



FOR STAFF USE ONLY

Application Number: 2015-SEPA-0007
Application Date: 11/5/15
Amount Received: _____
Receipt Number: _____

SEPA APPLICATION CHECK LIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact system (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identifies impacts from your proposal (and if possible to reduce or avoid impacts from the proposal) and to help the agency decide whether an EIS is required.

Property Owner: AML Construction & Development LLC Contact No: (206) 850-4586

Property Address: 3803 NE 155th St.

Parcel Number: 6744701588

Contractor/Representative: Adam Lundberg Contact No: 11 11 11

FEEES MUST BE PAID AT THE TIME OF APPLICATION

| | |
|---|---|
| <input checked="" type="checkbox"/> Application fee | \$ 750.00 |
| <input checked="" type="checkbox"/> Signage fee | \$ 200.00 + \$25 if add'l posting is required |
| Total due: | <u>\$ 977.50</u> |

Please complete the attached checklist and submit to:

City of Lake Forest Park, City Hall
17425 Ballinger Way
Lake Forest Park, WA 98155
Attn: Planning and Building Department

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City of Lake Forest Park

For further information, please contact the City of Lake Forest Park, Planning Department: 206-368-5440 x 122

WAC 197-11-960 Environmental checklist

The State Environmental Policy Act (SEPA) chapter 43.21C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for application:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known or give the best description you can.

You must answer each question accurately and carefully to be best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Proposed Project: Lake Forest Park Mixed-Use

2. Date checklist prepared: 10/20/2015
3. Agency requesting checklist: City of Lake Forest Park
4. Proposed timing or schedule (including phasing, if applicable): Begin Construction as early as March 2016
7. Do you have any plans for future additions, expansion or further activity related to or connected with proposal? If yes, please 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

Report also received from Altmann Oliver Associates, LLC
for stream and wetland reconnaissance for City to grant buffer
reduction_AF

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 or your proposal, if known:
Demolition, Clearing and Grading, Engineering, and Building 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).
Mixed-use project proposed, to include 4 stories of wood framed construction over two stories of conc. structured parking. Project includes 34 apartment units and approximately 700 square feet of office space. Site area is 30,514 square feet. Gross area of structure is 53,517 square feet. Proposed project includes 10 surface parking stalls.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address. If 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. While you should submit any planes required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project address is 3803 NE 155th Street, Lake Forest Park, WA. Tax Parcel # 674470-1588. Located in Section 15, Township 26 N, Range 04E, W.M.

B. Environmental Elements

Earth

- a. General description of the site

- Flat,
 Rolling,
 Hilly
 Steep slopes,
 Mountainous,
 Other

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

80%

- 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 prime farmland.

Primarily silts and sands. Site is largely made up of non-native fill.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe:
- Adjacent property to the East has had a known landslide.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

No fill will be required. Approximately 2,715 cubic yards will be excavated to construct the portion of the parking garage below current grade.

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

Temporary erosion and sediment control (TESC) measures will be implemented. By implementing the TESC measures pursuant to city regulations, the applicant will mitigate potential erosion effects during and after construction.

- g. About what percent of the site will be covered with imperious surfaces after project construction (for example, asphalt or buildings)?
35.5%
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
Proposal will meet City required clearing and grading regulations. TESC measures will be Implemented during the construction of this project.

Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, describe and give approximate quantities if known.
During Construction: Dust and emissons from construction and equipment and excavation activities.
After Construction: Automobile emissions from residents and patrons of the building.
The amount of emissions will be compatible with the established character of the neighborhood.
- b. Are there any of-site sources of emissions or odor that may affect your proposal?
Yes No If yes, describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Measures will include maintaining all power tools, equipment, and construction machinery in good working order.

Water

- a. Surface
1. Is there any surface water body on or in the immediate vicinity of the site, (including year round and seasonal streams, salt water, lakes, ponds, wetlands)?
Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
A Type II stream is located to the south of the property.
2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?
Yes No If yes, please describe and attach available plans.
Construction will occur adjacent to Type II stream. Limits of clearing and grading to be maintained no closer than 120' from stream. See TESC plans.

3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. NA, no fill to be used.

4. Will the proposal require surface water withdrawals or diversions?
Yes No If yes, give general description, purpose and approximate quantities if known.

5. Does the proposal lie within a 100- year floodplain?
Yes No If yes, note location on site plan.

6. Does the proposal involve any discharges of waste materials to surface waters?
Yes No If yes, describe the type of waste and anticipated volume of discharge.

b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater?
Yes No If yes, give general description, purpose and approximate quantities if known.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 to be served by the system or systems.
None

c. Water runoff (including storm water):

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.
Run-off from the roof will be collected in gutters and tight-lined to the proposed storm water detention system and released to the city of Lake Forest Park storm water system.

2. Could waste materials enter ground or surface waters?
Yes No if yes, describe
No, the only waste material will come from motor vehicles. Water carrying that material will go through an oil water separator prior to entering the storm water system.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:
A storm water detention vault is proposed below the structure. The storm water detention vault will control the surface water impacts by providing a slow release into the city storm water system.

Plants

- a. Check or circle 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
 - Wet soil plants: cattail, buttercup, bulrush, skunk cabbage,
 - Water plants: water lily, eelgrass, milfoil
 - Other

b. What kind and amount of vegetation will be removed or altered?
All existing vegetation within the clearing and grading limits outlined will be removed. Tree replacement shall be provided per the tree preservation guidelines.

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:
Landscaped areas will be provided to comply with the city of Lake Forest Park Zoning Code landscape requirements.

Animals

a. Check or circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

None

c. Is the site part of a migration route?

Yes No If yes, please explain

The entire area is part of the Pacific Northwest flyway.

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

None

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 for heating, appliances, and lighting.

b. Would your project affect the potential use of solar energy by adjacent properties?

Yes No If yes, please describe:

The project would provide partial shading to the properties north of the project site

- 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 project will be designed to meet all applicable energy code requirements.

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?
Yes No If yes, describe:
During construction there is limited risk of fire associated with heavy equipment and motor vehicles. This is typical for all construction. The building will be designed to meet applicable code requirements.
1. Describe special emergency services that may be required.
No anticipated need for emergency services, occasional aid services may be required for residents.
 2. Proposed measures to reduce or control environmental health hazards, if any:
The project will be constructed in accordance with OSHA regulations. The proposed occupancy is not prone to producing environmental health hazards.

b. Noise

1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)?
Vehicle traffic noise.
2. What types and levels of noise would be created by or associated with the project on a short term or long term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from this site.
Short Term: Associated noise from construction activities during allowed construction hours.
Long Term: Traffic noise generated by the proposed project.
3. Proposed measures to reduce or control noise impacts, if any:

Perform construction during normal working hours established by the city of Lake Forest Park. Any noise generated will comply with City Noise Standards.

Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

Single family residential and small businesses.

- b. Has the site been used for agriculture?

Yes No if yes, please describe:

- c. Describe any structures on the site:

One single family house and detached garage.

- d. Will any structures be demolished? Yes No

If yes, what?

Existing single family house and detached garage.

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

SG-C Southern Gateway - Corridor

- e. What is the current Comprehensive Plan designation of the site?

Southern Gateway, Corridor_AF

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 an "environmentally sensitive" area?
Yes No If yes, please specify:
Steep slopes greater than 40%

i. Approximately how many people would reside or work in the completed project?
Approximately 60 people will reside in the completed project.
Approximately 4 people will work in the completed project.

j. Proposed measures to avoid or reduce displacement impacts, if any:
None, current residence is vacant.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will comply with existing zoning and designated land use in the area and the architecture will relate to the traditional character in the vicinity. The project will be reviewed by the city of Lake Forest Parks design review process to ensure compliance with requirements.

Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low income housing
34 units of market rate apartments.

b. Approximately how many units, if any would be eliminated? Indicate whether high, middle or low income housing.
One single family residence.

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

Aesthetics

- a. What is the tallest height of any proposed structure or structures, not including Antennas? What is the principal exterior building material or materials proposed?
Approx. 58'6" above lowest finished grade. The proposed primary exterior finish materials are brick and fiber cement siding.
- b. What views in the immediate vicinity would be altered or obstructed?
East and Southeast views from parcels to the north and west of the property may be obstructed or altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The applicant will work with the City through the city of Lake Forest Park design review process to ensure the development will be aesthetically pleasing. The proposal will meet the Southern Gateway - Corridor design guideline requirements.

Light and Glare

- a. What type of light and glare will the proposal produce? What time of day would it mainly occur?
Exterior lighting will be designed to direct light downward and not shine onto adjacent parcels. Other light sources associated to the proposal include interior lights and automobile headlights. These lights will occur from dusk to dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, exterior glazing will be non-reflective in nature. Exterior lighting will be shielded.
- c. What existing off-site sources of light or glare may affect your proposal?
None, other than adjacent street lights.
- d. Proposed measures to reduce or control light and glare impacts, if any?
Exterior lighting will be of a design to direct light downward. Exterior building finishes and glazing will be non-reflective in nature. The proposal will meet the city lighting standards.

Recreation

- a. What designated and informal recreational opportunities are in the immediate area?
Acacia Memorial Park and the Burke-Gilman Trail.
- b. Would the proposed project displace any existing recreational uses?
Yes No If yes please describe:
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:
The proposed project shall provide sufficient open space as required by the Southern Gateway - Corridor design guidelines.

Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?
Yes No If yes, generally describe:
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
N/A
- c. Proposed measures to reduce or control impacts, if any:
N/A

Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on the site plans, if any.

The project will be accessed from NE 155th Street, which is a two lane two way, dead end street. Parking is accessed directly from NE 155th Street. 155th Street connects to NE Bothell Way which provides access to I-5 and I-405. Access from NE 155th Street onto NE Bothell Way currently only permits right turns. Access to NE 155th Street from Bothell Way is currently only permitted by right turn.

- b. Is the site currently served by public transit? Yes No

If not, what is the approximate distance to the nearest transit stop?

Northbound, the nearest transit stop is located at NE 153rd St and NE Bothell Way

Southbound, the nearest transit stop is located at NE 155th St and NE Bothell Way,

however, the nearest crosswalk to access the Southbound transit is at NE 153rd Street.

- c. How many parking spaces would the completed project have? 47

How many would the project eliminate? none

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? Yes No If yes, generally describe (indicate whether public or private).

The right of way edge along NE 155th Street will be developed to city standards as part of this project.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation: Yes No If yes, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See attached parking demand study.

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

The proposal will meet the City transportation standards. Appropriate on-street parking restrictions in the vicinity of the site driveway to ensure sufficient sight line visibility for motorists. Traffic impact fees will be assessed. See attached parking demand study.

Public Services

- a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?

Yes No if yes, generally describe:

Public services such as fire, police, postal, health care, schools and other services are already available within the vicinity of the project.

- a. Proposed measures to reduce or control direct impacts on public services, if any:
Impact fees will be assessed.

Utilities

- a. Check 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.

All of the above utilities are proposed for the project and are available on or adjacent to the site.

Signature

I certify (or declare) under penalty of perjury under the laws of the State of Washington that 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

11/5/15

Date submitted

Contact: Ande Flower, Assistant Planner, 206-957-2832 Email: aflower@cl.lakeforest-park.wa.us

