

## SEPA 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.

## ***A. Background***

1. Name of proposed project, if applicable: **Skyway Apartments**
2. Name of applicant: **Ted Saedi / Zia Investments LLC**
3. Address and phone number of applicant and contact person:

**1444 - 185th Ave. NE  
Bellevue, WA 98008  
206-919-1526**

4. Date checklist prepared: **August 20, 2019**
5. Agency requesting checklist: **King County**
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Technical Information Report, dated 8/20/2019  
Preliminary Geotechnical Information Report, dated 2/7/2018**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None known.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**Land Use Permit  
Right-of-Way Permit  
Clearing Grading Permit  
Building Permit  
Other customary construction related permits**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**The applicant is proposing to develop the site with five (5) multi-family/townhome building complexes, access driveway, parking lot and associated stormwater management facilities. The total site, including frontage improvement areas is 2.236 acres.**
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.  
**parcel #781280-1880 and 768960-0975  
6950 So. 123rd Street  
Skyway, unincorporated King County, WA**

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? **20%**

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. **Tukwila Formation (Ttl)**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Refer to the Preliminary Geotechnical Information Report, dated 2/7/2018**

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 proposed grading will be to construct roads, storm drainage facilities, building pads, etc. The preliminary estimates of earthwork volumes are: 13,597 cubic yards of cut and 4,612 cubic yards of fill. This results in a net fill of 8,985 cubic yards. Needed fill will be supplied from local sources.**

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

**There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **66.28%**

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

**A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.**

### **2. Air**

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

**Short-term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long-term air emissions.**

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

**Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.**

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

**The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site, and maintaining gravel construction entrances.**

### **3. Water**

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No.**
- 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.**
- 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. **N/A.**
- 4) Will the proposal require surface water withdrawals or diversions? Give 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. **As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No ground water will be withdrawn.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None.**

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.  
**Stormwater runoff will result from the proposed drive aisle, driveways, landscaping, and roof areas. The runoff will be collected in a series of catch basins and piped to one detention vault. Please see the Full Drainage Report for more details.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**The project runoff will be collected and conveyed to an approved water quality system before being discharged.**
- 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: **A King County approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.**

#### 4. **Plants**

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?

**All trees, pasture, grass, and other vegetation will be removed. Landscaping will be installed in accordance with the provisions of King County code.**

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:

**The proposed landscaping will meet minimum requirements of King County. A plan will be submitted to the County for review. Species chosen will enhance the vegetation on the Site.**

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

**None known.**

## **5. Animals**

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

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**None known.**

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

**Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.**

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

**None.**

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

**None known.**

## **6. Energy and Natural Resources**

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

**Electric and Natural Gas, will be used for heating, cooking, etc.**

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

If so, generally describe.

**No.**

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 required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.**

## **7. Environmental Health**

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

If so, describe.

**There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.**

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

**None known.**

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.

**There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.**

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

**Cleaning chemicals typical of residential developments will be stored and used on site.**

4) Describe special emergency services that might be required.

**No special emergency services will be required.**

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

**Special measures are not anticipated.**

**b. Noise**

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

**The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.**

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

**Short-term impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. Long-term impacts will be the increase in number of cars in the area due to the construction of these homes. Noise would be present mainly during daytime hours.**

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

**Construction will be performed during normal daylight hours.**

**8. Land and Shoreline Use**

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

**The Site and adjacent properties to the north, east and south are used as residential development. The property to the west is owned and operated by Skyway Water and Sewer District.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to

other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Not to our knowledge.**

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:

**Not to our knowledge.**

c. Describe any structures on the site.

**The site is vacant, there are no structures on site.**

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

**No.**

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

**R-24.**

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

**Residential.**

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

**N/A.**

h. Has any part of the site been classified as 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?

**2.5 persons/unit x 54 units (approximately 135 people) would reside in the completed project.**

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

**None.**

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

**N/A.**

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

**The proposed development is compatible with the prescribed land use codes and designations for this Site. The development is consistent with the projected land use of this property.**

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

**N/A.**



## 9. Housing

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

**54 units will be provided. Units will be priced with a market orientation to the middle-income level homebuyer.**

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

**None.**

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

**None.**

## 10. Aesthetics

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

**The maximum building height will conform to King County building and zoning codes. The exterior building materials will be primarily wood or composite siding.**

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

**Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project.**

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

**The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning code. In addition, the building facades will be modulated and have an attractive exterior finish and color. The landscaping will be installed at the completion of buildings construction.**

## 11. Light and Glare

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

**Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.**

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

**Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn. Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.**

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

**The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.**

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

**Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.**

**12. Recreation**

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

**The proposed project provides on-site, designated recreational space.**

b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**

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

**Parks mitigation fees may be required.**

**13. Historic and cultural preservation**

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.

**None known.**

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.

**N/A.**

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.

**N/A.**

**14. Transportation**

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

**South 124<sup>th</sup> Street is the primary road currently leading to the Site.**

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?

**King County metro serves the property. There is a bus stop at the intersection of S 12<sup>th</sup> Street and 68<sup>th</sup> Ave S, which is less than 2 blocks away fom the property.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**The completed project will provide 80 parking stalls in the shared parking lot.**

- e. 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 project will construct a private access driveway from South 124<sup>th</sup> Street.**

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

**No.**

- g. 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 the ITE Trip Generation Handbook, 7<sup>th</sup> Edition, the project will generate 316 new trips per weekday,**

- h. 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.**

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

**N/A.**

**15. Public Services**

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

**Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size.**

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

**In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.**

**16. Utilities**

- a. Circle utilities currently available at the site:

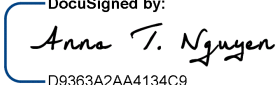
**electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other \_\_\_\_\_

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

Electricity/ Natural Gas	Puget Sound Energy
Water & Sewer	Skyway

### 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.

DocuSigned by:  
  
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Signature: \_\_\_\_\_

Name of signee **Anna-Trang Nguyen**

Position and Agency/Organization **Principal Engineer/ The Concept Group**

Date Submitted: 8/22/2019

### D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	54	51	54	681	766	81010
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	588	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

**Section II: Pavement.....**

Pavement.....		47.00				2350
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**Total Project Emissions:**

**83360**

Data entry fields