

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

Project Information

Project Name: Mercy-Angle-Lake-Affordable-Housing

HEROS Number: 900000010323802

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

RE Preparer: David Mecklenburg

State / Local Identifier:

Certifying Officer: Kristin Pula

Grant Recipient (if different than Responsible Entity): MHNW21 Angle Lake Family
LLLP/Mercy Housing

Point of Contact: Alisa Luber

Consultant (if applicable): PBS Engineering and Environmental

Point of Contact: Susan Garland

Project Location: 2650 200th Street South, Seatac, WA 98198

Additional Location Information:

The project is located at 2650 South 200th St., SeaTac, Washington, 98198. Figure 1 shows the project location and surrounding vicinity. Figure 2 is a site map that shows current conditions. Figure 3 is a plan of the site following construction of the project.

Direct Comments to:

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

The Mercy Angle Lake Family Housing project will construct a new mixed-use building that includes 130 units of affordable housing, ground floor office space, and subgrade parking. The building will include seven stories above grade and one story below grade. The property is currently owned by Sound Transit and will be sold to an entity controlled by Mercy Housing, at financing closing in October 2023. Ground disturbance will occur throughout the project property and adjoining walkways. When completed, the project will provide affordable housing to 130 individuals and households earning 60% of area median income or less. The project will also provide 26 units of housing specifically designed for individuals with IDD and their families, including increased accessibility throughout the building and in the units. Additionally, The Arc of King County will locate its headquarters on the ground floor of the building and provide supportive services to the residents with IDD living at Mercy Angle Lake. The ARC has applied for 2024 CDBG funds from the King County CDBG Consortium to carry out potential A&E and/or Acquisition costs of the shell-condominium they will utilize. This Environmental Review contemplates the usage and impact for such potential funding, while not guaranteeing or awarding said funds in any way until the King County CDBG Consortium's Award Process is complete.

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

Affordable housing is in critically short supply in King County. This project will provide 130 units of transit-oriented permanent affordable housing to low-income families and individuals, including 26 individuals with Intellectual and Developmental Disabilities (IDD). Mercy Housing will provide permanent affordable housing at Mercy Angle Lake to households earning 60% of Area Median Income or less. The Arc King County, which provides support, advocacy and services for individuals with intellectual and developmental disabilities (IDD) and their families in King County, will locate their headquarters on the ground floor of the development and provide services to the 26 individuals with IDD living at Mercy Angle Lake.

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

The U.S. Federal Housing Finance Agency reports that home purchase prices in King County have doubled in the last 10 years. Median rents have risen by 50 percent (2). The average local area multifamily vacancy rate is a low 3.5% in the surrounding South Sound area and just 1.5% in affordable housing developments in the SeaTac area (3). The King County Comprehensive Plan outlines the County's commitment to creating and preserving affordable housing for lower-income households. The plan specifies that affordable housing will ideally be located close to frequent transit, public services, and near places of employment. This project meets all of those goals. Far fewer new affordable housing developments with space for community service providers have been constructed than are required to keep pace with population growth. As a result, lower-income residents are being displaced as the cost of housing increases in King County. The area around the project site had been targeted for mixed use transit-oriented development. A new Sound Transit light rail station and King County Metro bus stops are located just to the east of the site along International Boulevard; there are a combined 200+ light rail and bus departures daily from these locations close

to the site. The area around the site is zoned for Transit Oriented mixed use development and ultimately, this project will be surrounded by market rate mixed use projects developed by private for profit developers. Immediately across the street, the City is considering a MUP application to develop a 300+ unit mixed use market rate development. Absent public intent and subsidy sources to crease affordable housing, private developers will construct market rate or luxury housing options in order to maximize their economic returns. 1. Federal Reserve Bank of Saint Louis. 2022. All Transactions House Price Index for King County E DW2QB23, Washington. <https://fred.stlouisfed.org/series/ATNHPIUS53033A> 2. Department of Numbers, 2022. King County Washington Residential Rent and Rental Statistics. <https://www.deptofnumbers.com/rent/washington/king-county/> 3. Colliers International Mercy Angle Lake LIHTC Appraisal March 27, 2023 page 47

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

- [Fig3 Site Plan.pdf](#)
- [Fig2 Site Map.pdf](#)
- [Fig1 Vicinity.pdf](#)
- [Photo Log.pdf](#)

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
14.871	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$180,000.00



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

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Funding Information

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14.871	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded Amount: \$180,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$30,000,000.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Explosive and Flammable Hazards	Although the project site is located closer to the tank facility than the ASD calculated using HUD's basic calculator, additional engineering analysis shows that the building design and tank specifics ensure that potential explosive hazard from the tanks will not impact the building or resident safety. As part of project closeout, Responsible Entity will confirm that project was built to specs per permitting sign off to close mitigation.
Noise Abatement and Control	The following noise mitigation measures were incorporated into the building design: *tSTC 35 Windows and doors at facades on the south side of the building. *tSTC 32 Windows and doors on the northeast side of the building *tSTC 35 exterior wall consisting of exterior siding/sheathing layers, 2x4 studs, 16" on-center with batt insulation in the cavity, and either 3/8" or 5/8" gypsum board. The Responsible Entity will confirm as-built specs upon project completion to close mitigation.
Permits, reviews, and approvals	No federal permits will be required for the construction or operation of this project. Construction stormwater management will follow regulations from the Washington Department of Ecology. Land use approvals, construction and trade permits have been issued for the project by the City and County.

Project Mitigation Plan

King County Housing Authority, as the awarding agency (Section 8 vouchers) shall require the Subrecipient to provide King County with as-built plans and specs along with sign-off documentation by the project architects and permitting jurisdictions which show that the building was constructed per the above-mentioned mitigation conditions. The County will, on a quarterly basis check in with the project developer to ascertain mitigation status. At closeout, the final signoffs will be uploaded into this HEROS ERR to show satisfaction of the mitigation conditions and plan.

Determination:

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

Preparer Signature: David Mecklenburg Date: 7/24/2023

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

Certifying Officer Signature: Kristin Pula Date: Jul 24, 2023
Kristin Pula (Jul 24, 2023 13:38 PDT)

Name/ Title: Kristin Pula / Capital Programs Manager

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





Mercy-AngleLake-SigPage

Final Audit Report

2023-07-24

Created:	2023-07-24
By:	Dave Mecklenburg (dave.mecklenburg@kingcounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACzkZaV8C_ue6lZXceX-n8uCM2zo1nd9H

"Mercy-AngleLake-SigPage" History

-  Document created by Dave Mecklenburg (dave.mecklenburg@kingcounty.gov)
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-  Document emailed to Kristin Pula (kpula@kingcounty.gov) for signature
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-  Email viewed by Kristin Pula (kpula@kingcounty.gov)
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-  Document e-signed by Kristin Pula (kpula@kingcounty.gov)
Signature Date: 2023-07-24 - 8:38:52 PM GMT - Time Source: server- IP address: 198.49.222.20
-  Agreement completed.
2023-07-24 - 8:38:52 PM GMT

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$30,000,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. SeaTac Airport is 3,977 feet away from the project site, and Joint Base Lewis-McChord is 30+ miles away. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
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 project site is not located within any flood hazard zones. Figure 5 shows the project site with respect to the FEMA flood zones. The FEMA Community Status Book (https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book) lists the City of SeaTac as a participant in the National Flood Program.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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. The City of SeaTac was formerly within the Central Puget Sound Area Carbon Monoxide Maintenance Area and Puget Sound Ozone Maintenance Area. The Carbon Monoxide Maintenance period ended October 11,

		<p>2016. The Ozone maintenance period ended November 25, 2016. This location is in attainment for all criteria pollutants.</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>Washington implements the Coastal Zone Management Act through its Shoreline Master Programs. These programs designate which locations within the State are subject to shoreline program review and restrictions. The project property is within SeaTac city limits and subject to its Shoreline Master Program regulations. No shoreline or coastal land use restrictions apply to the project property. The City of SeaTac Shoreline Master Program Material was downloaded and reviewed May 1, 2023 and is attached to this submittal. Figure 6 shows the project location with respect to the designated shoreline areas in the City of SeaTac. Additionally, 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</p>

		<p>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." -HUD Region X Website Accessed July 12, 2023. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Washington Ecology maintains publicly-accessible databases that track locations that have had regulatory interactions with the State. These databases were reviewed on May 1, 2023 to identify any new sites that may have been identified after the date of the Phase I report. No such sites of potential environmental concern were identified in the current Ecology listing. Figure 7 shows the locations and status of nearby sites with respect to the project site. Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The United States Fish and Wildlife Service (USFWS) issued an IPaC letter on April 12, 2023 which lists five special status species that may occur near the</p>

	<p>project construction site. USFWS correspondence and species profiles are attached to this submission. The NOAA Fisheries portal shows critical habitat for three additional fish species in the project's downstream watershed. The table below lists these species and their regulatory status. NOAA and USFWS correspondence and species profiles or other pertinent species information used to determine the likelihood of effects from this project are attached to this submittal. USFWS Species: * North American Wolverine * Marbled Murrelet * Yellow-billed Cuckoo * Bull Trout * Monarch Butterfly NOAA Fisheries Species: * Pink Salmon * Chinook Salmon * Coho Salmon North American wolverines require habitat that includes deep seasonal winter snowpacks. The USFWS species profile is included as an attachment to this submittal. The SeaTac area, where this project is located, is heavily developed and receives an average of 6 inches of snow annually. No wolverines will be present on or near the project site. The marbled murrelet is a seabird that relies on nesting sites in mature and old growth conifer forests to breed. The Washington Department of Fish and Wildlife (WDFW) records that most marbled murrelets in Washington are found on the Olympic peninsula. This project is located within the Seattle metropolitan area, away from mature and old growth forests. No murrelets will be found near the project site. The yellow-billed cuckoo has not been known to breed in Washington State since 1940, and WDFW describes it as a "very rare migrant". Only four sightings in Western Washington were recorded between 1974 and 2016. WDFW reports that the species' preferred habitat is</p>
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	<p>forested riparian corridors with willow and cottonwood. The project is not located near or in such a habitat, and so is unlikely to have any effect on yellow-billed cuckoos. The monarch butterfly is a migratory species that relies on certain host plant species (milkweed, <i>Asclepias</i> spp.) for food in the caterpillar stage. In Washington, almost all monarchs migrate to the east side of the State for summer breeding. Very few reportedly are found west of the Cascade Mountains. As the project involves redevelopment of a western Washington site with minimal existing native plants, there is no suitable habitat at the project area for monarch butterflies. The bull trout does not occur near the project site. Figure 7 shows the USFWS habitat map for the species listed above and no waterways with trout habitat are shown. NOAA Fisheries has designated the project's watershed as critical habitat for Chinook, Coho, and Pink Salmon. Stormwater drainage from the project site to area waterways is the pathway by which the project could affect fisheries habitats. King County contacted NMFS on May 8th, 2023. NMFS Responded to the Action Form (see below) with the following mitigation requirements. 1) Any rooftop HVAC system must be under a roofed structure or painted. If it's painted it requires regular maintenance to ensure paint is not chipping or peeling due to the potential of galvanized metals releasing zinc into the runoff (which is harmful to fish in the freshwater environment). 2) Galvanized metals in roofing or gutters must be painted to prevent rain from introducing zinc into the runoff. If paint begins to flake or peel, paint must be refreshed. The County will work with</p>
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		<p>the Project Owner and Builder to ensure the above measures are incorporated into the construction documents and as-built drawings and confirmation of mitigation shall be submitted to NMFS at the end of construction.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks[24 CFR Part 51 Subpart C</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. Based on the engineering study (Merch Angle Lake - HUD Barrier Review Project Record and Calculations 6-22-23 Update.pdf) the above ground storage tanks are at an acceptable separation distance based off HUD calculator. (See attachments). With mitigation, identified in the mitigation section of this review, the project will be in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will develop new affordable housing on a site that is currently a vacant lot that was formerly occupied by a single-family residence. It is located in the developed core of SeaTac, Washington. Farmland subject to FPPA requirements does not have to be currently used for cropland. USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as land with a density of 30 structures per 40-acre area; lands identified as "urbanized area" (UA) on the Census Bureau Map or as urban area mapped with a "tint overprint" on USGS topographical maps; or as "urban-built-up" on the USDA Important Farmland Maps. See confirmation of Urbanized Area in NEPA Assist map. No agricultural uses occur on or near the project location, and no agricultural land will be impacted by this redevelopment. The project is in compliance with the Farmland Protection Policy Act.</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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. King County submitted project information to the Washington Department of Archeology and Historic Preservation (DAHP) on May 9, 2023. DAHP replied on May 9, 2023 concurring that no historic resources would be impacted by this project. Submittals to and correspondence with DAHP is attached to this submittal. King County notified Tribal Historic Preservation Offices regarding the project on May 9th 2023 with letter and a copy of the EZ-1 information submitted to DAHP. Two of the Tribes, the Duwamish and the Snoqualmie Indian Tribe responded within the 30-day comment period. Neither THPO requested additional archeological review or expressed concern regarding the project. Both requested an unanticipated discovery plan which is standard practice for King County projects which entail ground disturbance. Contact information for both THPOs will be included in the Inadvertent Discovery Plan that will guide the response to any unanticipated cultural resources being found during the construction process. Tribal notifications and correspondence are attached to this submittal.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was normally unacceptable: 75.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation. An environmental noise analysis was prepared for the project by A3 Acoustics LLP, and is attached to this submittal.</p>

		<p>This report indicates that DNL noise on the south side of the building will be 75 dB (normally unacceptable). Noise levels on the northeast side of the building will range between 70 and 73 dB (normally unacceptable). The study noted that special exterior noise mitigation measures would be required as part of the building's design in order to ensure the interior noise levels in the building meet HUD's 45 dB standard. The following noise mitigation measures were incorporated into the building design: * STC 35 Windows and doors at facades on the south side of the building. * STC 32 Windows and doors on the northeast side of the building * STC 35 exterior wall consisting of exterior siding/sheathing layers, 2x4 studs, 16" on-center with batt insulation in the cavity, and either 3/8" or 5/8" gypsum board.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Figure 12 shows the locations of the nearest sole source aquifers with respect to the project site. The site is not located on a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The National Wetlands Inventory shows no wetlands on or adjoining the site. This project will redevelop an urban site and includes stormwater retention to prevent changes to the local stormwater hydrologic regime. Figure 13 shows the National Wetlands Inventory Map of the area. The stormwater report for the project includes detailed stormwater management measures and is attached to ESA L&A screen. No impacts to wetlands from changes to property drainage are anticipated.</p>

<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Figure 14 shows that the nearest Wild and Scenic River or Nationwide Rivers Inventory River to the project site is the Middle Fork Snoqualmie, which is located approximately 50 miles to the northeast. No impacts to Wild and Scenic Rivers are anticipated from this project. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Two potential impacts, from noise and explosive hazards, were identified by this NEPA assessment. The project design has incorporated mitigation for potential noise impacts, so no adverse effects to environmental justice populations are anticipated from noise. HUD acceptable separation distance calculations and guidance for determining mitigation requirements for potential explosion hazards will be followed followed to confirm that no additional mitigation requirements are needed with respect to explosion hazards. This project will benefit the broader SeaTac community and specifically provide permanent affordable TOD housing, including housing designed and reserved for persons with IDD, to households earning less than 60% of area median income located near high capacity public transit, work, and educational opportunities. Additionally, The Arc of King County will locate its headquarters on the ground floor and provide services to the great King County community and the residents with IDD living at Mercy Angle Lake. The project is in compliance with Executive Order 12898.</p>

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	King County adopted its current Comprehensive Plan in 2020. Chapter 4 of the Comprehensive Plan lays out the goals and policies of King County with regard to Housing and Human Services. Policy H-102 applies directly to the proposed project: King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing, at an appropriate size and scale, that: a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care; b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>exploitation), people with developmental disabilities, people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness; c. Supports economic growth; d. Supports King County's Equity and Social Justice Initiative and Health and Human Services Transformation Plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county. The proposed project complies with the current King County Comprehensive Plan for low-income housing development as summarized above and in the subsequent specific goals and policies listed in the Comprehensive Plan. The project site adjoins a Sound Transit lite rail station and transit hub, providing easy access to locations throughout the metropolitan area. Is located within one half mile of Madrona Elementary, and middle and high schools are located within one mile. Recreational facilities are available from the nearby Des Moines Creek Trail, Valley Floor Community Park, and Angle Lake Park. Private housing development is ongoing in the area for both single-family and multifamily projects, but the majority of these focus on the upper price end of the housing market. The proposed project will meet the King County goal of facilitating a range of housing options to accommodate all income levels of its residents, and to ensure equity in provision of services. The parcel is zoned RBX, Regional Business Mix. SeaTac defines this zone as encouraging a higher-intensity commercial zone. Its previous developed use was as a single-family residential property. This project will advance King County's land use planning</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		goals compared to the property's current use as a vacant lot.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The project site is on relatively flat with low risk for erosion or slope failure. When completed, the project property will be fully built out, and all drainage management is incorporated into the building design. The attached building plans show that stormwater from non-pollution generating surfaces will be collected in a holding tank for flow volume control prior to being released to the City of SeaTac's municipal stormwater system. Stormwater runoff from potentially pollution-generating surfaces such as driveways will be treated to remove pollutants prior to discharge. No impacts to soils or stormwater are anticipated from this project.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	This assessment carefully analyzed potential hazards and nuisances such as site safety and noise. No impacts to the project from these concerns are anticipated. An Environmental Noise Report, completed in 2021 and attached to this submittal, found that noise, primarily from the adjoining roadway, would reach DNLs between 70-75 dB on the property, which falls within HUD's "normally unacceptable" range. In order to ensure that living spaces meet HUD guidelines for noise levels below 45 dB, the project has incorporated noise mitigation into the structure, as described on the Noise Worksheet and in the attached report. The project sponsor also analyzed the potential hazard from non-pressurized above-ground jet fuel tanks located approximate 0.7 miles to the northeast of the site, and topographically 70 feet below the project site. The project sponsor's engineer completed the HUD ASD calculations which yielded acceptable results below HUD ASD limitations.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
SOCIOECONOMIC			
Employment and Income Patterns	2	The project will generate significant short term employment including construction trades, architectural, engineering, planning, permitting and other development professionals. Long-term employment associated with the project site will increase slightly as a result of the proposed project. Following construction, the Mercy housing affordable housing development will provide onsite employment for residential property management and maintenance staff. The Arc of Seattle will employ up to 60 office workers in the office space of the building. Indirect employment and income patterns will also likely improve as a result of the project. This affordable housing will be located in a mixed commercial use are and adjacent to frequent public transportation. This will provide opportunities for the residents to affordably commute to where they work or to find employment close to their homes.	
Demographic Character Changes / Displacement	1	No residents will be displaced as a result of the project as the project site property is vacant. A central goal of this project is to create new affordable housing for residents of SeaTac and thereby prevent the displacement of lower-income populations from urban King County as regional housing costs continue to rise. The project will not have an adverse impact on the demographic character of the neighborhood as the property is vacant.	
Environmental Justice EA Factor	2	No adverse effects of the project have been identified by this NEPA environmental assessment. No disproportionate negative impacts to environmental justice populations will occur. The project will provide affordable housing in a community where a large	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		proportion of residents are rent burdened as a percentage of their income. This project will provide housing stability and prevent displacement for residents that are low-income.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The development and residents will be served by a number of schools within one mile, including Madrona Elementary School, Chinook Middle School, and Tye High School. Several other private and charter schools are also located nearby. The Valley View public library is located approximately 1 mile to the northeast, and a YMCA center is located approximately one half mile to the north of the site. All these facilities can be accessed via public transportation.	
Commercial Facilities (Access and Proximity)	2	Commercial services, including shopping, schools, medical care, and jobs are available for residents in the immediate surrounding area or can be accessed via public transportation.	
Health Care / Social Services (Access and Capacity)	2	The project does not include health care facilities on site. The Arc of Seattle, a social service provider assisting adults with developmental disabilities, will have locate their headquarters in the ground floor of the building and will provide services to residents living with IDD at Mercy Angle Lake. Residents of the building will have ready access to nearby and regional health care and social service providers due to the project's proximity to a transit hub. Several physical and behavioral health clinics are located near the project on 188th Street in SeaTac. The nearest hospital is the University of Washington Valley Medical center located less than four miles to the northeast. Ambulance and EMT services are available for emergency medical transport in SeaTac.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Garbage collection and recycling will be provided at the redeveloped site. Recology King County will provide these services. No unusual types or volume of waste will be generated by construction or operations of the proposed project. All construction waste generated during the construction process will be handled and disposed properly according to Washington Department of Ecology and OSHA regulations. The contractor has committed to the ESDS 4.0 process and will be recycling a large portion of the excess construction waste.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project site is on a previously developed parcel within an existing urban neighborhood. Ordinary domestic sanitary wastes are anticipated to be generated on the property. The project will be connected to the Midway Sewer District. No impacts from the project to the capacity of these systems is anticipated.	
Water Supply (Feasibility and Capacity)	2	The site is served by municipal water provided by the Highline Water District which has the capacity to provide service.	
Public Safety - Police, Fire and Emergency Medical	2	The project site is served by the University of Washington Valley Medical Center for emergency medical services. Puget Sound Fire Station 45 is located less than one-quarter mile east of the site, and the SeaTac police headquarters is within one mile. No impact on the capacity of these services is anticipated from this project.	
Parks, Open Space and Recreation (Access and Capacity)	2	Parks, open spaces, and recreation opportunities are available close to the project site and accessible easily from the nearby transit hub. The Des Moines Trail and natural area provides walking, cycling or running opportunities through a wooded natural corridor just west of the project site. Angle Lake Park is located nearby to the northeast and includes playing fields, picnicking, and water access to Angle Lake. Sports playing fields are	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		located at the Valley Ridge Community Center and Ball Fields, located approximately one-half mile from the project. No adverse impacts to these recreational opportunities are anticipated from the project's development.	
Transportation and Accessibility (Access and Capacity)	2	The project site is easily accessed by public transportation, as it is located adjacent to the Angle Lake Light Rail Station and King County Metro Rapid Line A. On-site parking will also be available. This location is central to commercial areas and community amenities and diverse modes of transportation are available to destinations throughout the region. The building will be designed with heightened accessibility features to provide both improved access to and increased housing stability for persons with disabilities.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources to be impacted by the proposed redevelopment activity. There are no sole source aquifers located in this part of King County. The property is within a largely developed mixed-use area.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The site is currently vacant and without structures. It is landscaped with lawn grasses and several trees remain from its previous use as a single-family residence site. None of the vegetation is of uncommon or threatened species. The property is surrounded by busy roadways, and no wildlife use of the property is known or anticipated. The site will be fully built-out during construction, which will entail the removal of the remaining trees within the property. Project sponsors are following all of the landscape requirements and permitting from the City and County.	
Other Factors 1			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	<p>Fossil fuels will be expended during construction of this project from builder equipment, construction materials manufacture and delivery, and vehicle trips to the project site by construction staff. However, the duration of these activities will be short and no significant impacts to climate are anticipated.</p> <p>During operation of the project, a modest improvement in energy efficiency is likely when compared to current vehicle trips required by residents and on-site staff, as this is a transit-oriented development located adjacent to a transit hub.</p>	
Energy Efficiency	2	<p>The proposed buildings is designed to meet the 2018 Washington State Energy code¹, which provides modern standards for insulation and efficient for building operations. Appliances and lighting throughout the building will be energy-efficient. The building is designed to be transit-oriented, which will reduce the need for vehicle trips from residents and workers at the building, and may improve (reduce) the number of vehicle miles and fuels required by the residents and workers compared to their present living and workspaces. When constructed, the project will have a small increased energy use compared to the current operations, as the site is vacant. This use is unlikely to have an impact on the local or regional energy supply.</p>	

Supporting documentation

Additional Studies Performed:

A3 Acoustics, LLP. 2021. Angle Lake SeaTac TOD Environmental Noise Assessment. September. Coughlin Porter Lundeen, 2023. Project Record RE HUD Barrier Design. June 22. KPFF. 2023. Mercy Housing Angle Lake Technical Information Report,

Engineering Review Permit. March. PBS. 2021. Phase I Environmental Site Assessment, Angle Lake Light Rail Station Residential Development. October.

Field Inspection [Optional]: Date and completed

by:

Natasha Peterson

[Photo Log.pdf](#)

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

1. King County, 2020. 2016 King County Comprehensive Plan, Updated July 24, 2020. <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/CurrentAdoptedPlan.aspx> 2. Natural Resources Conservation Service, 2022. Web Soil Survey, Urban Land-Alderwood Complex. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> 3. State Building Code Council, 2018. 2018 Washington State Energy Code (effective February 1, 2021) <https://www.sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code> 4. King County Water District 20, 2022. 2022 Annual Water Quality Report. https://www.kcwd20.com/_files/ugd/1787a6_ac7d996ee0e744d08d3b8997b2d81480.pdf 5. King County Public Health Division of Emergency Services, 2020. Overview of the MedicOne EMS System. [https://kingcounty.gov/depts/health/emergency-medical-services/~media/depts/health/emergency-medical-services/documents/EMSAdvisoryTaskForceOverview.ashx](https://kingcounty.gov/depts/health/emergency-medical-services/~/media/depts/health/emergency-medical-services/documents/EMSAdvisoryTaskForceOverview.ashx) 6. King County Transit Metro System. 2022 System Map. <https://kingcounty.maps.arcgis.com/apps/webappviewer/index.html?id=3e239c9048604de8a1c73b72679bc82e>.

List of Permits Obtained:

No federal permits will be required for the construction or operation of this project. Construction stormwater management will follow regulations from the Washington Department of Ecology. Land use approvals, construction and trade permits have been issued for the project by the City and County.

Public Outreach [24 CFR 58.43]:

In 2022 and 2023, Mercy Housing worked with the City of SeaTac to reduce the parking and increase the amount of affordable housing onsite. As part of this process, Mercy provided significant information to The City on the project development benefits and information that was made available to the public in both print and in public meetings and hearings and City Council action related to the plan to create affordable housing and a headquarters for The Arc of King County. The project was also subject to SEPA review, including the public process, which was granted in November 2022. This Environmental Assessment and proposed finding of No Significant Impact will be publicized by posting a public notice in the Seattle Time

newspaper. The public will have a minimum of 15 days for review and comment on the EA prior to submittal to HUD. Any substantive comments would be addressed, as appropriate, in revised final documents. Following submittal to HUD and request for release of funds, HUD will administer a 15-day public comment period. Any substantive comments received would be addressed as determined by HUD.

Cumulative Impact Analysis [24 CFR 58.32]:

This project will provide a significant increase in the supply of affordable housing in the City of SeaTac. Private residential development is ongoing and the City has re-zoned several areas to allow for additional housing within its geographical constraints. The addition of this affordable housing development and other residential developments near and in the City will have a beneficial economic and socio-economic impact on populations in the local area where high quality energy efficient affordable housing and services to support individuals with IDD near transit and available jobs is in short supply. The existing geographical constraints of the City prevent sprawl and limit any impacts to nearby natural resources. No negative cumulative impacts associated with this project were identified during the NEPA analysis.

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

The Sound Transit Agency designated this parcel for Transit Oriented affordable housing when it completed the adjoining Angle Lake light rail station in 2021. A number of affordable housing developers developed concepts for the property. Sound Transit selected Mercy Housing's RFP and awarded Mercy Housing the rights to develop the site in a February 2022 board action. The City of SeaTac comprises a relatively small land area and is surrounded by other communities that are fully developed. Land that is appropriately zoned for available for dense, multifamily housing is in short supply.

No Action Alternative [24 CFR 58.40(e)]

If the project is not constructed, the project site property will likely remain vacant for the next several years. Commercial and mixed-used development by private parties is ongoing in SeaTac and neighboring communities within the constraints of limited land availability and high acquisition and development costs Sound Transit has designated the parcel to be developed as permanent affordable TOD housing; absent Mercy's development as Mercy Angle Lake, the parcel would be developed into affordable housing at some future date within the requirements of Sound Transit's board approval. However, such development in the future will likely be much more expensive and not serve the current needs of low-moderate income residents seeking housing. Development of other sites would be prohibitively expensive owing to the cost of land acquisition. Note: on ARC of King County acquisition/tenant improvements: if the agency is not awarded funds for 2024 PY, it may choose to return for 2025 funding. The findings of this Environmental Review stand for *potential* 2025 funding unless there are significant changes which the Responsible Entity will re-evaluated per Part 58

regulations and guidance. Architecture and Engineering and/or Acquisition would not alter the character of the project beyond current scope and definition.

Summary of Findings and Conclusions:

The NEPA Environmental Assessment identified one Law, Authority or Factor under which mitigation measures would be required. An environmental noise analysis was prepared for the project by A3 Acoustics LLP and is attached to this submittal. This report indicates that DNL levels on the project property are in the "normally unacceptable" range of between 70 and 75 dB. Noise mitigation measures have been incorporated into the building design in order to avoid any noise impacts to future residents and workers in the building. No other adverse impacts were identified. This project will provide a stable, affordable housing opportunity for low-income residents in SeaTac. It will be of energy-efficient design and adjacent to a transit hub that provides connectivity throughout the region. Schools, parks, commercial establishments, and public health and safety services are all readily available at this location. This environmental assessment has identified no findings of significant impacts of this project under NEPA.

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
Explosive and Flammable Hazards	Although the project site is located closer to the tank facility than the ASD calculated using HUD's basic calculator, additional engineering analysis shows that the building design and tank specifics ensure that potential explosive hazard from the tanks will not impact the building or resident safety. As part of project closeout, Responsible Entity will confirm that project was built to specs per permitting sign off to close mitigation.	N/A		

<p>Noise Abatement and Control</p>	<p>The following noise mitigation measures were incorporated into the building design: *tSTC 35 Windows and doors at facades on the south side of the building. *tSTC 32 Windows and doors on the northeast side of the building *tSTC 35 exterior wall consisting of exterior siding/sheathing layers, 2x4 studs, 16" on-center with batt insulation in the cavity, and either 3/8" or 5/8" gypsum board. The Responsible Entity will confirm as-built specs upon project completion to close mitigation.</p>	<p>N/A</p>		
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Project Mitigation Plan

King County Housing Authority, as the awarding agency (Section 8 vouchers) shall require the Subrecipient to provide King County with as-built plans and specs along with sign-off documentation by the project architects and permitting jurisdictions which show that the building was constructed per the above-mentioned mitigation conditions. The County will, on a quarterly basis check in with the project developer to ascertain mitigation status. At closeout, the final signoffs will be uploaded into this HEROS ERR to show satisfaction of the mitigation conditions and plan.

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. SeaTac Airport is 3,977 feet away from the project site, and Joint Base Lewis-McChord is 30+ miles away. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[McChord-Distance-MercyHousing-AngleLake.jpg](#)
[Fig4Airporthazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[Fig10FemaFIRM.pdf](#)
[Fig5floodriskzones.pdf](#)
[floodplainfirmette.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 project site is not located within any flood hazard zones. Figure 5 shows the project site with respect to the FEMA flood zones. The FEMA Community Status Book (<https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>) lists the City of SeaTac as a participant in the National Flood Program.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
<p>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.</p>	<p>Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))</p>	<p>40 CFR Parts 6, 51 and 93</p>

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):

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. The City of SeaTac was formerly within the Central Puget Sound Area Carbon Monoxide Maintenance Area and Puget Sound Ozone Maintenance Area. The Carbon Monoxide

Maintenance period ended October 11, 2016. The Ozone maintenance period ended November 25, 2016. This location is in attainment for all criteria pollutants.

Supporting documentation

[CleanAir-Attainment-MercyHousing-AngleLake.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

Washington implements the Coastal Zone Management Act through its Shoreline Master Programs. These programs designate which locations within the State are subject to shoreline program review and restrictions. The project property is within SeaTac city limits and subject to its Shoreline Master Program regulations. No shoreline or coastal land use restrictions apply to the project property. The City of SeaTac Shoreline Master Program Material was downloaded and reviewed May 1, 2023 and is attached to this submittal. Figure 6 shows the project location with respect to the designated shoreline areas in the City of SeaTac. Additionally, 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." - HUD Region X Website Accessed July 12, 2023 This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[2019ShorelineMasterProgram.pdf](#)
[Fig6CoastalZones.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

Explain:

The Phase I Environmental Site Assessment for the property is attached as part of this submittal. No recognized environmental conditions or other environmental concerns regarding the property were identified during this assessment.

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

Yes

Screen Summary

Compliance Determination

Washington Ecology maintains publicly-accessible databases that track locations that have had regulatory interactions with the State. These databases were reviewed on May 1, 2023 to identify any new sites that may have been identified after the date of the Phase I report. No such sites of potential environmental concern were identified in the current Ecology listing. Figure 7 shows the locations and status of nearby sites with respect to the project site. Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Fig7cleanupsites.pdf](#)

[AngleLakePhaseIESA2021.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

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

Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

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

Screen Summary

Compliance Determination

The United States Fish and Wildlife Service (USFWS) issued an IPaC letter on April 12, 2023 which lists five special status species that may occur near the project construction site. USFWS correspondence and species profiles are attached to this submission. The NOAA Fisheries portal shows critical habitat for three additional fish species in the project's downstream watershed. The table below lists these species and their regulatory status. NOAA and USFWS correspondence and species profiles or other pertinent species information used to determine the likelihood of effects from this project are attached to this submittal. USFWS Species: * North American Wolverine * Marbled Murrelet * Yellow-billed Cuckoo * Bull Trout * Monarch Butterfly NOAA Fisheries Species: * Pink Salmon * Chinook Salmon * Coho Salmon North American wolverines require habitat that includes deep seasonal winter snowpacks. The USFWS species profile is included as an attachment to this submittal. The SeaTac area, where this project is located, is heavily developed and receives an average of 6 inches of snow annually. No wolverines will be present on or near the project site. The marbled murrelet is a seabird that relies on nesting sites in mature and old growth conifer forests to breed. The Washington Department of Fish and Wildlife (WDFW) records that most marbled murrelets in Washington are found on the Olympic peninsula. This project is located within the Seattle metropolitan area, away from mature and old growth forests. No murrelets will be found near the project site. The yellow-billed cuckoo has not been known to breed in Washington State since 1940, and WDFW describes it as a "very rare migrant". Only four sightings in Western Washington were recorded between 1974 and 2016. WDFW reports that the species' preferred habitat is forested riparian corridors with willow and cottonwood. The project is not located near or in such a habitat, and so is unlikely to have any effect on yellow-billed cuckoos. The monarch butterfly is a migratory species that relies on certain host plant species (milkweed, *Asclepias* spp.) for food in the caterpillar stage. In Washington, almost all monarchs migrate to the east side of the State for summer breeding. Very few reportedly are found west of the Cascade Mountains. As the project involves redevelopment of a western Washington site with minimal existing native plants, there is no suitable habitat at the project area for monarch butterflies. The bull trout does not occur near the project site. Figure 7 shows the USFWS habitat map for the species listed above and no waterways with trout habitat are shown. NOAA Fisheries has designated the project's watershed as critical habitat for Chinook, Coho, and Pink Salmon. Stormwater drainage from the project site to area waterways is the pathway by which the project could affect fisheries habitats. King County contacted NMFS on May 8th, 2023. NMFS Responded to the Action Form (see below) with the following mitigation requirements. 1) Any rooftop HVAC system must be under a roofed structure or painted. If it's painted it

requires regular maintenance to ensure paint is not chipping or peeling due to the potential of galvanized metals releasing zinc into the runoff (which is harmful to fish in the freshwater environment). 2) Galvanized metals in roofing or gutters must be painted to prevent rain from introducing zinc into the runoff. If paint begins to flake or peel, paint must be refreshed. The County will work with the Project Owner and Builder to ensure the above measures are incorporated into the construction documents and as-built drawings and confirmation of mitigation shall be submitted to NMFS at the end of construction.

Supporting documentation

[EFH report Angle Lake\(1\).pdf](#)
[NMFS-Correspondence.pdf](#)
[Storm from BP Submittal Set.pdf](#)
[WCRO-2020-00512-5770 PERM PR Final 20230508.pdf](#)
[2650 S 200th Street Storm Report\(1\).pdf](#)
[2650 S 200th Street Storm Report.pdf](#)
[Angle Lake HUD NMFS notification.pdf](#)
[Fig8CriticalHabitat.pdf](#)
[Species profiles.pdf](#)
[EFH report Angle Lake.pdf](#)
[Species List Fish And Wildlife.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

Yes

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

Yes

✓ No

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, upload approval from a licensed professional engineer in the Screen Summary at the conclusion of this screen.

Although the project site is located closer to the tank facility than the ASD calculated using HUD's basic calculator, additional engineering analysis shows that the building design and tank specifics ensure that potential explosive hazard from the tanks will not impact the building or resident safety. As part of project closeout, Responsible Entity will confirm that project was built to specs per permitting sign off to close mitigation.

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

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. Based on the engineering study (Merch Angle Lake - HUD Barrier Review Project Record and Calculations 6-22-23 Update.pdf) the above ground storage tanks are at an acceptable separation distance based off HUD calculator. (See attachments). With mitigation, identified in the mitigation section of this review, the project will be in compliance with explosive and flammable hazard requirements.

Supporting documentation

[PHMSA 000002968_000003321_SeaTac_Redacted.pdf](#)

[MALFH - BP Submittal Drawings 8.pdf](#)

[Mercy Angle Lake - HUD Barrier Review Project Record and Calculations 6-22-23](#)

[Update.pdf](#)

[tanks ASD table - basic cales.pdf](#)

[Seatac TM-No-02-Inventory-of-Existing-Conditions.pdf](#)

[Fig9 Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

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

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

Yes

No

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

This project will develop new affordable housing on a site that is currently a vacant lot that formerly included a single-family residence. It is located in the developed core of SeaTac, Washington. No agricultural uses occur on or near the project location, and no agricultural land will be impacted by this redevelopment.

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

Screen Summary

Compliance Determination

This project will develop new affordable housing on a site that is currently a vacant lot that was formerly occupied by a single-family residence. It is located in the developed core of SeaTac, Washington. Farmland subject to FPPA requirements does not have to be currently used for cropland. USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as land with a density of 30 structures per 40-acre area; lands identified as "urbanized area" (UA) on the Census Bureau Map or as urban area mapped with a "tint overprint" on USGS topographical maps; or as "urban-built-up" on the USDA Important Farmland Maps. See confirmation of Urbanized Area in NEPA Assist map. No agricultural uses occur on or near the project location, and no agricultural land will be impacted by this redevelopment. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[MercyHousing-Angle-Lake-UrbanizedArea.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	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:

[Fig10FemaFIRM.pdf](#)

[Fig5floodriskzones.pdf](#)

[floodplainfirmette.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. The project is in compliance with Executive Order 11988.

Supporting documentation

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)
- ✓ Confederated Tribes and Bands of the Yakama Nation Response Period Elapsed

✓ Confederated Tribes of the Warm Springs	Response Period Elapsed
✓ Duwamish Tribe	Completed
✓ Muckleshoot Indian Tribe	Response Period Elapsed
✓ Puyallup Tribe	Response Period Elapsed
✓ Snoqualmie Indian Tribe	Completed
✓ Stillaguamish Tribe of Indians	Response Period Elapsed
✓ Suquamish Indian Tribe	Response Period Elapsed
✓ Tulalip Tribe	Response Period Elapsed

Other Consulting Parties

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

All federal tribes identified as having an interest in this location by the TDAP service, as well as the non-federally recognized Duwamish Tribe, were notified of the project.

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:**

Figure 11 shows the area of potential effect for built resources.

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

Additional Notes:

As shown in Figure 11, no eligible properties are found within the APE.
The project property is vacant.

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

Yes

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

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

Document reason for finding:

No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. King County submitted project information to the Washington Department of Archeology and Historic Preservation (DAHP) on May 9, 2023. DAHP replied on May

9, 2023 concurring that no historic resources would be impacted by this project. Submittals to and correspondence with DAHP is attached to this submittal. King County notified Tribal Historic Preservation Offices regarding the project on May 9th 2023 with letter and a copy of the EZ-1 information submitted to DAHP. Two of the Tribes, the Duwamish and the Snoqualmie Indian Tribe responded within the 30-day comment period. Neither THPO requested additional archeological review or expressed concern regarding the project. Both requested an unanticipated discovery plan which is standard practice for King County projects which entail ground disturbance. Contact information for both THPOs will be included in the Inadvertent Discovery Plan that will guide the response to any unanticipated cultural resources being found during the construction process. Tribal notifications and correspondence are attached to this submittal.

Supporting documentation

[TDAT-MercyAngleLake.xlsx](#)
[MercyAngleLake-TNL-Yakama.pdf](#)
[MercyAngleLake-TNL-WarmSprings.pdf](#)
[MercyAngleLake-TNL-Tulalip.pdf](#)
[MercyAngleLake-TNL-Suquamish.pdf](#)
[MercyAngleLake-TNL-Stillaguamish.pdf](#)
[MercyAngleLake-TNL-Snoqualmie.pdf](#)
[MercyAngleLake-TNL-Puyallup.pdf](#)
[MercyAngleLake-TNL-Muckleshoot.pdf](#)
[MercyAngleLake-TNL-Duwamish.pdf](#)
[Mercy-ALH-InitialTribalEmails.pdf](#)
[Email-SnoqualmieResponse-MHAL-5-9-2023.pdf](#)
[Email-MercyAngleLake-TNL-Yakama.pdf](#)
[Email-MercyAngleLake-TNL-WarmSprings.pdf](#)
[Email-MercyAngleLake-TNL-Tulalip.pdf](#)
[Email-MercyAngleLake-TNL-Suquamish.pdf](#)
[Email-MercyAngleLake-TNL-Stillaguamish.pdf](#)
[Email-MercyAngleLake-TNL-Snoqualmie.pdf](#)
[Email-MercyAngleLake-TNL-Puyallup.pdf](#)
[Email-MercyAngleLake-TNL-Muckleshoot.pdf](#)
[Email-MercyAngleLake-TNL-Duwamish.pdf](#)
[UDP-MercyAngleLake.pdf](#)
[Plans from BP Submittal Set.pdf](#)
[EZ1 FORM - Mercy Angle Lake.pdf](#)
[DAHP map.png](#)
[2650 S 200th St Photos.pdf](#)
[230503023.pdf](#)
[Fig11HistoricalAPE.pdf](#)

Are formal compliance steps or mitigation required?

Mercy-Angle-Lake-
Affordable-Housing

Seatac, WA

900000010323802

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))

- ✓ 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))

Is your project in a largely undeveloped area?

- ✓ No

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

Yes

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.

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

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. 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.**

- ✓ Mitigation as follows will be implemented:

The following noise mitigation measures were incorporated into the building design: * STC 35 Windows and doors at facades on the south side of the building. * STC 32 Windows and doors on the northeast side of the building * STC 35 exterior wall consisting of exterior siding/sheathing layers, 2x4 studs, 16" on-center with batt insulation in the cavity, and either 3/8" or 5/8" gypsum board. The Responsible Entity will confirm as-built specs upon project completion to close mitigation.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 75.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation. An environmental noise analysis was prepared for the project by A3 Acoustics LLP, and is attached to this submittal. This report indicates that DNL noise on the south side of the building will be 75 dB (normally unacceptable). Noise levels on the northeast side of the building will range between 70 and 73 dB (normally unacceptable). The study noted that special exterior noise mitigation measures would be required as part of the building's design in order to ensure the interior noise levels in the building meet HUD's 45 dB standard. The following noise mitigation measures were incorporated into the building design: * STC 35 Windows and doors at facades on the south side of the building. * STC 32 Windows and doors on the northeast side of the building * STC 35 exterior wall consisting of exterior siding/sheathing layers, 2x4 studs, 16" on-center with batt insulation in the cavity, and either 3/8" or 5/8" gypsum board.

Supporting documentation

[MALFH - BP Submittal Drawings.pdf](#)
[Environmental Noise Assessment.pdf](#)

Are formal compliance steps or mitigation required?

Mercy-Angle-Lake-
Affordable-Housing

Seatac, WA

900000010323802

✓ 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

Figure 12 shows the locations of the nearest sole source aquifers with respect to the project site. The site is not located on a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Fig12-SSA-MHAL.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The National Wetlands Inventory shows no wetlands on or adjoining the site. This project will redevelop an urban site and includes stormwater retention to prevent changes to the local stormwater hydrologic regime. Figure 13 shows the National Wetlands Inventory Map of the area. The stormwater report for the project includes detailed stormwater management measures and is attached to ESA L&A screen. No impacts to wetlands from changes to property drainage are anticipated.

Supporting documentation

[Fig 13 Wetlands.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

Figure 14 shows that the nearest Wild and Scenic River or Nationwide Rivers Inventory River to the project site is the Middle Fork Snoqualmie, which is located approximately 50 miles to the northeast. No impacts to Wild and Scenic Rivers are anticipated from this project. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Fig14 WSR.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

Two potential impacts, from noise and explosive hazards, were identified by this NEPA assessment. The project design has incorporated mitigation for potential noise impacts, so no adverse effects to environmental justice populations are anticipated from noise. HUD acceptable separation distance calculations and guidance for determining mitigation requirements for potential explosion hazards will be followed followed to confirm that no additional mitigation requirements are needed with respect to explosion hazards. This project will benefit the broader SeaTac community and specifically provide permanent affordable TOD housing, including housing designed and reserved for persons with IDD, to households earning less than 60% of area median income located near high capacity public transit, work, and educational opportunities. Additionally, The Arc of King County will locate its headquarters on the ground floor and provide services to the great King County community and the residents with IDD living at Mercy Angle Lake. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No