity space for each unit.

12. 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.

None to our knowledge.

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 to our knowledge.

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

We conducted community outreach at the start of the project.

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.

Since there were no known cultural resources impacted, we didn’t utilize any measures to compensate for loss of resources.

13. Transportation [help]

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 site is accessed by N 147th and N 148th street. The site is adjacent to Meridian Avenue N to the west. Some of the existing homes off of Meridian Ave N, which is an arterial, have access from it, but the proposed plan has access from N 147th St and N 148th St only. -CL 11/10/2020

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 site is directly served by public transit, with two different fixed routes (Route 314 and 346) operating along the western property frontage of Meridian Avenue N (effectively across the street or within 100 feet) and an additional route on N 145th Street (Route 304), with stops located approximately 500 feet away from the site at the N 145th Street and Meridian Avenue N signalized intersection.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There are 94 amount of parking stalls proposed for the project. Approximately 22 parking 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).

Frontage improvements are required on Meridian Ave N, N 147th St and N 148th St. -CL 11/10/2020

Frontage improvements will be completed as part of the development.
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
   No. Sound Transit is currently constructing the Link Light Rail Lynnwood Link Extension along the east side of I-5, less than 1/2-mile from the subject site. There will be a light rail station at I-5 and N 148th St. -CL 11/10/2020

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 non-passenger vehicles). What data or transportation models were used to make these estimates?
   When considering removal of existing homes, a net increase of approximately 423 daily, 25 new a.m. peak hour (5 entering and 20 exiting), and 29 new p.m. peak hour vehicular trips (19 entering and 10 exiting) would be generated at full buildout of the 72 new residential townhome units. Typical truck delivery and move-in, move-out vehicles, and refuse/recycling truck trips would be generated, but none at significant levels. Published trip rates in *Trip Generation Manual, 10th Edition*, 2017, ITE, were applied to estimate vehicle trips.

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:
   The City of Shoreline does require traffic impact fees to be paid at time of building permit issuance to mitigate traffic impacts on planned transportation system improvements. When considering removal of the existing 11 single-family homes, the estimated traffic impact fee for the Shoreline Townhome project is $429,784.04 based on rates effective in January 2020.

14. 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.
   We are proposing increased density on this site. Therefore, there will be an increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
   Required Mitigation fees to be paid to supplement funding for impacted public services due to the increased density. Fire Impact Fees and Park Impact Fees are due at time of building permit issuance. -CL 11/10/2020

15. Utilities [help]

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.
   Water (Seattle Public Utilities), Natural Gas (Puget Sound Energy), Electricity (Seattle City Light), Refuse Service (Recology Cleanscapes), Telephone (Century Link), Sanity Sewer (Ronald Wastewater District), Storm Drainage (City of Shoreline) and Cable (Xfinity).
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:** James Sprott

**Position and Agency/Organization:** Director, Land Development

**Date Submitted:** 7/24/2020

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 parkswilderness, 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.