

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

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: [help]

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: [help]

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

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help] 2300 W Emerson St

2. Name of applicant: [help] Northwest Builders Finance

3. Address and phone number of applicant and contact person: [help]

Applicant: Northwest Builders Finance
7900 SE 28th St
Suite 320
Seattle, WA 98122
Contact: Julian Weber, AIA
1257 S King Street/ Seattle, WA 98144/ dpd@jwaseattle.com

4. Date checklist prepared: [help] Jan 19, 2018
5. Agency requesting checklist: [help] City of Seattle, SDCI
6. Proposed timing or schedule (including phasing, if applicable): [help]

Construction to begin shortly after permit approval. Dependant on corrections cycle, with building permit intake date tentatively scheduled for 3/09/2018.

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

None.

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

Arborist report provided by Shoffner Consulting, ISA Certified Arborist #PN-0909A
Geotechnical Information Summary, provided by Geotech Consultants, Inc.

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. [help]

None.

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

City of Seattle SDCI – SEPA Approval
City of Seattle SDCI – Building Permit

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.) [help]

7,000 SF PROJECT SITE. DEMO EXISTING STRUCTURE, CONSTRUCT (9) ROWHOUSES WITH (8) OPEN PARKING STALLS AND (1) GARAGE. FUTURE UNIT LOT SUBDIVISION.

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. [help]

2300 W Emerson St, Seattle, WA 98199

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(check one): ☐ Flat, ☐ rolling, ☒ hilly, ☐ steep slopes, ☐ mountainous,

☐ other _____

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

Barring areas retained by rockery, and excluding existing site stairs, 22%.

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. [help]

At the western boring location, there were 0-3' Brown, gravelly slightly silty sand, damp, loose [FILL over Weathered] 3-8' Gray SAND, fine-grained, moist, medium-dense to dense [SP]
Bottom of Hole at 8 feet. No Groundwater.

The eastern boring location found 0-3' Brown, gravelly slightly silty sand, damp, loose [FILL over Weathered] 3-9' Gray SAND, fine-grained, moist, medium-dense [SP]
- becomes gray, medium-dense to dense at 6 feet.
Bottom of Hole at 9 feet. No Groundwater.

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

None.

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. [help]

Excavation, 50 cubic yards +/-
Fill, 50 cubic yards +/-
Stepped grading to happen, to create yards, as well as access for parking.

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

Erosion control measures will be in place prior to the start of excavation

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

Roughly 55%, but we are working with a civil engineering firm to help confirm pavement permeability, infiltration rate, etc.

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

Erosion control measures will be in place prior to the start of excavation, as well as the disturbed areas being planted for erosion control.

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. [help]

Nothing beyond typical wood framed construction emissions.

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

None known.

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

Recycling solid waste

3. Water

a. Surface Water: [help]

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. [help]

No

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

No

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

None

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

No

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

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. [help]

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. [help]

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, then 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. [help]

None

c. Water runoff (including stormwater):

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

We are working with our civil engineers to determine the possible rainwater mitigation strategies, but generally speaking will route rooftops to bioplanterers or other on-site infiltration BMPs, or out to public stormwater system.

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

No

- 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:

We are working with our civil engineers to determine the possible rainwater mitigation strategies, but generally speaking will route rooftops to bioplanters or other on-site infiltration BMPs, or out to public stormwater system. Permeable pavement will be used if the infiltration rate allows.

4. **Plants** [help]

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

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

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

(1) tree will be removed, plus shrubs and grass to be disturbed or removed during construction. Planting replacement will be coordinated with the landscape architect.

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

None known

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

+/- 875 SF of planted ground cover, possibly new trees if recommended by landscape architect, and a mix of native and drought tolerant plantings.

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

None known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

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

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

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

None

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

None

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

No

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

Planting of trees and shrubs & using bioretention facilities.

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

None

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. [help]

Natural gas heating, cooking & clothes drying. Residential electric use.

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

Minimal impact. The largest mass of the building is setback from the northern property line, which is the only adjacent lot.

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: [help]

Energy Star Appliances, High efficiency space and water heating, as well as Built Green 4 Star construction standards.

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. [help]

None

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

None

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

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

4) Describe special emergency services that might be required.

None

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

No health hazards present.

b. Noise

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

None

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. [help]

(8) months wood-framed residential construction noise. 7am – 6pm M-F, 9am – 5pm Saturday

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

None

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. [help]

Current use is a multi-family residence, adjacent properties are multi-family residential.

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? [help]

No

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

No

c. Describe any structures on the site. [help]

One single story, multi-family residence.

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

Yes, the existing multi-family residence.

e. What is the current zoning classification of the site? [help]

LR1

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

Not known

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

None

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

Yes, there is a tiny portion of Steep Slope in the Northeast corner of the site.

Site is not mapped as an environmentally critical area. LMK 8/29/18

i. Approximately how many people would reside or work in the completed project? [help]

Between 9 - 27 people, depending on family sizes

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

Six people

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

None

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

None

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

None

9. Housing

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

9 middle-income housing units

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

3 middle-income housing units.

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

None

10. Aesthetics

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

39'-11" tall , hardie-panel and cementitious lap siding with cedar accents

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

None

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

None

11. Light and glare

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

Typical residential lighting

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

Not likely

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

None

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

Shielded lighting to not fall onto neighboring sites.

12. Recreation

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

Lawton Park and Magnolia Manor Park are within walking distance.

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

None

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

None

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. [help]

None

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. [help]

None

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. [help]

None

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.

None

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. [help]

Parking will be accessed via an alley off of W Emerson Street.

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? [help]

Yes, a bus stop at the corner of 22nd Ave W & Gillman Ave W, within .1 miles. Services bus lines 31 & 33.

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

(9) parking spaces proposed, which replaces the current (3) provided spaces.

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). [help]

None

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

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? [help]

Given the (9) proposed units, with (9) provided stalls, if everyone commutes to work and back in one day, that would be 18 daily trips generated. If we assume that (4) of those people will make a commute after work, we can estimate 26 daily trips.

Give or take 25 trips per day, averaged. No commercial or truck use.

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: [help]

None

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. [help]

A potential 12 person increase to all public services, but unlikely any increase in actual demand.

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

None

16. Utilities

a. Check utilities currently available at the site: [help]

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone ☒ sanitary sewer
☐ septic system,

☐ other _____

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

Water, sewage, gas, telephone, refuse service, and electricity are currently available on-site.

C. Signature [help]

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: Julian Weber, AIA

Position and Agency/Organization: JW Architects

Date Submitted: Jan 19, 2018

This checklist was reviewed by:

Lindsay King

Land Use Planner, Department of Construction and Inspections