

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Skyway Mixed Use

2. Name of applicant:

Runberg Architecture Group

3. Address and phone number of applicant and contact person:

Nidhi Vishak, 206.956.1970 , 1 Yesler way, Seattle WA 98104

4. Date checklist prepared:

03, April 2025

5. Agency requesting checklist:

King County – Department of Local Services

6. Proposed timing of schedule (including phasing, if applicable):

Permit submittal expected April 2025 with construction to begin in early summer 2026 and be complete by end of 2027.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Day care to be part of a separate Tenant improvement permit

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase I and HazMat report (Bluestone Environmental), Geotech report (PanGeo), transportation/ traffic analysis (Kimley Horn), Arborist report.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Additional soil explorations done by Bluestone Environmental found no traces of GRO, the report will be sent to DoE.

10. List any government approvals or permits that will be needed for your proposal, if known.

King County – demolition permit, building permit, mechanical permit, electrical permit, plumbing permit, elevator permit, occupancy permit, Right of way use permit, Skyway Water & Sewer – Developer Extension Permit, Department of Ecology – coverage under Construction Stormwater General Permit

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Existing conditions – the affected parcels are a mix of vacant lots and a single-family home previously used as a professional office.

Proposed condition – a 5-story mixed use building of Type VA over Type IA construction. The project will provide approximately 8,000 sf for commercial/day care at Level 1, as well as a residential lobby and common room. The upper levels will consist of 54 apartments of affordable housing at 30%-50% AMI with a children's play area on Level 1 & 2. Surface parking will be located both on-site and at an adjacent parcel nearby(12742 Renton Ave S, Seattle WA 98178).

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Addresses: 12724 Renton Ave S, Seattle WA 98178 (main project site)

12742 Renton Ave S, Seattle WA 98178 (Offsite parking lot)

Parcel #s: 758020-0255 (main project site)

758020-0245 (off-site parking lot)

Description: The project is bound by Renton Ave S to the southwest, a 7-11 convenience store to the northwest, a USPS facility and single-family homes to the northeast, and single-family homes to the southeast. Legal descriptions of the parcels can be found on the building permit application drawing set.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

The site is rectangular in shape, essentially flat, and is mostly vacant/ undeveloped.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

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

75% at the northeast corner of the building site. The steepest slope is 2 feet in height and only in existing conditions.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils consist of loose to medium-dense existing fill with medium-dense to very dense moraine deposits and medium-dense to very dense glacial drift below.

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

No. The site is Seismic Class C with low potential for earthquake induced liquefaction.

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

The project anticipates approximately 6,000 cubic yards of cut with limited quantities of fill to address any over-excavation or areas where existing fill is encountered.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is unlikely during clearing or construction, but Temporary Erosion Sedimentation Control and Best Management Practices will be used to minimize this potential. After completion of the building, site paving, and landscaping, erosion during use is not expected.

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

Approximately 80-85% of the site will be covered with impervious surfaces once construction is completed.

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

Temporary erosion and sediment control measures, including silt fence, settling tank, interceptor ditch, and check dams, will be installed to control erosion during construction.

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Localized increases of dust from activities and carbon monoxide from equipment are expected during the construction process. Once completed, the project does not anticipate any significant emissions due to operational functions; see the Greenhouse Gas Emissions Worksheet included with this application.

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

The project faces Renton Ave S, which is a minor arterial and a source of auto emissions.

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

During construction and dust generating activities (e.g. clearing, grubbing, excavation) the site may be sprayed down with water and vehicle/ wheel washing measures may be implemented, if deemed necessary. Truck haul routes will be observed and coordinated to minimize impacts.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no surface bodies of water in the immediate vicinity of the project sites.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for drinking or other purposes. Minimal if any groundwater seepage during construction is expected. If needed during excavation, temporary dewatering of the site via trenches, sumps and pumps can be utilized.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste discharge into the ground is not expected. The proposed building will be connected to the Skyway Water and Sewer District, where waste from the approximately 54 apartments and service providers at Level 1 would be routed.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Stormwater will be the primary source of runoff. Runoff will be collected via roof drains, area drains, and catch basins, and routed to the infiltration tanks under the parking lots. Any overflow from the infiltration tanks will be routed to the City's storm system. Infiltrating sand filters will provide water quality treatment from pollution generating impervious surfaces.

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

The proposed stormwater collection and detention systems are intended to prevent waste materials from percolating into groundwater sources or from entering surface waters. Spill prevention, control, and countermeasure BMPs will be present on-site during construction.

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

No.

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

The project will utilize city-approved TESC and BMPs for both on-site and ROW stormwater management during construction and on-site infiltration for long-term control. No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. BMPs, including silt fence, settling tank, interceptor ditch, and check dams, will be installed throughout construction to prevent sediment laden runoff from leaving the site.

4. Plants

[Find help answering plants questions](#)

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

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☒ **other types of vegetation**

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

Existing low vegetation consists mostly of non-native plants and weeds. These will be removed along with the existing trees. Of the existing trees only one could be retained, but as it is in poor health, it has also been recommended for removal.

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

None known.

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

Project plans to enhance the site perimeter with native/adapted species. New trees, shrubs and groundcovers will be planted. On the street, deciduous trees will be planted in expanded planting strips. New trees will be planted to replace any that are removed, with a net increase of trees.

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

Non-native blackberries cover sizeable areas of two of the vacant parcels

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

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

The site fronts a busy arterial street. Small wildlife typically seen in more urban areas are likely present on or near the site (e.g. racoons, possums, squirrels, crows, pigeons, mice, rats, etc.)

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

None.

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

The site is located in the Puget Sound region which is along the Pacific Flyway, a major north-south migratory route for birds from Patagonia to Alaska. On a yearly basis, birds will travel through this area, over some or all of this distance, following food sources, heading to breeding grounds, or flying to seasonal habitats.

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

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

The current site offers little significant planting or habitat. The proposed condition will provide more native plantings in a higher variety than the existing state.

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

Invasive species already known to exist in King County are likely present on or near the site, including the European Starling, House Sparrow, and Eastern Grey Squirrel.

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project largely consists of day care TI space and residential apartments. These functions will use electricity for air and domestic water heating, cooling, lighting, and plug loads. A PV array will be installed on the roof to offset some house electrical use. No natural gas will be used for the project.

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

The proposed building is noticeably larger than the adjacent single-family homes and shorter commercial structures. It will at times shade nearby properties but the extent of this effect will fluctuate throughout the year.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The project will be designed to meet or exceed the requirements of the 2021 Washington State Energy Code and will also target a variety of Evergreen Sustainable Development Standard criteria. Strategies proposed on the project to control energy impacts include heat pump hot water plant, ERVs and solar array.

7. Environmental health

[Health Find help with answering environmental health questions¹⁰](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

None known or expected.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known or expected.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The contractor and owner are committed to sustainable operating practices and will not be storing or using hazardous chemicals/ cleaners.

- 4. Describe special emergency services that might be required.**

No special emergency services are expected beyond what would typically be needed by an increase in population of any area (e.g. occasional need for fire, medical, or other emergency services).

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

During construction, waste management practices per ESDS will be utilized. Low VOC products (paints, sealants, etc) as well as flooring products compliant with ESDS requirements will be installed to minimize any negative impacts on interior air quality.

b. Noise

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

The project fronts a busy arterial with traffic from cars, buses, and larger vehicles creating the majority of noise in the area.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Construction of the proposed project would generate noise on a short-term basis but would cease once the project is completed. During operation, the project is not expected to generate any more noise than is permitted by neighborhood guidelines.

- 3. Proposed measures to reduce or control noise impacts, if any:**

Construction noise would occur during allowed operating hours unless a variance is sought and granted. Traffic noise during occupation will be mitigated via appropriate wall assemblies and window STC ratings.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site consists of vacant parcels and one unoccupied single-family home. A chain convenience store sits to the northwest with a USPS building and single-family homes to the north and east, and small-scale commercial properties to the south across Renton Ave S. The proposed project should not affect the land use of the adjacent parcels.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

The only structures on site are a single-family home with a garage and the fenced-off basement of a former building.

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

All existing structures will be demolished.

- e. What is the current zoning classification of the site?**

The proposed building site is currently zoned CB-P-SO while the stand-alone parcel is zoned R-18.

- f. What is the current comprehensive plan designation of the site?**

The sites are both located within an Unincorporated Activity Center.

- g. If applicable, what is the current shoreline master program designation of the site?**

The proposed project is not within any shoreline master program area.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No.

- i. Approximately how many people would reside or work in the completed project?**

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The project proposes to provide approximately 54 apartments of varying sizes. These could accommodate up to approximately 220 residents at full occupancy.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed project uses are permitted outright, and the development is aligned with the objectives of the 2024 update to the 2016 King County Comprehensive Plan. It proposes to provide apartments, social services, and commercial/day care, all of which are beneficial to urban centers.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. The project does not expect to impact agricultural or forest lands of long-term commercial significance.

9. Housing

[Find help answering housing questions](#)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project proposes to provide approximately 54 units of affordable housing, with a mix of studios, one, two, and three bedrooms rented to people earning 30%-50% AMI.

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

One single family home will be demolished for the proposed project, but this was most recently used as a professional office, not a residence.

c. Proposed measures to reduce or control housing impacts, if any:

The proposed project will improve housing opportunities in the area.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

The tallest height of structure is 498'-1". Primary exterior building façade material is Painted fiber cement panel through most of the project and metal cladding accents on Level 1.

b. What views in the immediate vicinity would be altered or obstructed?

No views are expected to be obstructed or altered.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Proposed maintaining project site features and trees where possible to control aesthetic impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Throughout construction, job site lighting for safety and/or security purposes might be required and could be noticeable from adjacent parcels. Once complete, lighting is generally not expected to adversely impact adjacent properties as this is a mixed-use neighborhood with a variety of buildings occupied throughout the day and night. Glazing on the finished facades is likely to produce some glare, but no more than would be typical for a similarly sized residential building.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. It's not anticipated that light or glare from the completed project would create a hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare are expected to affect the proposed project.

d. Proposed measures to reduce or control light and glare impacts, if any:

Indoor light sources will generally be shaded via blinds. Exterior light sources will be shaded or directed downward to increase their utility while reducing impacts on adjacent properties.

12. Recreation

[Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Skyway Park is approximately half a mile from the site, but otherwise there aren't any other formal parks or informal, accessible recreational opportunities nearby.

b. Would the proposed project displace any existing recreational uses? If so, describe.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The project will provide on-site amenities as required per zoning code, children's play area for the residential occupants, with a separate play area for the commercial/day care TI space.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There is no evidence of Native American historic occupation or use of the project sites.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

As part of the Phase I evaluation, city directories, aerial photographs, a variety of maps, tax records and historic resources were consulted to determine how the site was previously used.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The project specifications will include procedures for inadvertent discoveries during excavation. Should this occur, the project team will stop work in that area and notify the assigned land use planner as well as the WA State archeologist for direction on how to proceed.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

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

The project and off-site parking lot both front Renton Ave S and will have two-way driveways for accessing that street. The other three sides of each site are interior property lines. The nearest larger road is State Route 900 to the south, accessible via neighborhood streets.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There is currently a Metro bus stop in front of the building site that serves route 106. As part of the construction of the project, this stop is being relocated adjacent the building with a bench and awning provided per metro standards.

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

The proposal will require street improvements at Renton Ave S including new pavement, curbs, sidewalks, street trees and other landscape plantings in the public ROW.

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

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Per ITE Trip Generation 11th edition the project would generate 382 new daily trips of which 47 would occur during the weekday AM peak commuter hour and 48 during the afternoon peak commuter hour.

Multi family and day care do not generate new truck trips other than standard deliveries garbage and move in/out trucks. Note similar truck activity occurs now with the existing office that would be removed

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No interference is expected due to the semi-urban location of the site.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

No additional off-site traffic mitigation is needed as the study intersections met county standards

15. Public services

[Find help answering public service questions¹⁷](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed project would likely generate an incremental increase in demand for public services due to densifying the neighborhood with new apartment units and an early learning center.

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

The direct impacts on public services due to the proposed project are expected to be within the anticipated growth of the neighborhood, which is categorized as an unincorporated activity center.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

Uses available at the site: Electricity, water, refuse service, telephone, sanitary sewer, internet service

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed project includes electrical service (SCL), domestic water and sewer (Skyway Water and Sewer District), refuse service (Waste Management), telephone and internet (Comcast and Lumen). New connections to existing services will be needed for most utilities due to the sites being mostly vacant.

C. Signature

[Find help about who should sign¹⁹](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Recoverable Signature

X

Nidhi Vishak

Signed by: ae3ed5bd-bc92-4b75-b2f7-5ac28b5c125e

Type name of signee: Nidhi Vishak

Position and agency/organization: Associate/Runberg Architecture Group

Date submitted: 04/03/2025