


King County
**Department of Permitting
and Environmental Review**

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SEPA CHECKLIST

For alternate formats, call 206-296-6600

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:
Maple Ridge Townhouses (PREA17-0127)

2. Name of applicant:

Blue Fern Development c/o Jordan Salisbury

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

Applicant:
Jordan Salisbury
Blue Fern Development, LLC
11232 120th Ave NE, Suite 204
Kirkland, WA 98033

Contact Person:
Evan Mann
ESM Consulting Engineers, LLC
33400 8th Ave S, Suite #205
Federal Way, WA 98003
(253) 838-6113

4. Date checklist prepared:

November 27, 2017

5. Agency requesting checklist:

King County Department of Permitting and Environmental Review (KCDPER)

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

- P-Plat approval Fall of 2018
- Civil Approval Winter 2018
- Civil Construction Summer 2019
- Final Plat Approval Spring of 2020
- Building Permit Review Spring of 2020

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

No. The proposal is intended for a full development of the property site.

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

- Geotechnical Report prepared by Geotech Consultants, Inc dated November 15, 2017
- Wetland and Fish and Wildlife Habitat Assessment and Conceptual Mitigation Plan prepared by Soundview Consultants, LLC. dated November 2017
- Preliminary Technical Information Report (TIR) prepared by ESM Consulting Engineers, LLC dated November 2017

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

No other applications are pending for this project site.

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

- King County restoration (clearing and grading) permit
- SEPA Exemption or SEPA Threshold Determination issued by King County DPER
- Army Corp of Engineers Wetland Permit
- King County Building Permit
- Final Plat

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

The proposed project involves subdivision and townhouse development of King County tax parcel 142304-9002, which includes approximately 6.88 acres of R-8-P zoned property in unincorporated King County. The final project will include 49 townhouse units, additional access from 66th Avenue South, and recreation space surrounding an existing wetland.

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

The project site lies within unincorporated King County and City of Renton's Urban Growth Boundary, south of South 128th Street, north of South Langston Road between 66th Avenue South and Beacon Avenue South. The site can be located on King County Assessor Map NE 14-23-04.

Legal Description **King County Parcel #142304-9002**

LOT 2 OF KC SHORT PLAT NO 584159 RECORDING NO 8702121095 & CORRECTION RECORDING NO 8702260668 SD SHORT PLAT & CORRECTION DAF - POR OF E 1/2 OF NE 1/4 OF NE 1/4 LY WLY OF SEATTLE POWER CO, CEDAR RIVER PIPE LN R/W, BEACON AVE SOUTH, LY NLY OF JOHN LANGSTON CO RD NO 80 REV NO 3, SOUTH 131ST ST, LESS N 30 FT LESS BEG INTSN OF E LN OF SEC 14 WITH C/L OF CEDAR RIVER PIPE LN R/W TH NWLY, ALG SD C/L, 231.60 FT TAP OF TANGENCY BEARING N 15-19-01 W, TH S 74-40-59 W 33 FT TO A STONE MONUMENT ON WLY LN OF R/W TH SLY, ALG SD WLY LN, 16.92 FT TO TPOB TH S 83-43-59 W 278 FT TH S 10-26-41 E TO N LN OF CO RD NO 80 TH ELY, ALG SD N LN, TO SD WLY LN OF CEDAR RIVER PIPE LN R/W TH NWLY, ALG SD WLY LN, TO TPOB LESS POR OF W 108 FT OF E 1/2 OF NE 1/4 OF NE 1/4 LY N OF LANGSTON RD & LY SLY OF N 799.19 FT LESS S 50 FT OF N 799.19 FT OF W 108 FT OF E 1/2 OF NE 1/4 OF NE 1/4 LESS BEG NE COR OF SEC 14 TH S 0-52-29 W 875.83 FT TH S 62-28-29 W 78.60 FT TO INTSN OF WLY LN OF CEDAR RIVER PIPE LN R/W WITH NLY LN OF LANGSTON RD TH S 86-50-59 W 331.14 FT TAP OF CURVE TO RGT RAD OF 543.69 FT DIST 71.20 FT

TO TPOB TH N 04-17-07 W 135.85 FT TH S 84-44-29 W 70.30 FT TH S 0-52-17 W 115.91 FT TO NLY MGN OF LANGSTON RD TH ELY ALONG SAID MARGIN 83 FT M/L TO POINT OF BEGINNING -- LESS PORTION - BEGIN NE CORNER OF NE 1/4 TH S 89-59-46 W 400.74 FT TH AT R/A S 00-00-14 E 30 FT TO S R/W LINE OF S 128TH ST AND POINT OF BEGINNING TH S 00-00-14 E 120 FT TH S 89-59-46 W 65 FT TH N 00-00-14 W 120 FT TH N 89-59-46 E 65 FT TO POINT OF BEGINNING - K C INNOCENT PURCHASER APPLICATION FILE NO L99M0019 DATED APRIL 30, 1999

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: depressive to northwest of site

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

35% slopes with varying degrees of steepness.

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

On the northern portion of the site, fill and buried topsoil extend to a depth of 3 feet. Below those materials is silty sand with varying amounts of medium-dense gravel to 6.5 feet depth that was explored.

On the southern portion of the site, loose fill was to a depth of 3 feet. Below that fill and topsoil in other location pits, silty sand when to a depth of 6.5 feet explored. The silty sand was followed by weathered/fractured sandstone that was very dense.

Please refer to the Geotechnical Engineering Study provided by GeoTech Consultants, Inc from November 2017.

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

No.

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

The purpose of the site fill and grade activities is to provide an adequate and level building pad, access and parking surface. There will be 5,300 cubic yards of cut and 16,200 cubic yards of fill for a net fill quantity of 10,900 cubic yards.

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

Erosion could occur as a result of clearing and construction, particularly if earthwork is completed during periods of rainfall. TESC measures will be implemented as approved by the County prior to construction.

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

72,014SF, or approximately 24% of the site covered with impervious surfaces.

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

The developer will institute an erosion control plan to be used during earthwork and construction.

2. Air

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

Emissions from the project would result from exhaust from trucks and heavy equipment used in the excavation, filling, grading, installation, removal, and disposal of various materials during site development.

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

None known.

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

All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emissions laws. During construction, the site will be watered as necessary to keep any dust from impacting surrounding air quality.

3. Water

- a. Surface Water:

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

There is an identified Category IV depression outflow wetland on the northern-middle half of the site of approximately 51,224 square feet in size. This wetland has been classified as a Palustrine Emergent/Scrub-Shrub Seasonally-Saturated wetland by Soundview Consultants. This wetland is a part of the Duwamish-Green watershed. The closest adjacent body of water is a stream northeast of the site related to the Cedar-Sammamish Water Resource Inventory Area.

According to the *Wetland and Fish and Wildlife Habitat Assessment and Conceptual Mitigation Plan* provided by Soundview Consultants, a buffer reduction by 25' may be implemented based KCC's mitigation measures, which results in a 25' wetland buffer and an additional 15' for building setback, as proposed for this project.

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

Yes, wetland fill will occur to accommodate necessary right-of-way improvements. The project development is within 200' of the wetland, with associated buffers respected.

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

Approximately 2,000 square feet of wetland fill will occur to accommodate an access road and right-of-way improvements.

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

No.

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

No.

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

No.

b. Ground Water:

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

No.

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

Not applicable.

c. Water runoff (including stormwater):

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

Runoff from impervious surfaces will be collected into stormwater detention and water quality systems from both the north and south of the wetland, and released into the existing, on-site wetland.

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

Not as proposed.

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

No.

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

The project contractors, users and personnel will utilize Best Management Practices. Attached drainage plans show runoff from impervious surfaces will be directed to on-site stormwater detention system.

4. Plants

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

- deciduous tree: alder, maple, other (cottonwood)
- evergreen tree: fir, cedar, other (hemlock)
- shrubs: huckleberry, hawthorn, plum, snowberry, holly
- grass:
- wet soil plants (wetland): buttercup, hawthorn, canarygrass, ash, blackberry, other (horsetail, bentgrass, velvetgrass)
- other types of vegetation: swordfern, nettle, catchweed, rose, blackberry, ivy

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

Upland native trees and shrubs will be removed during site construction, as well as areas of non-native trees and shrubs. Please refer to the Wetland Enhancement Planting Plan and the Buffer Enhancement Planting Plan provided by Soundview Consultants.

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

No threatened or endangered species are known to be on or near the site.

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

Wetland and buffer enhancement with native trees and shrubs will be done as appropriate from the wetland to developable area of the site. Privacy fencing and native trees and shrubs will be installed to minimize the disturbance of the wetland.

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

Himalayan Blackberry, nettle, reed canarygrass, English ivy, English holly, creeping buttercup were identified on the project site, mostly near the existing wetland.

5. Animals

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

Examples include:

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

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

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

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

No threatened or endangered species are on or within 300 feet of the project site.

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

Yes. This entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountain and Pacific Coast regions of Canada, the United States, and Mexico, south to where it becomes blended with the other flyways in Central and South America.

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

Proposed planting of trees of native species along with privacy fencing along the wetland buffer will help to preserve and enhance wildlife.

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

None known.

6. Energy and Natural Resources

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

Electrical energy will be the primary source of power serving the project. Natural gas may be used to satisfy incidental energy needs.

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

No, any proposed structures will not exceed the building height restrictions for the R-8-P zone and will not affect potential use of solar energy due to its vicinity to adjacent properties.

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

None proposed. Energy conservation features will be addressed in the building permit documents.

7. Environmental Health

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

None known.

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

None is known.

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

None are proposed.

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

None are proposed.

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

Emergency medical and 911 services, along with typical fire and police services, may be required per the amount typical to a residential development. No special services are anticipated.

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

State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.

b. Noise

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

The primary source of noise near the project is vehicular traffic along South Langston Road to the south of the property, and minor traffic along 66th Avenue South and South 128th Street.

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

Short-term noise associated with the operation of heavy machinery and removal of materials would be created during the execution of the proposed work. No long-term noise impacts are anticipated from the proposed work.

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

Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help mitigate the impacts of potential construction noise.

8. Land and Shoreline Use

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

The project site is currently vacant. Adjacent properties consist of single-family residential and vacant properties and will not be affected by this project.

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

Unknown.

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

No impact.

- c. Describe any structures on the site.

No structures exist within the boundary of the project site.

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

No.

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

R-8-P: Residential, 8 DU per acre

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

Urban Residential, Medium

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

Not applicable.

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

No, there has been no part of the site classified as a critical area by the county. However, it is assumed the identified wetland reported by Soundview Consulting will become classified with the county as it is recorded.

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

With 49 townhouse units proposed, it is estimated that approximately 120 people will reside in the completed project.

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

None.

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

None proposed.

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

The project will be developed in accordance with applicable King County development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing

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

49 townhouse units to accommodate middle-income housing.

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

None eliminated.

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

The proposal includes the development of 49 townhouses that provide a single-family living arrangements with a community environment.

10. Aesthetics

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

The buildings will not exceed 45', 2-story, and will be built with wood-framing.

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

None.

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

Landscaping around site perimeters, townhouse buildings, parking lots and the wetland buffer are proposed with this project.

11. Light and Glare

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

Minimal glare would occur from sunlight reflected off parked cars and headlights of traveling vehicles. Additional light from townhouse units in the evening would occur.

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

No.

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

None are known.

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

None proposed, however, landscaping around the site has potential to reduce or control light and glare impacts.

12. Recreation

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

There are currently no recreational opportunities on or in the immediate vicinity. The proposal includes small areas of recreational space for residents of the proposed project, totaling 31,154 SF of area. A child's play area structure and an open grassy area are also included.

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

No.

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

Small areas of recreational open space will be provided for residents of the proposed project.

13. Historic and cultural preservation

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

None known.

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

None known.

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

The methods used to assess the potential impacts included GIS data analysis and WISAARD GIS data review.

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

If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

14. Transportation

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

The project site is served by both S 128th St and 66th Ave S. Access for the north lots of the proposal will come from S 128th St, and access for the southern lots will come from 66th Ave S.

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

The nearest transit stop is located at the intersection of Martin Luther King Jr Way S and S 129th St, approximately 0.5 miles from the project site.

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

There will be approximately 2 additional parking spaces per unit provided for the residents and guests of the completed project. None will be eliminated.

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

Yes, the frontage of both 66th Ave S and S 128th St will require right-of-way improvements, to include additional road pavement and pedestrians sidewalks.

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

No.

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

The proposed project will generate 285 weekday trips per day, with 26 trips during PM peak hours. No commercial vehicles are proposed for use with the project. Please refer to the *Trip Generation and Sight Distance Report* provided by TraffEx Northwest.

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

No.

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

Per King County District and Development Conditions report, the proposed site is within the West Hill Travelshed, which passes the Transportation Concurrency Management review.

15. Public Services

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

The completed single-family townhouses would result in a slight increased need for public services to include fire protection, police protection and health care.

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

The increased demand will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this development, and future residents of the completed project. The proposal has been designed in a manner that will provide adequate access for fire, medic and police vehicles.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

The above listed utilities will be extended as necessary to serve the site.

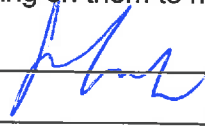
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Skyway Water and Sewer District will provide water and sewer connection.
Puget Sound Energy will supply natural gas
Seattle City Light will provide electricity
Telephone: Century Link, Verizon, Comcast
Fire Protection: King County Fire District #20

C. Signature

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

Signature: _____



Name of signee _____

Savanna Nagurki

Position and Agency/Organization _____

Planner/GIS Analyst at ESM consulting Engineers

Date Submitted: _____

11/27/2017

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO ₂ e)			Lifespan Emissions (MTCO ₂ e)
			Embodied	Energy	Transportation	
Single-Family Home.....	49		98	672	792	76530
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		29.29				1465
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Total Project Emissions:

77995