

JOINT NOTICES OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICES OF INTENT TO REQUEST RELEASE OF FUNDS

3/19/2025

King County Dept. of Community and Human Services Housing, Homelessness and Community Development Division 401 Fifth Avenue, Suite 500
Seattle, WA 98104
Telephone Number (206) 263-9105

3/19/2025

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the King County Department of Community and Human Services (DCHS), Housing, Homelessness, and Community Development Division (HHCDD).

REQUEST FOR RELEASE OF FUNDS

On or about 4/7/2025, King County DCHS/ HHCDD, having completed an environmental review of the project described below, will submit a request to the Department of Housing and Urban Development (HUD) for the release of HOME funds under Title II of the National Affordable Housing Act (NAHA) of 1990 as amended to undertake a project known as Willowcrest II being proposed by the Homestead for the purpose of providing housing to low-income households, the total of HUD funding is approximately \$1,400,000 in HOME Funds. The overall total cost of the project at 1132 Edmonds Ave NE, Renton, WA 98056 is \$13,700,000.

Phase II of the Willowcrest Housing Development Project is proposed to be located on land provided by the Renton Housing Authority in the Sunset neighborhood of northeast Renton. The site is located at 1132 Edmonds Way NE in Renton and is currently vacant. It is adjacent to Edmonds Ave NE to the west, 12 existing Willowcrest Phase I townhomes to the east. The project includes 19 units of affordable townhouses split between 5 buildings that are each 3 stories tall. The project requires land development, utility infrastructure, vertical construction, landscaping, stormwater facilities, and surface parking areas. Homestead Community Land Trust will develop and operate the property..

FINDING OF NO SIGNIFICANT IMPACT

The Environmental Review Record (ERR) documents the environmental review determinations for the proposed project described above. King County has determined a Finding of No Significant Impact (FONSI) on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public electronically. The King County ERR can be accessed online at the following website: <https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/funding-opportunities/environmental-review>. Scroll to the bottom of page and open “2025 Environmental Assessments” menu to view ERR for this project.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to King County Community Development Project/Program Manager David Mecklenburg via email at dave.mecklenburg@kingcounty.gov. All comments received by 5:00 PM PDT 4/4/2025 will be

considered by HCDD prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

HCDD certifies to HUD that Sunaree Marshall in her capacity as Director - Housing, and Community Development Division, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows King County use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the King County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of King County; (b) King County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: HUD Region X Community Planning and Development (CPD) office: U.S. Department of Housing and Urban Development, 909 First Avenue, Suite 310, Seattle, WA 98104 OR SEACPDROF@hud.gov regarding HOME funds. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Sunaree Marshall— Director — King County Housing, Homelessness and Community Development Division

Examples of funding types and language

HOME funds under Title II of the National Affordable Housing Act (NAHA) of 1990 as amended AND for the release of funds under HOME-ARP Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”) AND for the release of funds under Section 8 of the Housing Act of 1937, as amended Project Based Vouchers which will be provided by HUD to the King County Housing Authority (KCHA)

If you were including CDBG that would be additional as well.

Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 as amended.

Yes, theoretically, these could *all* be included. The top paragraph had three funding sources. HOME, HOME-ARP, and PBVs.



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
 Determinations and Compliance Findings
 for HUD-assisted Projects
 24 CFR Part 58**

Project Information

Project Name: Homestead-Willowcrest-II

HEROS Number: 900000010427694

Start Date: 09/25/2024

Project Location: 1132 Edmonds Ave NE, Renton, WA 98056

Additional Location Information:

The Site is located in the Sunset Neighborhood of Renton Washington and is adjacent to an existing townhome development. The area is primarily residential.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Phase II of the Willowcrest Housing Development Project is proposed to be located on land provided by the Renton Housing Authority in the Sunset neighborhood of northeast Renton. The site is located at 1132 Edmonds Way NE in Renton and is currently vacant. It is adjacent to Edmonds Ave NE to the west, 12 existing Willowcrest phase I townhomes to the east. The project includes 19 units of affordable townhouses split between 5 buildings that are each 3 stories tall. The project requires land development, utility infrastructure, vertical construction, landscaping, stormwater facilities, and surface parking areas. Homestead Community Land Trust will develop and operate the property.

Funding Information

Grant Number	HUD Program	Program Name	
B-24-UC-530001	Community Planning and Development (CPD)	HOME Program	\$1,400,000.00

Estimated Total HUD Funded Amount: \$1,400,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$13,700,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

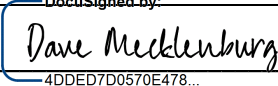
Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	The project will adhere to Table A parameters for both the National Marine Fisheries Service (NMFS) and US Fish and Wildlife Services Washington State Table A Parameters in constructing the project. These parameters shall be part of the Construction documents. The Storm water designs as submitted to NMFS shall be carried out and any deviation from them will result in the Responsible Entity contacting NMFS to ensure continued compliance. The project owner shall also submit final as-built drawings (digital scans of signed off permit set are acceptable) to King County in order that the County will submit those plans and closeout documentation to NMFS.
Permits, reviews, and approvals	Land use change permit Building Permit Grading Right of Way Use Public Utility Development For more information, please see Renton Willowcrest Ph 2 Preliminary TIR 20241213(2).pdf on Environmental Assessment Factors Screen

Project Mitigation Plan

The person responsible for the submission of final as built drawings of the site will be Eric Pravitz or other staff member of Homestead Community Land Trust. The responsible entity required to submit the final as-built drawings and closeout documents to NMFS will be Dave Mecklenburg or other staff member of the King County Community Development Department. An Unanticipated Discovery Plan outlining the procedures in case of discovery of human remains and/or cultural resources shall be incorporated into the Construction Documents and followed. (Details of the plan can be found in the Historic Preservation Attachments).

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 3/19/2025

Name / Title/ Organization: David Mecklenburg / / KING COUNTY

Homestead-Willowcrest-II

Renton, WA

900000010427694

DocuSigned by:
Kristin Pula
Certifying Officer Signature: _____ Date: 3/19/2025
1DDCEA0A790B439...

Name/ Title: Kristin Pula / Capital Programs Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Homestead-Willowcrest-II

HEROS Number: 900000010427694

Start Date: 09/25/2024

Responsible Entity (RE): KING COUNTY, 401 Fifth Avenue SEATTLE WA,
98104

RE Preparer: David Mecklenburg

State / Local Identifier:

Certifying Officer: Kristin Pula

**Grant Recipient (if different than Responsible
Entity):**

Point of Contact:

Consultant (if applicable) BERK Consulting
:

Point of Contact: Kamal Raslan

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 1132 Edmonds Ave NE, Renton, WA 98056

Additional Location Information:

The Site is located in the Sunset Neighborhood of Renton Washington and is adjacent to an existing townhome development. The area is primarily residential.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Phase II of the Willowcrest Housing Development Project is proposed to be located on land provided by the Renton Housing Authority in the Sunset neighborhood of northeast Renton. The site is located at 1132 Edmonds Way NE in Renton and is currently vacant. It is adjacent to Edmonds Ave NE to the west, 12 existing Willowcrest phase I townhomes to the east. The project includes 19 units of affordable townhouses split between 5 buildings that are each 3 stories tall. The project requires land development, utility infrastructure, vertical construction, landscaping, stormwater facilities, and surface parking areas. Homestead Community Land Trust will develop and operate the property.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed action is intended to address housing needs in the community and is being proposed as affordable housing jointly stewarded by Homestead Community Land Trust and the Renton Housing Authority as affordable housing. King County is experiencing a housing crisis that the 19 proposed townhomes will help alleviate.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project area is currently a vacant lot. to the West the proposed project site is the existing townhomes that were completed as phase 1 of the Sunset Development called the Glennwood Townhomes. To the north of the proposed project site is the Sunset View apartment complex. To the south of the proposed project site is the Hwazan Buddhist Foundation, a religious institution. To the East of the proposed project site is Edmonds Ave NE. The project site was already set aside for medium density residential development in the Sunset Gardens Master Plan. Housing prices are not likely to decrease, and this project will allow for low-moderate income families to secure healthy, affordable housing.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
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	Finding of Significant Impact
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Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-24-UC-530001	Community Planning and Development (CPD)	HOME Program	\$1,400,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,400,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$13,700,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Attached screenshot from NEPAssist and the Washington State Department of Ecology which shows that the project is located within the maintenance area for carbon monoxide (CO) and Ozone (O3) 1-hr (which has had it's de minimis emissions standard revoked).The Washington State Department of Ecology Maintenance State Implementation Plan website show that the Seattle-Tacoma maintenance area for CO which encompasses the project location, ended in 2016. The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. PER HUD Region X Environmental Website: As of July 22, 2020, Washington State Department of Ecology notified HUD of the following: "Ecology has concluded that it is unnecessary for U.S. Department of Housing and Urban Development (HUD) to continue to send project information in order to receive Ecology's concurrence that the funding phase of the project is consistent with Washington's CZMP. Therefore, we are writing to inform you that HUD no longer needs to require applicants to send Ecology letters seeking our</p>

		<p>concurrence on projects for which HUD plans to release federal funding." Inclusion of the following statement in the Environmental Review Record is strongly encouraged to ensure projects are aware that CZM may still apply at the time of local and/or national permitting. "Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology." The project is in compliance with the Coastal Zone Management Act. https://www.hud.gov/states/shared/working/r10/environment</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon testing indicated radon levels below 4.0 pCi/L. The project is in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the</p>

		project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Furthermore, the project is located in an Urbanized Area. Farmland subject to FPPA requirements does not have to be currently used for cropland. USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as land with a density of 30 structures per 40-acre area; lands identified as "urbanized area" (UA) on the Census Bureau Map which is the dataset for the NEPA Assist map included as attachment. The project is in compliance with the Farmland Protection Policy Act. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. Tribal consultation completed without mitigation requests. There are some recommended planting schedule approaches outline in "Duwamish-Recs-UDP-determination-3-12-2025.pdf" Per standard practice with any ground-disturbance project a Unanticipated Discovery Plan will be included in Construction Documents. The project is in compliance with Section 106.

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 60.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands as there are several mitigation steps incorporated as part of the Proposed Projects Stormwater Management Plan despite the project being within .5 miles of a NWI wetland and increasing the amount of impervious surface on the currently vacant site, a combination of bioswales and other right of way improvements being built in conjunction with buried conveyances will properly route stormwater to adequate stormwater treatment facilities and away from wetlands, thus mitigating any possible negative impacts on nearby wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The nearest NWSRS river is the Middle Fork of the Snoqualmie River which is roughly 25 miles away. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project supports Renton's 2025 Comprehensive Plan by creating housing and helping the city to provide affordable housing to meeting Washington State Growth Management Act requirements. It does not conflict with any goals and policies of the comprehensive plan and is consistent with the vision of the future of the sunset hill community and the City as a whole. See attached 2025 Comprehensive Plan. The proposed project is located within the center village zone of the City of Renton. This zone is a mixed use commercial and residential zone that aims to provide suitable environments for district-scaled retail and commercial development serving more than one neighborhood, but not providing City-wide services and allow complementary, high-density residential development. The project is not only compatible with the land use and zoning of the underlying parcel but also conforms to the scale and urban design of nearby developments. See attached zoning map and Description of Center village zone.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	There is no evidence of recent seismic activity, high-water table, erosion, or other unusual conditions on the proposed project site. The proposed project site is located directly adjacent to a similar project also developed by Homestead community land trust under the same soil conditions. This project has not encountered any detrimental soil conditions. Geotechnical study was not needed or conducted. The proposed	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project will not significantly affect soils that may be better suited to other types of natural resource management. See attached technical information report completed by Coterra engineering. The overall slope of the site ranges between 2% and 15%, the majority of the steep slope of the proposed project is outside of the residential building footprint and follows the driveway or nearby roadway. Construction of Edmonds Avenue NE roadway created cut slope conditions along the east side of the road (west side of the site) in which rockeries were used to face the steep cut slope. The cut for the roadway and existing rockery can be interpreted as landslide hazard/steep slope conditions, although this was a permitted man-made cut slope. Therefore, the existing rockeries along the east side of Edmonds Avenue NE that border the west side of the project were designed and permitted through the City of Renton as part of the roadway extension. the mapped steep slope is a permitted man-made stable cut and is likely a very low landslide or erosion hazard risk. See attached geotechnical report. Untreated stormwater runoff is not anticipated to increase significantly based on the proposed project characteristics as there are swales and piped conveyances. Planned stormwater disposal and treatment systems adequately service the proposed development per Page 3 "Storm Drainage Plan" of the Civil Land Use Set.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed project is not at elevated risk of natural hazards listed based on review of FEMA databases, and based on site review is not located within a short distance of air pollution generators or man-made site hazards. The only potential hazard is earthquakes which based on	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>FEMA earthquake hazard maps puts all of the western Washington at substantial risk of hazard from possible earthquakes based on proximity to the Cascadia subduction zone. These hazards are not elevated based on any of the site characteristics and buildings on the site are being built at the IBC 2021 parameters for site class C to mitigate any potential seismic risk. The geotechnical report of the site shows that there are no potential co-hazards from earthquakes such as landslides or tsunamis. See attached geotechnical report for information on these hazards and the seismic design information.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	<p>This project will not have an impact on the employment or income patterns of the area as the proposed project will generate a very small number of new units (19) relative to the size of the City of Renton. The project will not create any temporary or permanent jobs as it will utilize the employees of existing construction and engineering firms to develop.</p>	
Demographic Character Changes / Displacement	2	<p>Because of the scale of the project the communities near the proposed project are not likely to be impacted. Additionally, because the proposed project is constructing housing on currently vacant land and providing this housing at affordable levels, it is possible that it could help to address historical barriers and reduce racial, ethnic, or income segregation of the area. The proposed project, while located adjacent to another affordable housing project is located in an extremely diverse area with nearby market rate housing, businesses, parks, and social service providers. No additional mitigation measures necessary see project description for additional information.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Environmental Justice EA Factor	1	The proposed project is meant to address housing affordability and is located in an area that is not within a hazard or nuisance area and is located near social services, parks, and adequate tree canopy. Overall this project will alleviate environmental injustices that have historically persisted in the region.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Renton Public Schools enrolled 14,897 students in 2024-2025 and the number of households in Renton was estimated to be around 45,000 which means that there is ~1 student per 3 households. Based on this estimate and the enrollment trends of the Renton School District as noted in the Renton School District capital Facilities plan, 6 additional students would not impact the district at all. Additionally, 19 new households would not impact social service or cultural facilities. No additional mitigation measures required.	
Commercial Facilities (Access and Proximity)	2	There are several local businesses and commercial facilities near the proposed project. See attached map of commercial facilities. There are several neighborhood and community commercial establishments within walking distance and large regional commercial establishments. As the site is currently vacant there will be no displaced commercial establishments. see maps for additional information on nearby establishments. No additional mitigation measures required.	
Health Care / Social Services (Access and Capacity)	2	There are several hospitals and medical centers within a short distance of the proposed project site both in the nearby City of Seattle and within the City of Renton. Additionally, several transit lines that can transport residents of the proposed project site to medical centers throughout King County. The very small number of new residents that would be	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>added to this area would not impact the medical centers or health care providers in a city the size of Renton. No additional mitigation measures required. There are several social service providers within the City of Renton including programs for drug addiction, mental health facilities, libraries, community centers, and senior centers. The proposed site is centrally located within the city and access to social services within the City of Renton and in other nearby cities throughout King County either by vehicle, walking, or public transportation (located close to the proposed project site). The number of new residents at the development will not be large enough to overburden the social services of the nearby providers. No additional mitigation measures required.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>Solid waste and construction debris that is created during construction will be immediately remediated by the engineering firm Coterra who is responsible for the construction of the townhomes. The project will not generate any hazardous waste. Additionally, the completed project will generate household solid waste for 19 homes. This is well within the capacity of Republic Services, who provide household solid waste services to the City of Renton and will not exceed the capacity of the waste system or landfill. Households pay Republic Services for solid waste services rendered and there are several utility discount programs to ensure that utilities do not overburden low-income households. No additional mitigation measures required.</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>The City of Renton anticipates significant population growth over the next 20 years and has plans in the Utilities element of the comprehensive plan to ensure there is adequate sewer and waste water capacity</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		for all residents. 19 additional households is well within the existing capacity of utility service providers. See the attached technical information report and the utilities element of the attached comprehensive plan. No additional mitigation measures required.	
Water Supply (Feasibility and Capacity)	2	The City of Renton anticipates significant population growth over the next 20 years and has plans in the Utilities element of the comprehensive plan to ensure there is adequate water supply for all residents. 19 additional households is well within the existing capacity of utility service providers. See the attached technical information report and the utilities element of the attached comprehensive plan. No additional mitigation measures required.	
Public Safety - Police, Fire and Emergency Medical	2	The City of Renton anticipates significant population growth over the next 20 years and has plans in the capital facilities element of the comprehensive plan to ensure police, fire, and emergency medical services are adequate for all residents. 19 additional households is well within the existing capacity of these service providers. No additional mitigation measures required.	
Parks, Open Space and Recreation (Access and Capacity)	2	The City of Renton anticipates significant population growth over the next 20 years and has plans in the Parks, Recreation, Natural Areas, and Trails Element of the Comprehensive Plan and the Parks, Recreation, and Natural Areas Plan to ensure there are adequate facilities for all residents. 19 additional households is well within the existing capacity of these service providers. No additional mitigation measures required.	
Transportation and Accessibility (Access and Capacity)	1	The proposed project includes several sidewalk and street improvements to ensure transportation and accessibility of Edmonds Way NE for residents of the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		proposed townhome development and neighborhood residents alike. Additionally the project is in very close proximity to several transit lines, an arterial road, and a substantial number of pedestrian facilities including sidewalks and park areas. The transportation element of the comprehensive plan also addresses that transportation capacity in the city of renton is well above the added strain of 19 new town homes as it will be adequate (with improvements and maintenance) to serve the residents an estimated 17,000 additional units in 2045. No additional mitigation measures required.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features located within or near the proposed project location. No additional mitigation measures required. Surface and groundwater considerations do not pose a significant risk to the project site per the geotechnical report and TIR. The nearest water body is John's Creek that is not proximal to the proposed project site. The proposed project will increase the amount of impervious surface but includes onsite basins and conveyance systems to ensure that only treated stormwater within the applicable standards is discharged into this water body. Additional information can be found in the Endangered Species Act, Laws and Authorities. No additional mitigation measures required.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	Field observations of the proposed project site as well as the landscaping plan of the project and planting schedule (attached) show that the project will not create problems by introducing nuisance species of vegetation that may be ecologically disruptive, be invasive, threaten the survival of indigenous plant habitats. There are no landscape maintenance actions that will threaten indigenous plant	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		habitats and there is no agricultural or silvicultural activities near the project site to disrupt. Based on the site assessment, no nationally, regionally, or locally rare species or plants that are legally protected by Washington State or the City of Renton are present on the site. All tree species removed in the construction of this proposed project have been accounted for and a landscaping plan is in place to ensure ecological health of the site.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Per the construction plan, the proposed project designed in a way that it will withstand, within the useful life of the project, the expected climate related changes projected for the area including drought, wildfire, flooding, sea level rise, and extreme heat. This is primarily due to the lack of climate hazards posed to this proposed project site.	
Energy Efficiency	2	The project is being built to City of Renton Standards and International Building Code Standards for energy efficiency per the TIR.	

Supporting documentation

[ECF-DraftEIS-Vol2-RentonSunsetArea-PA.pdf](#)
[Parks Recreation and Natural Areas Plan - 2020 \(RES4398\).pdf](#)
[Renton Willowcrest Ph 2 Preliminary TIR 20241213\(2\).pdf](#)
[restaurants nearby.png](#)
[pharmacies nearby.png](#)
[2024CapitalFacilitiesPlan.pdf](#)
[storm drainage plan.pdf](#)
[Geotechnical Report.pdf](#)
[Center village zone.png](#)
[renton zoning map.pdf](#)
[Comprehensive Plan - 2025 \(ORD 6153\) \(2\).pdf](#)

Additional Studies Performed:

See EIS attached on Environmental Assessment Factors Screen

Field Inspection [Optional]: Date and completed
by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

National Marine and Fisheries Services National Oceanic and Atmospheric Administration US Fish and Wildlife Services Enviromapper - US EPA US Department of Transportation Washington State Department of Transportation City of Renton Washington State Department of Archaeology and Historic Preservation NEPA Assist FEMA Map Store King County iMap

List of Permits Obtained:

Land use change permit Building Permit Grading Right of Way Use Public Utility Development For more information, please see Renton Willowcrest Ph 2 Preliminary TIR 20241213(2).pdf on Environmental Assessment Factors Screen

Public Outreach [24 CFR 58.43]:

The Project was originally part of a 2010 Environmental Impact Statement for the overall development of the area carried out by the City of Renton (Draft Attached). For this small component of that overall plan, King County, as the Responsible Entity for the HUD funds of this particular project will be posting the FONSI and Notice of Intent to the Community Development Website for public comment. URL = <https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/funding-opportunities/environmental-review>.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is not intended to have a cumulative impact on the site. The proposed project aims to only slightly increase the amount of impervious surface on the existing vacant lot and contribute several units of affordable housing to an area experiencing a housing affordability crisis. The environmental impact of this action is minimized by the addition of storm water retention infrastructure, conveyances to wastewater treatment, the planting of vegetative cover, and nearby right-of-way improvements.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Alternatives to the project were not explored as the site was already owned by Homestead Community Land Trust as part of a larger land purchase and previous development. Other sites were not explored as the cost of purchasing land that the Land

Trust did not already own would have been cost prohibitive. Additionally, other designs or intensities of use were not explored in order to comply with underlying zoning and to be uniform with a nearby project also constructed by Homestead Community Land Trust.

No Action Alternative [24 CFR 58.40(e)]

If the site were not developed as part of this proposed project it is likely the site would have remained vacant for an extended period of time rather than contributing affordable housing to this area. It is possible that the site may have been otherwise developed as it is urban in nature but based on prevailing trends in the area it is unlikely that the development would have included affordable housing units or the storm water protections that the proposed project includes.

Summary of Findings and Conclusions:

The main points of the analysis is that the project does not negatively impact the proposed site as it does not add pollutants to ecosystems which house endangered species, will not increase the population enough to negatively impact public services in the city of Renton including schools, fire districts, and emergency response, and does not significantly increase the overall amount of storm water run off coming from the site due to improvements such as catch basins and conveyance systems. Therefore there are no significant impacts identified in the project and therefore no changes necessary to the proposal.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	The project will adhere to Table A parameters for both the National Marine Fisheries Service (NFMS) and US Fish and Wildlife Services Washington State Table A Parameters in constructing the project. These parameters shall be part of the Construction documents. The Storm water designs as	N/A	The project owner shall submit final as-built drawings (digital scans of signed off permit set are acceptable) to King County in order that the County will	

	<p>submitted to NMFS shall be carried out and any deviation from them will result in the Responsible Entity contacting NFMS to ensure continued compliance. The project owner shall also submit final as-built drawings (digital scans of signed off permit set are acceptable) to King County in order that the County will submit those plans and closeout documentation to NMFS.</p>		<p>submit those plans and closeout documentation to NMFS.</p>	
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Project Mitigation Plan

The person responsible for the submission of final as built drawings of the site will be Eric Pravitz or other staff member of Homestead Community Land Trust. The responsible entity required to submit the final as-built drawings and closeout documents to NMFS will be Dave Mecklenburg or other staff member of the King County Community Development Department. An Unanticipated Discovery Plan outlining the procedures in case of discovery of human remains and/or cultural resources shall be incorporated into the Construction Documents and followed. (Details of the plan can be found in the Historic Preservation Attachments).

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[15000 ft buffer report NEPASSIST.pdf](#)

[2500 ft buffer report NEPASSIST.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA-Firmette Map.jpg](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation

measure or condition?

Yes

 No**Screen Summary****Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

 No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

4. Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

Attached screenshot from NEPAssist and the Washington State Department of Ecology which shows that the project is located within the maintenance area for carbon monoxide (CO) and Ozone (O3) 1-hr (which has had its *de minimis* emissions standard revoked). The Washington State Department of Ecology Maintenance State Implementation Plan website shows that the Seattle-Tacoma maintenance area for CO which encompasses the project location, ended in 2016. The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[screengrab WSDOE.jpg](#)

[O3 Maintenance Area - Revoked.jpg](#)

[CO Maintenance Area.jpg](#)

[Air pollutants map other.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

Yes

No

3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, without mitigation

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, with mitigation

No, project must be canceled.

Screen Summary

Compliance Determination

This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. PER HUD Region X Environmental Website: As of July 22, 2020, Washington State Department of Ecology notified HUD of the following: "Ecology has concluded that it is unnecessary for U.S. Department of Housing and Urban Development (HUD) to continue to send project information in order to receive Ecology's concurrence that the funding phase of the project is consistent with Washington's CZMP. Therefore, we are writing to inform you that HUD no longer needs to require applicants to send Ecology letters seeking our concurrence on projects for which HUD plans to release federal funding." Inclusion of the following statement in the Environmental Review Record is strongly encouraged to ensure projects are aware that CZM may still apply at the time of local and/or national permitting. "Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology." The project is in compliance with the Coastal Zone Management Act. <https://www.hud.gov/states/shared/working/r10/environment>

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

NEPA Assist map shows that there are no active contamination sources on or adjacent to the property. Visual inspection (see Project Summary Page) did not reveal any sources of contaminants.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD

assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

- ✓ A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.9

Provide the documentation* used to derive this value:

The CDC's Radon Map showing science based radon tests from States (Annual Mean Pre-Mitigation Radon Measurement shows that King County is 0.9 pCi/L.

File Upload:

[CDC-Radon-Map-3-18-2025.jpg](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon testing indicated radon levels below 4.0 pCi/L. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[3000 foot contamination buffer.pdf](#)

[1000 foot contamination buffer.pdf](#)

[CDC-RadonTesting-Map.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section.

Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

The project will adhere to Table A parameters for both the National Marine Fisheries Service (NMFS) and US Fish and Wildlife Services Washington State Table A Parameters in constructing the project. These parameters shall be part of the Construction documents. The Storm water designs as submitted to NMFS shall be carried out and any deviation from them will result in the Responsible Entity contacting NMFS to ensure continued compliance. The project owner shall also submit final as-built drawings (digital scans of signed off permit set are acceptable) to King County in order that the County will submit those plans and closeout documentation to NMFS.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[Willowcrest PH2 Civil Landuse Set.pdf](#)

[Renton Willowcrest Ph 2 Preliminary TIR 20241213\(1\).pdf](#)

[NMFS-Response-WCRO-2020-00512-8223.pdf](#)

[NMFS-HUD-consultation-guidance-Action Form - Willowcrest.docx](#)

[FWS Endangered Species Act 2020.docx](#)

[Action-Notification-WillowcrestII-NMFS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Property Report - PACCAR Truck Facility.pdf](#)

[ASD Tool from PACCAR CNG Tank.jpg](#)

[ASD from PACCAR LNG Tank.png](#)

[ASD from 76 propane tank \(500 gallons\).png](#)

[ASD Distance to Renton municipal airport fuel storage facilities.png](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The land cover of the area is not determined to be agricultural land per multi-resolutions land characteristic map. MRLC is a mapping consortium of federal agencies. The area is urban in nature and does not currently have any characteristics of agricultural land.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Furthermore, the project is located in an Urbanized Area. Farmland subject to FPPA requirements does not have to be currently used for cropland. USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as land with a density of 30 structures per 40-acre area; lands identified as "urbanized area" (UA) on the Census Bureau Map which is the dataset for the NEPA Assist map included as attachment. The project is in compliance with the Farmland Protection Policy Act. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[UrbanizedArea-Map-WillowcrestII.jpg](#)
[Agricultural Lands - screengrab.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is placed on the property's continued use for flood control, wetland protection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate

Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[FEMA-Firmette Map\(1\).jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Completed

✓ Advisory Council on Historic Preservation Not Required

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Duwamish Tribe Completed

- ✓ Muckleshoot Tribe Response Period Elapsed
- ✓ Puyallup Tribe Response Period Elapsed
- ✓ Snoqualmie Tribe Response Period Elapsed
- ✓ Stillaguamish Response Period Elapsed
- ✓ Suquamish Tribe Completed
- ✓ Tulalip Tribe Response Period Elapsed
- ✓ Warm Springs Tribes Response Period Elapsed
- ✓ Yakama Nation Response Period Elapsed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Since the project involved ground disturbance, the Responsible Entity reached out to Washington State DAHP through an E-Mailed EZ-1 Section 106 Consultation form. When to Reach Out to Tribes was also used. The ACHP was not contacted since the SHPO determined there were no historic properties.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

APE can be found in the DAHP Section 106 EZ-1 Documentation. it essentially matches the parcel map found in the Project Summary Screen.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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Additional Notes:**2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

 No**Step 3 –Assess Effects of the Project on Historic Properties**

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

 No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding: No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. Tribal consultation completed without mitigation requests. There are some recommended planting schedule approaches

outline in "Duwamish-Recs-UDP-determination-3-12-2025.pdf" Per standard practice with any ground-disturbance project a Unanticipated Discovery Plan will be included in Construction Documents. The project is in compliance with Section 106.

Supporting documentation

[WillowcrestII-PSH- Tribal Letter - Warm Springs.pdf](#)
[WillowcrestII-PSH- Tribal Letter - Suquamish.pdf](#)
[WillowcrestII-PSH- Tribal Letter - Snoqualmie.pdf](#)
[WillowcrestII-PSH - Tribal Letter - Yakama.pdf](#)
[WillowcrestII-PSH - Tribal Letter - Tulalip .pdf](#)
[WillowcrestII-PSH - Tribal Letter - Stillaguamish.pdf](#)
[WillowcrestII-PSH - Tribal Letter - Puyallup.pdf](#)
[WillowcrestII-PSH - Tribal Letter - Muckleshoot.pdf](#)
[WillowcrestII-PSH - Tribal Letter - Duwamish.pdf](#)
[TDAT-Report.xlsx](#)
[Yakama-WillowcrestII.pdf](#)
[WarmSprings-WillowcrestII.pdf](#)
[Tulalip-WillowcrestII.pdf](#)
[Suquamish-Response-WillowcrestII.pdf](#)
[Stillaguamish-WillowcrestII.pdf](#)
[Snoqualmie-WillowcrestII.pdf](#)
[Puyallup-WillowcrestII.pdf](#)
[Muckleshoot-WillowcrestII.pdf](#)
[Duwamish-Recs-UDP-determination-3-12-2025.pdf](#)
[2Snoqualmie-WillowcrestII.pdf](#)
[Willow-Crest-EZ1-2024-12-09099.pdf](#)
[Willowcrest PH2 Civil Landuse Set\(1\).pdf](#)
[When-to-Consult-with-Tribes-Under-Section-106-Checklist.pdf](#)
[WCrest-Draft-UDP.pdf](#)
[P_Planting_122024_v1.pdf](#)
[250200664.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 60

Based on the response, the review is in compliance with this section.
Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 60

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 60.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Distance from Project to SR 900 and AADT.png](#)

[Railroad Proximity for Noise.jpg](#)
[Noise_Exposure_Map_Future2018-scaled.jpg](#)
[InventoryReport-1_091723M_RR_crossing.PDF](#)
[InventoryReport-1_091695L_RR_crossing.PDF](#)
[DNL_Calculator_with_notes.PNG](#)
[Aviation DBA USA Transportation Noise 2020.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes
- ✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[SSA Map.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary**Compliance Determination**

The project will not impact on- or off-site wetlands as there are several mitigation steps incorporated as part of the Proposed Projects Stormwater Management Plan despite the project being within .5 miles of a NWI wetland and increasing the amount of impervious surface on the currently vacant site, a combination of bioswales and other right of way improvements being built in conjunction with buried conveyances will properly route stormwater to adequate stormwater treatment facilities and away from wetlands, thus mitigating any possible negative impacts on nearby wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetlands NEPAssist Report.pdf](#)

[Renton Willowcrest Ph 2 Preliminary TIR 20241213.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The nearest NWSRS river is the Middle Fork of the Snoqualmie River which is roughly 25 miles away. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[NWSR Map with 10 mile buffer.png](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No