

SEPA Checklist

A. Background

1. Name of proposed project: **White Center HUB**
2. Name of applicant: **Aaron Garcia with the White Center CDA and Gladys Ly Au Young with Sundberg Kennedy Ly Au Young Architects**
3. Address and phone number of applicant and contact person:
White Center CDA
605 SW 108th Street Seattle WA 98146
206-694-1082
Sundberg Kennedy Ly Au Young Architects
1501 East Madison Suite 205
Seattle WA 98122
4. Date checklist prepared: **04/23/2021**
5. Agency requesting checklist: **King County**
6. Proposed timing or schedule (including phasing, if applicable):
Funding Approval occurs in the fall of 2022, the design phase will continue thru 2021 and construction will start in 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future additions or expansions planned
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
At this time there is a Geotechnical Report, Arborist Report, traffic report and White Center Critical Area Report.
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 know
10. List any government approvals or permits that will be needed for your proposal, if known.
Conditional Use Permit, Building Permit, and a potential SEPA review are known approvals and permits at this time.
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 includes approx. 80,080 sqft of affordable housing. Housing building will be 4 stories and approximately 45ft tall. Also on the site is a 26,500 sqft commercial building to house community organizations like a health clinic, education space, a community hall and office space for local non profits. This building will be 3 stories tall and approximately 40ft tall. Surface parking will be provided on site for the residential units and commercial building. Outdoor amenities include a gathering plaza, wellness garden, and basketball court. Paths through the site from 108th to the park will be provided and the community center will open into the park.

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.

See Survey attached which includes survey, address, topography, and legal description

1. Environmental Elements

Earth-

see attached Geotechnical Report for additional information

2. General description of the site:

The majority of the site slopes less than 5%. There are areas on the edge that are steeper.

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

There are (2) small areas that have a +40% slope, however they are less than 10ft tall and are not considered a critical area by King County.

- a. 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.

Per the Geotechnical Report, the overall soil profile corresponds to Site Class C as defined by Table 20.3-1 "Site Class Definitions," according to the 2010 ASCE-7 Standard. Site Class C applies to a "Very Dense Soil and Soft Rock" profile.

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

No know history of unstable soils

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

No fill is proposed. Excavation in the South of the project to create a connection to the existing park. Also excavation for foundations, basement (community center), trenching and storm water management facilities. There will be fill/ grading for establishment of walks, landscape areas, parking areas. Fill is approximately 1,000 CY for parking lot, buildings and pathways. Over excavation of existing fill materials is recommended per the Geotechnical Report.

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

Per the Geotechnical Report, “Based on our experience, the soils encountered in our explorations should have moderate to high potential for soil erosion when exposed.”

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

68% covered with impervious surface

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

Temporary erosion and sedimentation control will be provided in accordance with King County Surface Water Design Manual silt fences, hay bales, mulching and others management techniques included in Best Management Practices.

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.

No known emissions would result during construction beyond those typical for construction. Not applicable to this proposal.

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

None known at this time

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

Not Applicable to this Proposal

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.

Yes, per the White Center Critical Areas Report a unclassified and unmapped stream and wetland is adjacent to the property. Likely classification is 2, “The property is in the Salmon Creek/South Puget Sound watershed in the Duwamish-Green River Water Resource Inventory Area (WRIA 9). The property sits near the watershed divide between the Duwamish waterway to the east and Puget Sound to the west. Just west of the property, a small stream flows out of a culvert on the north edge of King County park property and flows south through the park into Hicklin Lake. There is currently no apparent outflow from the Lake except for a constructed overflow pipe. This drainage is considered part of the Salmon Creek watershed, despite the lack of a surface connection to the creek, and Salmon Creek flows into Puget Sound.” The site incorporates the 115ft buffer and 15ft building set back for the buffer.

- 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.

Yes, the residential building, commercial building housing social services and hardscape will be within 200 feet of the wetlands area and category 2 creek, see answer above.

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.

Not applicable to this proposal.

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

Storm water management system will be designed to closely match the existing hydroperiod of flows to the wetland.

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

The proposal does not lie within a 100 year flood plane.

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.

Not applicable to this proposal.

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.

No ground water will be withdrawn from a well and water will not be discharged to groundwater.

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.

Not Applicable to this proposal

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 site is a localized high point and does not receive run-on from adjacent sites. The existing site development discharges the majority of stormwater via overland flow

toward the north, the west and the south. These existing drainage patterns and peak flows will be maintained per King County Surface Water Design Manual.

2) Could waste materials enter ground or surface waters? If so, generally describe

Not known at this time.

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

We do not propose to alter or effect existing drainage patterns.

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

Existing drainage patterns and peak flows will be maintained per King County Surface Water Design Manual.

4. Plants

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

Please see attached White Center Critical Area Report

b. What kind and amount of vegetation will be removed or altered?

We propose that some understory vegetation be removed to improve visibility from the street. Some deciduous and coniferous trees will be removed. Site design retains as many mature trees as possible.

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

No known threatened and endangered species on or near the site, please see the Critical Area Report.

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

Site design maintains many of the existing mature trees on the site. A mix of native and adapted plant species will be introduced on this site with this proposal.

e. List all noxious weeds and invasive species known to be on or near the site.

See White Center Critical Area Report

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.

Birds: Crows, pigeons, blue jays, sparrows; others may be present but haven't been observed

Small animals: squirrels; others may be present but haven't been observed

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

No known threatened or endangered species on or near the site.

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

The site is not part of a known migration route

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

None proposed at this time.

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

None known at this time.

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.

No fossil fuel used as energy sources are proposed for this site. Energy for heating, lighting and other will be supplied by electrical and potentially solar power.

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

Due to existing mature trees and berm, solar impact to the residence in the South East corner of the site will be minimal.

- a. 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:

Natural Ventilation, central heat pump for water heating, heat recovery ventilator

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

Not applicable to this proposal.

- 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.

Not applicable for this proposal

- 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.

Not applicable for this proposal

4) Describe special emergency services that might be required.

Not applicable for this project

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

Not applicable for this project

b. Noise

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

No significant noise exists in the area that will impact the project although air traffic and street traffic noise impacts the area.

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: Construction from noise will be created.

Long Term: Existing site houses a food bank and family shelter. The proposed project will increase residential density of the site and daily traffic.

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

Retain and potentially “build up” and existing berm to deflect sound located on the South East corner of the property, adjacent to the single family residence.

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.

Current site use is a food bank and family homeless shelter. Adjacent properties include a park, wetlands, and single-family residence.

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 applicable to this proposal.

c. 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:

Not applicable to this proposal

d. Describe any structures on the site.

Existing structures include 2 single story buildings totaling 17,710 sqft.

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

The existing structures will be demolished prior to the start of construction

- f. What is the current zoning classification of the site?
Current zoning on the site is R-6.
- g. What is the current comprehensive plan designation of the site?
North Highline Subarea Plan, Urban
- h. If applicable, what is the current shoreline master program designation of the site?
Not Applicable for this Proposal
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No Critical Areas are mapped on the subject property. Please see attached White Center Critical Area Report
- j. Approximately how many people would reside or work in the completed project?
Approx 325 people would live and work in the completed project
- k. Approximately how many people would the completed project displace?

Not applicable for this proposal

- l. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable for this proposal
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Project is compatible to Comprehensive Plan King County will ratify later this year.
- n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable for this proposal

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
76 units proposed for low income residents
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No units will be eliminated
- o. Proposed measures to reduce or control housing impacts, if any:
Not applicable for this proposal

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 of the proposed structures would be between 40-45 feet tall.

- b. What views in the immediate vicinity would be altered or obstructed?
No views will be obstructed or altered
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Propose maintaining existing mature trees and vegetation to control aesthetic impacts

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Proposed project may produce additional landscape lighting for safety and ambient light from residences at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
To the best of our knowledge, residential and landscape safety light will not be a safety hazard or interfere with views
- c. What existing off-site sources of light or glare may affect your proposal?
None known at this time.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Propose using outdoor dark sky light fixtures if applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Dick Thurnau Memorial Park abuts the South Property line of the site and has a several recreational opportunities including a play area, disc golf, picnicking, running and walking trails and tot bike loop among others.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable to this proposal
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
At this time we are proposing play area, a community hall, picnic area and outdoor plaza

13. Historic and cultural preservation

- d. 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.
There are no structures that are listed or eligible of preservation registers.
- e. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no landmarks, features or other known evidence of Indigeneous or other historic occupation on this site.

- f. 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.

A design imperative for this proposal is to include Native American, specifically Duwamish, planning and design approaches. A team member specializing in Native design and outreach researched local and historic resources on or near the project site by consulting historic maps. The project is taking inspiration from the “Un-Tie” site located 2 miles to the East near Duwamish River.

- g. 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.

Not applicable for this proposal

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.

Currently the site is accessed from 8th Ave SW and SW 108th is the main road near to the site.

We are proposing to maintain access to the site from 8th Ave SW.

- 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 a bus stop on SW 108th**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The project is proposing 87 parking spaces**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No street known street improvements are required

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable to this proposal

- 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?

Traffic Engineer is currently evaluating occupancy and use patterns. Vehicular trips per day has yet to be determined.

- 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.

Not applicable to this proposal

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

Not applicable to this proposal

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

This project may result in a small increase in need for fire protection, public transit and school access

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

None proposed

16. Utilities

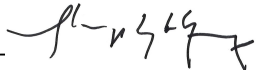
a. Circle (underline) utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other internet service

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.

Sanitary Sewer will continue to discharge to Southwest Suburban Sewer District. Water will continue to be provided by Seattle Public Utilities.

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: 

Name of signee GLADYS LY AU YOUNG_

Position and Agency/Organization _Principal in Charge-

Sundberg Kennedy Ly Au Young Architects_

Date Submitted: 04/23/2021