

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

Project Information

Project Name: Downtown-Emergency-Service-Center-(DESC)-Burien

HEROS Number: 900000010174944

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

RE Preparer: Lynn Scherer

State / Local Identifier:

Certifying Officer: Jaclyn Moynahan

Grant Recipient (if different than Responsible Entity): DESC

Point of Contact: Julie Nordgren

Consultant (if applicable):

Point of Contact:

Project Location: 801 SW 150th St, Burien, WA 98166

Additional Location Information:
Parcel # 1899400290.

Direct Comments to:

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

The scope of work for the proposed project includes acquisition and demolition of existing structure, including some remediation of LBP (check on asbestos). Site will then include construction of a new, 6-story 95 unit Permanent Supportive Housing building, including excavation for foundation. The first floor will consist of residential service and common space for tenants. Levels 2-6 will house all the units. A laundry room, trash collection room, and other support spaces will be included on each floor. New structure will include exterior improvements such as a courtyard for outdoor tenant use, landscaping, and surface parking for four vehicles. Back-of-house spaces, including the Seattle City Light vault, trash room, electrical room, and mechanical room will be located off the alley and right-of-way. Project will include improvements along 8th Ave SW. Like all other DESC buildings, the Level 1 amenity space is designed to provide ample service area to accommodate the support needs of all 95 residents. The primary service area is located on the ground floor which will provide approximately 3000 square feet of common area, including a lounge/recreation space for resident community-building, a multipurpose room for group activities, a private outdoor area, a common kitchen, a dining room, offices dedicated to resident services and tenant restrooms. The service provided by DESC onsite will enhance the ability of vulnerable, often multiply-disabled tenants to maintain housing stability and permanently exit the cycle of homelessness. We know from experience that providing indoor space that provides a window to the outside community as well as providing safe outdoor space is a key element of helping our client population stabilize and integrate back into the neighborhood in a healthy way.

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

DESC Burien will serve 95 chronically homeless and highly vulnerable individuals. All tenants will be chronically homeless prior to moving in. DESC's studio apartments accommodate household sizes of no more than one individual. Other typical characteristics of the target population are expected to match the population served in DESC's other permanent supportive housing and licensed clinical programs. Nearly all have substance use or mental health disorders. Many are elderly, HIV-positive, medically frail, physically disabled, developmentally disabled, or most often, some combination of the above. All tenants will have incomes below 30% AMI. DESC's tenants experience many and varied housing challenges. Many tenants struggle to obtain sufficient access to physical and behavioral health care, gain stability in housing after time spent chronically homeless, build independent living skills like apartment upkeep and personal hygiene, and establish connection with community resources and services that will improve quality of life. The King County Medicaid Accountable Community of Health (KC-ACH) Project Plan, submitted to the WA Healthcare Authority, identified "permanent supportive housing are critical needs for the health care system." "KCACH has an advocacy role to play to increase payment for and supply of permanent supportive housing in King County." "Creative and innovative models and strategies are needed to develop more affordable housing - for example, braiding multiple funding sources to incentivize building more affordable housing, by KCACH paying for service within affordable housing or by partnering with capital investors." The project also supports the King County Mental Illness and Drug

Dependency (MIDD) Action Plan, by reducing the number of chemically dependent and/or mentally ill people using costly interventions such as jail by providing them with permanent housing options and support services. People with substance use disorder treatment needs are 5.4 times more likely to be arrested, 4.5 times more likely to visit an emergency room three or more times per year, and 4.3 times more likely to be homeless. People with co-occurring serious mental illness and substance use disorder are 4.9 times more likely to be arrested, 4.5 times more likely to go to the emergency room three or more times per year and 4.2 times more likely to be homeless. DESC is a member of the new King County independent practice association called King County Integrated Care Network (KCICN). This group works directly with the managed care organization (MCO) network to ensure delivery of behavioral health care to the Medicaid-eligible population in King County. DESC's wide array of programs is built to offer both a full range of needed services and to facilitate client choice amongst available programs. DESC is highly invested in reducing barriers to mental health services, often by locating mental health clinicians in housing projects, something that DESC plans to continue to do at the Burien project. The 2019 "Count Us In" All Home King County Point-In-Time report estimates that 2,213 people are experiencing chronic homelessness in King County. The report indicates that 41% of people experiencing chronic homelessness were unsheltered on the night of the count, 18% were age of 51-60 and 10% were 61 years old or older. By definition all people experiencing chronic homelessness have at least one disabling condition, in this year's count 61% reported living with psychiatric or emotional conditions and 64% reported drug or alcohol abuse. Over half (51%) indicated that behavioral health or medical conditions were the primary cause of their homelessness.

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

DESC Burien will be a six-story residential building with some outdoor courtyard space for tenant use. The surrounding blocks are primarily 1-story commercial businesses. To the northeast, on the other side of 150th are several 2-story single family homes. To the east is a 3-story telecommunications building which is surrounded by greenery. The other surrounding businesses are small strip malls facing Ambaum Avenue, the nearest busy street. DESC Burien will be ideally placed to bridge the gap between the residential area to the northeast and the more commercial Ambaum Avenue businesses. With the exception of the telecommunications building, the surrounding businesses are fairly old structures and have not sustained much upkeep. DESC Burien will lend a more aesthetically pleasing aspect to the neighborhood. DESC has been looking for site that will expand its service area outside of the City of Seattle. The proposed project, DESC Burien PSH, was selected for this site due to the opportunity to participate in the City of Burien's Affordable Housing Demonstration Program. This program allows up to five affordable housing developments to be built in Burien. By expanding DESC's reach outside of Seattle, we are able to leverage some key capital

and operational funding resources such as King County Housing Authority vouchers and Transit-Oriented Development funds. Furthermore, the City of Burien is a community rich in culture, industry, transportation, and amenities - a place where people want to live. DESC Burien will serve as an example of how permanent supportive housing works to reduce homelessness and provide stable housing to others. They believe that it will be a work of "living advocacy" for the City of Burien and, hopefully, other King County communities. Furthermore, by expanding DESC housing into the Burien area, the community has more access to DESC's vast array of services such as the HOST team, DESC's homelessness outreach team. It is likely that DESC will site a mental health case manager from the DESC SAGE program at the Burien building. SAGE mental health case managers serve both housed and unhoused clients and will be geographically available to the Burien community if sited at DESC Burien.

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

[Overhead picture of parcel 2021-02-11_10-55-32.jpg](#)

[King County Parcel Viewer Report_1899400290_02-11-2021.pdf](#)

[Google Map of location.pdf](#)

[801 SW 150th St - Professional Center East Facade.jpg](#)

[801 SW 150th St - Professional Center - Southeast Corner - Alley.jpg](#)

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
	Finding of Significant Impact

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
---------------------------------------	-------------	--------------

M21-DC530200	Community Planning and Development (CPD)	HOME Program
M21-DP530200	Community Planning and Development (CPD)	HOME-ARP

Estimated Total HUD Funded, Assisted or Insured Amount: \$6,820,757.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$33,976,240.00

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. Attached map shows distance between DESC proposed site and JBLM and SeaTac Airport.
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 (Washington) that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		

<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>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>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."This project is located in a</p>

		Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project has been determined to have No Effect on listed species. With mitigation identified in the Stormwater Programmatic design accepted by NMFS and described in the mitigation section of this review, the 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 are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. 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	The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. 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 a floodplain. Please see attached Flood Hazards Map Area. The project is in compliance with Executive Order 11988.
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. 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: 62.0 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. Please see attached map. 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. 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 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			
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	2	<p>DESC's proposed project meets several of the City of Burien's Comprehensive Plan entitled "Urban Center" policies and goals. This site is zoned as Downtown Commercial (DC) and the project will be a "Mixed Use" development. Burien Municipal Code (BMC) 19.15025.2 allows this use in the Downtown Commercial Zone. The scale and design of the project is in line with the City of Burien code 19.15.025, "...to foster a vibrant, compact, pedestrian oriented area by allow high density residential development in combination with office...Mixed use developments are encouraged..." DESC also applied to the City of Burien's Affordable Housing Demonstration Program (AHDP) which allows considerations for departures from zoning and design standards. On June 21, 2021, City of Burien City Council welcomed the proposed project into the AHDP allowing DESC to design a building suitable to DESC's target tenant population and allow more space for supportive services.</p>	<p>DESC also applied to the City of Burien's Affordable Housing Demonstration Program (AHDP) which allows considerations for departures from zoning and design standards. On June 21, 2021, City of Burien City Council welcomed the proposed project into the AHDP allowing DESC to design a building suitable to DESC's target tenant population and allow more space for supportive services.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A geotech evaluation was completed for the site and is attached. The evaluation determined this site to be suitable for the proposed construction and provides recommendations for site preparations, excavation, erosion control, drainage considerations, and foundations.	Based on the WA State Ecology Hydrology Model, the proposed design will fully treat stormwater through onsite detention to address water quality and flow control. This project will reduce the site's impervious surface from the present state of 14,295 square feet to 13,538 square feet. Therefore, the post-development runoff rate is less than the pre-development rate: pre-development 0.008 cfs and post development 0.007 cfs. Current runoff is drained to nearby catch basins and post development, any runoffs not detained by onsite detention vault will flow to existing catch basins. See attached Design Sheet C201 - TESC for details on erosion and sediment control.
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The building to be demolished contains fluorescent light fixtures that may contain polychlorinated biphenyls (PCBs), and asbestos was located in the black mastic of the tiling in the four common area restrooms and in the sheet flooring of one of the current office units. Soil sampling	Abatement through removal of the contaminated fixtures and soil will be performed prior to demolition by a licensed abatement contractor. DESC will inform the general contractor of the possible contaminated conditions of the soil to ensure procedures for removal

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		indicates a small amount of petroleum in the soil in the northern portion of the site. Impacted soil will be mitigated by removing it during the excavation process to an appropriate site. DESC conducted a noise study and the site is within HUD's acceptable noise level.	and disposal are in place during excavation. DESC has prior mitigation experience through similar projects, and has successfully ensured the safe removal and disposal of contaminated soils.
Energy Consumption/Energy Efficiency	1	This project includes rooftop solar panels and energy ventilation recovery. DESC also intends to install hot and cold water metering that will allow facilities staff to be notified in real time when excess water is being used, in case there is a leak.	N/A
SOCIOECONOMIC			
Employment and Income Patterns	2	Per the Uniform Relocation Assistance for Real Estate Acquisition Act (URA), the 12 businesses currently on site will be relocated and provided assistance. Moreover, once the project is complete and the building is operation, DESC will have about twenty staff positions to fill in order to run the building. About 14-16 of these positions will be SEIU 199NW healthcare union positions. There will be rotating shifts for the staffs to provide 24/7 coverage at the building. DESC staff and clients will be eating and	DESC is working with professional relocation consultant Kerry Lynch of Alliance Pacific Inc. to provide relocation plans and assistance for the twelve business tenants. The plan will follow all requirements of the URA. DESC has also committed to working with business owners to find alternative locations within Downtown Burien if they prefer to remain nearby.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		shopping in the surrounding vicinity. During construction, there will be 40-60 workers onsite to patronize local businesses and restaurants.	
Demographic Character Changes / Displacement	1	This project would be the first permanent support housing (PSH) development that will be built in the City of Burien providing options for people experiencing chronic homelessness. DESC anticipates it will be able to house at least 30 individuals currently experiencing homelessness in Burien. DESC does not expect significant demographic or character changes to the community as a whole as they will be primarily housing people without homes who already live in Burien. However, the commercial tenants currently on site would move to other locations, and the site would be used solely as a multifamily residential space.	N/A
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	No change is anticipated.	N/A
Commercial Facilities (Access and Proximity)	2	The site currently has an office building with twelve tenants. Demolishing the building will mean relocation for these commercial tenants. The	DESC is engaged with experienced relocation consultant Kerry Lynch of Alliance Pacific Inc. to provide relocation plans and assistance for the

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		proposed new building is a multifamily complex with supportive services on the main level and does not have space for commercial use.	twelve business tenants. The plan will follow requirements sets out by the federal Uniform Relocation Assistance for Real Estate Acquisition. Effort will be made to find replacement spaces that are near the current site or elsewhere in downtown Burien, based on the preferences of the current business tenants.
Health Care / Social Services (Access and Capacity)	1	DESC will provide on-site Clinical Support Specialists that will provide case management to all tenants. In addition, behavioral health case management services will be made available and have an on-site presence. DESC currently operates a supported employment program and also plans to make these services available to tenants. DESC Burien will also feature a medical provider office. DESC intends to partner with Neighborcare Health or Harborview (as they have in prior other PSH projects) to provide onsite primary care health services to tenants of the building who have historically had less access to healthcare due to chronic homelessness.	N/A
Solid Waste Disposal and Recycling	2	The City of Burien contracts with CleanScapes Inc for	Under the Evergreen Sustainable Development

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Feasibility and Capacity)		garbage collection and DESC will continue to have weekly service provided by this vendor after construction is complete. If waste and recycling pickup schedule does not meet the needs of the building, DESC will work with CleanScapes to schedule multiple pickups weekly or work with a private waste removal vendor for further needs.	Standard (ESDS), DESC is committed to provide a waste plan that diverts 75% of the construction waste from the landfill. DESC has included a trash compaction system in the design for the building which has historically resulted in fewer total pickups. Furthermore, DESC will highlight the environmental benefits of recycling upon each tenant's move-in and encourage the practice among the community of tenants. By creating a culture of recycling, DESC Burien can reduce the amount of solid waste needing disposal.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	This project will collect and treat 100% of stormwater using primarily LID measures.	All galvanized metal will be coated.
Water Supply (Feasibility and Capacity)	2	This project is located within the urban area with water service currently provided by King County Water District No. 49 and the project will have service from this provider. DESC intends to install hot and cold water metering that will allow facilities staff to be notified in real time when excess water is being used and quickly respond to potential leaks. On-site rain gardens will reduce the	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		need for irrigation and conserve water.	
Public Safety - Police, Fire and Emergency Medical	2	The project site is currently within the Burien Police Department's jurisdiction, Fire and emergency services are provided by King County Fire Protection District #2. DESC Burien will house a population of individuals with considerable medical frailties which often means that there will be calls proportionate to those levels of physical vulnerability.	DESC Burien staff will be onsite 24/7 to provide emergency intervention for tenants. DESC staff are trained in Conflict Prevention Intervention which, when used, can deescalate situations that might ordinarily end in a police call. DESC staff build solid relationships with tenants which make it easier to see warning signs of psychiatric decompensation and intervene appropriately. DESC has a track record of working with local police, fire departments and other local organization to respond to client-related incidents. DESC also builds relationships with neighbors so they can have direct access to staff to report any incidents involving clients, and oftentimes, our staff can respond in a more timely manner and more effectively than other public services due to having an existing relationship with their clients. In general, emergency calls involving DESC buildings reduce over time due to client stabilization from

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
			receiving housing and supportive services.
Parks, Open Space and Recreation (Access and Capacity)	2	This project site is about a 10 minute walk to two local parks: Dottie Harper Park and the Lake Burien School Memorial Park in Burien. Burien Seahurst Park is a little more than mile from the site and has access to saltwater beaches on the Puget Sound, a view of the Olympic Mountains, picnic tables, and trails.	N/A
Transportation and Accessibility (Access and Capacity)	2	DESC selected this site within the City of Burien downtown corridor for its walkability to a main transit hub and to surrounding businesses and services such as grocery stores, the library, the post office, social services, restaurants, etc. The Burien Transit Center is less than a half mile away and includes bus lines to medical centers, other transit centers, and other city urban centers like Seattle, Kent, Renton, and Tukwila. The King County Metro H-Line RapidRide bus line will also run directly in front of the building and is estimated to begin operating in 2022.	N/A
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	This project is located in a highly urban setting surrounded by structures or paved with impervious	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		materials. There are no natural features or water resources in the vicinity of this site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project will demolish existing aged building and remove paved parking lot. One existing conifer and two maple trees will be removed on SW 150th St. New maple trees with a 1'-1.5' diameter will be replanted along this road. DESC intends to plant three new dogwood trees along 8th Ave SW. New native plants and shrubs will also be planted along both street frontage of the property as part of the landscaping and rain gardens.	N/A
Other Factors		N/A	N/A

Supporting documentation

[DESC Burien PCSMP Report 11-16-21\(1\).pdf](#)

[DESC O-M Manual 20211008\(1\).pdf](#)

[DESC Burien Stormwater Diagrams Attachment 11-16-21\(1\).pdf](#)

[DESC Burien Civil 2021-10-08\(1\).pdf](#)

[DESC Burien Drainage Report Sep 2021\(1\).pdf](#)

[NMFS Decision PR Burien Housing WCRO-2020-00512-3835\(1\).pdf](#)

[DESC Burien Drainage Maintenance Manual.pdf](#)

Additional Studies Performed:

A noise study was completed and the conclusion is the exterior noise levels at the site falls within the acceptable range for HUD exterior noise level requirement. An additional Hazardous Material Survey was also completed in conjunction with environmental soil sampling to determine the extent of hazardous and contaminated materials. The following field inspections were also conducted: August 26, 2020 by Adam E. Escalona from Adapt Environmental Consulting (Environmental Consultant)

August, 2020 by Bush, Roed and Hitchings (Survey Consultant) September 7, 2020 by Becca Erb from CBRE (Appraisal Consultant) September 9, Craig Alger, Assessment & Abatement Specialist (Environmental Consultant) September 10, 2020 by Geotech Consultants, Inc. (Geotech Consultant) October 27, 2020 by Adapt Environmental Consulting (Environmental Consultant) April 5, 2021 by Adapt Environmental Consulting (Environmental Consultant) April 29, 2021 by Kim Bui and Julie Nordgren at DESC (Staff)

Field Inspection [Optional]: Date and completed

by:

Julie Nordgren

2/11/2021 12:00:00 AM

[801 SW 150th St - Professional Center East Facade.jpg](#)

[801 SW 150th St - Professional Center - Southeast Corner - Alley.jpg](#)

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

City of Burien Senior Planner, David Johanson (2020 - Present) City of Burien Director of Community Development, Susan McLain (2020 - Present) SMR Architects, Project Architect, Megan Espinoza - (Ongoing) Fazio Associates - Landscape Architect, Rob Fazio (Ongoing) KPFF Consulting Engineers, Civil Engineer - Michael Herseth, PE (2020 - Present) Atlas Design Group - Structural Engineer, Christopher Padin, PE - (2020 - Present) Sider + Byers Associates, Inc. - John Shafer and Georgina Lucas - (Ongoing) Geotech Consultants, Inc., Jim H. Strange, P.E. (Report date - 9/13/2020) Adapt Environmental Consulting, John Frazier, G.I.T. (Report date - 9/7/2020 & 11/25/20) Adapt Environmental Consulting, Adam E. Escalona, (Report date - 9/14/2020) SSA Acoustics, Alan Burt, (Report date - 4/16/2021)

List of Permits Obtained:

Affordable Housing Demonstration Program - Approved 6/21/21 Land Use - Administrative Design Review - Summer/Fall, 2021 Building - Scheduled for submission Fall, 2021 Right of Way - Scheduled for submission Fall, 2021 Water District - Anticipated Fall, 2021 Sewer District - Anticipated Fall, 2021

Public Outreach [24 CFR 58.43]:

Public Outreach: As part of the City of Burien's Affordable Housing Demonstration Program, DESC held multiple virtual public meetings, presented the project to the Burien Planning Commission (which approved the project unanimously) and to the Burien City Council. February 23, 2021 - Date of the first public meeting.

Information was mailed to residents within 1,000 feet of the site and more than 140 people attended the virtual meeting March 23, 2021 - A second virtual public meeting, focused on local business owners of Burien. April 5, 2021 - DESC presented to the Burien City Council public session to provide information to City Council Members and members of the public. April 8, 2021 - In-person meeting attended by Latinx community leaders and business owners. August 17, 2021 - DESC hosted a community meeting on August 17, 2021 to provide information on building design, amenities, landscaping, sidewalk improvement, and public arts. The meeting announcement was mailed to residents within 1,000 feet of the site. DESC has a project website available in English and Spanish. Frequently Asked Questions (FAQs) are posted on the site for those who do not attend the meetings and is updated as new information becomes available. The website also includes a comments form for people to comment or ask questions. In addition, DESC provides project information, FAQs, and meeting information to community partners to disseminate within the areas they work. DESC is creating a Community Advisory Committee to advise DESC as this project continues through the design process, is built, opened, and operated. DESC intends for the Advisory Committee to be composed of representatives from major community stakeholders such as the local chamber of commerce, City staff, community organizations, neighborhood organizations, and behavioral health services.

Cumulative Impact Analysis [24 CFR 58.32]:

This project includes demolition of an existing two-story structure and surface parking lot to be redeveloped into Permanent Supportive Housing. The new building will be six stories with 95 studio units. All tenants will be evaluated as chronically homeless prior to moving in. The plan is to set aside 25 of the 95 units specifically for veterans. The first floor will provide common space for tenants and as well as the reception area, staff offices, counseling/treatment rooms, a conference room, and an activities room. Levels 2-6 will house all the living units. Laundry rooms, trash rooms, and other supportive spaces will be included on each floor. Exterior improvements include an enclosed courtyard for outdoor tenant use, landscaping, and surface parking for four vehicles. Existing major trees will be protected during construction. Additional native trees and shrubs will be added to sidewalk landscaping as part of this project. This project will add sidewalk and trees to the east side of the property which currently is being used as parking spaces. The existing building has materials that contain asbestos, which will be safely removed and disposed of. The result of this project would be a more walkable sidewalk, inviting outdoor environment with more green spaces, rain gardens and local art, and a mixed-use PSH building that fits into the current trend of the area and is energy efficient.

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

DESC considered several other sites that were not ultimately selected. The first was a long-term land lease with St. Vincent De Paul for their site at 13445 1st Ave S, Burien, WA 98168. They were ultimately unable to secure lease terms that suitable to DESC. Another site consideration was 15620 4th Ave SW, but the area was determined not to be walkable enough, and would require considerable tree removal. The last site evaluated was at 1850 S 120th St in Burien, which DESC considered to be too far from public transit to be feasible for a population that owns few vehicles. Furthermore, funding dictated a site that could support transit-oriented development.

No Action Alternative [24 CFR 58.40(e)]

No action for this project would likely mean a different developer purchasing the site for a for-profit building. Existing tenants may not be entitled to relocation assistance which is being offered by DESC as part of its HUD funding. The region would also lack 95 units of permanent supportive housing for chronically homeless people who also need medical attention and assistance provided in a safe environment.

Summary of Findings and Conclusions:

King County does not anticipate that the proposed project will cause adverse environmental impacts, and believe that it will not result in a significant impact to the quality of the environment. Mitigation will include: - Safe removal and disposal of asbestos, lead, and PCBs. - A variety of LID measures to treat 100% of stormwater on site. - Coating/covering of all galvanized steel HVAC units and fastenings. - Diversion of 75% of construction waste away from landfills through recycling and compaction. The above mitigation measures will be implemented primarily through architectural and engineering oversight of the Prime Construction Contractor as they carry out the work of the Construction Documents, which, these mitigation measures shall be described therein. Confirmation and concordance with these mitigation measures will be undertaken during construction and reported in this Environmental Assessment at the end of construction.

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	Please review the Stormwater Programmatic which was accepted by NMFS on 11/23/31 for the full list of mitigation measures, which include: LID measures, onsite treatment via filtration through bio-augmented soils, reduces the amount of impervious surface and PGIS, paints galvanized materials, and tree plantings within the landscape plan.	N/A	lease review the Stormwater Programmatic which was accepted by NMFS on 11/23/31 for the full list of mitigation measures, which include: LID measures, onsite treatment via filtration through bio-augmented soils, reduces the amount of impervious surface and PGIS, coating galvanized materials, and tree plantings within the landscape plan.	
Contamination and Toxic Substances	The Phase I and Phase II ESA revealed that there is some asbestos, a UST and potential former dry cleaning space. Page 8 of Phase II provides summary. DESC has vast experience with mitigating these concerns	N/A	Abatement and removal.	

	and have a solid track record of mitigating at multiple sites. We included a budget of \$60K based on previous experience. If the site formerly contained a dry cleaner, we don't expect this to be a significant impact as we are already planning over excavation for building footings.			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	DESC also applied to the City of Burien's Affordable Housing Demonstration Program (AHDP) which allows considerations for departures from zoning and design standards. On June 21, 2021, City of Burien City Council welcomed the proposed project into the AHDP allowing DESC to design a building suitable to DESC's target tenant population and allow more space for supportive services.	N/A		
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Based on the WA State Ecology Hydrology Model, the proposed design will fully treat stormwater through onsite detention to address water quality and flow control. This project will reduce the site's impervious surface from the present state of 14,295 square feet to 13,538 square feet. Therefore, the post-	N/A		

	development runoff rate is less than the pre-development rate: pre-development 0.008 cfs and post development 0.007 cfs. Current runoff is drained to nearby catch basins and post development, any runoffs not detained by onsite detention vault will flow to existing catch basins. See attached Design Sheet C201 - TESC for details on erosion and sediment control.			
Hazards and Nuisances including Site Safety and Site-Generated Noise	Abatement through removal of the contaminated fixtures and soil will be performed prior to demolition by a licensed abatement contractor. DESC will inform the general contractor of the possible contaminated conditions of the soil to ensure procedures for removal and disposal are in place during excavation. DESC has prior mitigation experience through similar projects, and has successfully ensured the safe removal and disposal of contaminated soils.	N/A		
Energy Consumption/Energy Efficiency	N/A	N/A		
Employment and Income Patterns	DESC is working with professional relocation consultant Kerry Lynch of Alliance Pacific Inc. to	N/A		

	provide relocation plans and assistance for the twelve business tenants. The plan will follow all requirements of the URA. DESC has also committed to working with business owners to find alternative locations within Downtown Burien if they prefer to remain nearby.			
Demographic Character Changes / Displacement	N/A	N/A		
Educational and Cultural Facilities (Access and Capacity)	N/A	N/A		
Commercial Facilities (Access and Proximity)	DESC is engaged with experienced relocation consultant Kerry Lynch of Alliance Pacific Inc. to provide relocation plans and assistance for the twelve business tenants. The plan will follow requirements sets out by the federal Uniform Relocation Assistance for Real Estate Acquisition. Effort will be made to find replacement spaces that are near the current site or elsewhere in downtown Burien, based on the preferences of the current business tenants.	N/A		
Health Care / Social Services (Access and Capacity)	N/A	N/A		
Solid Waste Disposal and Recycling	Under the Evergreen Sustainable Development Standard (ESDS), DESC is	N/A		

(Feasibility and Capacity)	committed to provide a waste plan that diverts 75% of the construction waste from the landfill. DESC has included a trash compaction system in the design for the building which has historically resulted in fewer total pickups. Furthermore, DESC will highlight the environmental benefits of recycling upon each tenant's move-in and encourage the practice among the community of tenants. By creating a culture of recycling, DESC Burien can reduce the amount of solid waste needing disposal.			
Waste Water and Sanitary Sewers (Feasibility and Capacity)	All galvanized metal will be coated.	N/A		
Water Supply (Feasibility and Capacity)	N/A	N/A		
Public Safety - Police, Fire and Emergency Medical	DESC Burien staff will be onsite 24/7 to provide emergency intervention for tenants. DESC staff are trained in Conflict Prevention Intervention which, when used, can deescalate situations that might ordinarily end in a police call. DESC staff build solid relationships with tenants which make it easier to see warning signs of psychiatric decompensation and intervene appropriately.	N/A		

	DESC has a track record of working with local police, fire departments and other local organization to respond to client-related incidents. DESC also builds relationships with neighbors so they can have direct access to staff to report any incidents involving clients, and oftentimes, our staff can respond in a more timely manner and more effectively than other public services due to having an existing relationship with their clients. In general, emergency calls involving DESC buildings reduce over time due to client stabilization from receiving housing and supportive services.			
Parks, Open Space and Recreation (Access and Capacity)	N/A	N/A		
Transportation and Accessibility (Access and Capacity)	N/A	N/A		
Unique Natural Features /Water Resources	N/A	N/A		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	N/A	N/A		
Other Factors	N/A	N/A		

Project Mitigation Plan

The above mitigation plans will be carried out by relevant vendors and consultants. King County as the Responsible Entity will monitor for compliance.

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. Attached map shows distance between DESC proposed site and JBLM and SeaTac Airport.

Supporting documentation

[Airport Hazards Map Page February 2021.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 (Washington) that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barrier Resources Map.pdf](#)

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 Flood Map.pdf](#)

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

[Flood Hazard Areas Map February 11 2021.jpg](#)

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

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

[Compliance with Air Quality.pdf](#)

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

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."This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[CZMA Map.pdf](#)

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)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening
None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances 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?)

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.
Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

The Phase I and Phase II ESA revealed that there is some asbestos, a UST and potential former dry cleaning space. Page 8 of Phase II provides summary. DESC has vast experience with mitigating these concerns and have a solid track record of mitigating at multiple sites. We included a budget of \$60K based on previous experience. If the site formerly contained a dry cleaner, we don't expect this to be a significant impact as we are already planning over excavation for building footings.

If a remediation plan or clean-up program was necessary, which standard does it follow?

- ✓ Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[EPA Site Report AT and T.pdf](#)
[EPA Site Report Burien Auto Rebuild.pdf](#)
[EPA Site Report Burien Vibraclean.pdf](#)

Downtown-Emergency-
Service-Center-(DESC)-
Burien

Burien, WA

900000010174944

[EPA Site Report HY Tone Cleaners.pdf](#)
[Map of Facilities Near DESC Proposed Site.pdf](#)
[Phase II ESA - Burien Professional Center.pdf](#)

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.

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

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.

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:

Please review the Stormwater Programmatic which was accepted by NMFS on 11/23/31 for the full list of mitigation measures, which include: LID measures, onsite treatment via filtration through bio-augmented soils, reduces the amount of impervious surface and PGIS, paints galvanized materials, and tree plantings within the landscape plan.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project has been determined to have No Effect on listed species. With mitigation identified in the Stormwater Programmatic design accepted by NMFS and described in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[DESC O-M Manual 20211008.pdf](#)

[DESC Burien Stormwater Diagrams Attachment 11-16-21.pdf](#)

[DESC Burien Civil 2021-10-08.pdf](#)

[DESC Burien PCSMP Report 11-16-21.pdf](#)

[DESC Burien Drainage Report Sep 2021.pdf](#)

[DESC Burien Stormwater Programmatic Form 11-16-21.pdf](#)

[NMFS Decision PR Burien Housing WCRO-2020-00512-3835.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

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

No

3. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for

assistance

No

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

Yes

Screen Summary

Compliance Determination

The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Farmlands Map Pg.docx](#)

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	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[FEMA Flood Map.pdf](#)

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.

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. Please see attached Flood Hazards Map Area. The project is in compliance with Executive Order 11988.

Supporting documentation

[Flood Hazard Areas Map February 11 2021\(1\).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

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

- ✓ Duwamish Tribes Completed
- ✓ Muckleshoot Tribe Completed

✓ Puyallup Tribe	Completed
✓ Snoqualmie Tribe	Completed
✓ Stillaguamish Tribe	Completed
✓ Susquamish Tribe	Completed
✓ Tulalip Tribes	Completed
✓ Yakama Nation	Completed

Other Consulting Parties

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

On 4/22/21, Washington Department of Historic Preservation (DAHP) was consulted for an opinion on whether the property or existing structure could be considered historically significant. On 5/28/21, DAHP issued their concurrence that no historic properties will be affected by the current project and, barring major project changes, no further contact with DAHP would be necessary. They reissued an updated concurrence on 12/1/21 to reflect the revised soil disturbance estimates (See attached). DAHP assigned this project a tracking code: 2021-04-02353.

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:**
801 SW 150th Street, Burien, WA 98166

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
801 SW 150th Street, Burien, WA 98166	Not Eligible	Yes	✓ Not Sensitive

Additional Notes:

See attached concurrence.

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

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

concurrency(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. The project is in compliance with Section 106.

Supporting documentation

[Updated DAHP Project Review Form DESC Burien 11-22-21_DAHPSigned.pdf](#)

[Tribal checklist DESC 11-24-21.doc](#)

[Tribe email sent 11-23-21.pdf](#)

[DAHP DESC determination 2021-04-02353_052821.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: 62

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: 62

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: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Downtown-Emergency-
Service-Center-(DESC)-
Burien

Burien, WA

900000010174944

Supporting documentation

[DESC Burien Noise Study Report.pdf](#)

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. Please see attached map. The project is in compliance with Sole Source Aquifer requirements.

Downtown-Emergency-
Service-Center-(DESC)-
Burien

Burien, WA

900000010174944

Supporting documentation

[DESC Burien Sole Source Map.pdf](#)

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. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetlands NEPA Map.pdf](#)

[City of Burien Wetlands Map.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 project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild and Scenic Rivers Map of Location.pdf](#)

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