# 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:

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

# A. BACKGROUND

1. Name of proposed project, if applicable:

Union and 14th Project

2. Name of applicant:

Capitol Hill Housing (CHH)

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

Veronica Guenther, Housing Development Associate 1620 12th Avenue, Suite 205 Seattle, WA 98122

vguenther@capitolhillhousing.org, 206-204-3826

4. Date checklist prepared:

5. Agency requesting checklist:

March 30, 2020

Seattle Department of Construction and Inspections

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

Master Use Permit intake: estimated April 2020 Master Use Permit issuance:estimated October 2020 Building Permit intake: estimated June 2020 Construction start: estimated April 2021

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

No further activity.

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

The following environmental reports have been completed to date: Transportation, Geotechnical, and Environmental Site Assessment Phase I and II

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

Yes, an SDOT Street Improvement Plan (SIP) is in progress.

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

Master Use Permit, Building Permit, SIP Permit, Utility and Street Use Permits

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

The project will include a new 8-story apartment building with 126 residential units (44 of which will be affordable units). A retail space about 350 square feet (sf) in size will be provided on the ground floor. No on-site parking will be provided with the project. An existing 33-space surface parking lot for CHH's Helen V property will be removed by the project.

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 street address is 1319 E Union. The Quarter-Section-Township-Range is NE-32-25-4. The legal description is EDES & KNIGHTS ADD SUPPL 8-9-10 & E 5 IN. OF LOT 5. See submitted plan set for further detail.

# **B. ENVIRONMENTAL ELEMENTS**

### 1. Earth

a. General description of the site

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

other

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

The steepest slope is approximately 5%. The site slopes 6ft gradually downward from the NE corner.

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.

Loose to medium-dense silty/clay sand underlain by glacial till at the maximum depths explored of approximately 20 to 25 feet. No groundwater seepage was found. See geotechnical report for further details.

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

Subsurface explorations conducted to date have not revealed unstable soil conditions.

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

Building construction will require approximately 210 CY of fill.

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

Minor erosion of exposed soil may occur during construction period depending on weather conditions.

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

Approximately 98% of the site will be covered with impervious surfaces. The building will occupy approximately 65% of the site. Paving and raised planters will cover the balance of the site.

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

During the construction period erosion control measures will be implemented through minimization of exposed soil and use of silt fencing, plastic covering and gravel equipment/truck routes. This will be documented in a Temporary Erosion and Sedimentation Control Plan (TESC) and a contractor-prepared Best Management Practices Manual.

### 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.

Construction activities may generate dust, primarily during demolition and excavation. During these activities, excavation vehicle exhaust and truck exhaust will be emitted.

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

There are no off-site sources that will affect our proposal.

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

Best Management Practices will be implemented during demolition, excavation and construction to reduce or control emissions to the extent feasible.

### 3. Water

a. Surface Water:

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

No surface water is present on the project site or in the vicinity of the project site.

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

No

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

None

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, the proposed project site is outside the 100-year floodplain.

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. Proposal will discharge to municipal storm and sewer systems.

#### 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, 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.

No waste material will be discharged into the ground on the proposed site.

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.

Roof runoff will be collected via roof drains and routed to non-infiltrating bio-retention planters at ground level. The bio-retention planters will then discharge to a stormwater detention vault. Runoff from at-grade surfaces will be collected via plaza drains and routed to the stormwater detention vault. Discharge from the detention vault will be pumped to a service drain, that will then drain by gravity to the 15-inch storm main in Union St.

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

No. Proposal will discharge to municipal storm and sewer systems.

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

The proposed development does not affect drainage patterns within the vicinity of the site.

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

isting drainage from the site sheet flows to an existing catch basin near the southwest corner of the parking lot. The drainage is then conveyed, un-detained, to the 8-inch sewer main in 14th Avenue. The proposed development will provide a detention vault and significantly reduce the amount of storm drainage discharged from the site.

# 4. Plants

- a. Check the types of vegetation found on the site:
  - deciduous tree: alder, maple, aspen, other
  - evergreen tree: fir, cedar, pine, other
  - 🗹 shrubs
  - ✓ grass
  - pasture
  - Crop or grain
  - Orchards, vineyards or other permanent crops
  - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - water plants: water lily, eelgrass, milfoil, other
  - content of vegetation
  - b. What kind and amount of vegetation will be removed or altered?

The screening shrubs along the west property line and the front lawn area will be removed. Vegetation along the existing Helen V building will remain.

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

None

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

Proposed landscaping will be a mix primarily consisting of native, drought tolerant, or bio-retention plant species. Deciduous canopy trees are also proposed.

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

None

# 5. Animals

 a. <u>List</u> any birds and <u>other</u> 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

# Songbirds

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

None

- c. Is the site part of a migration route? If so, explain.
- No

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

New street trees and on-site landscaping are proposed, providing potential habitat.

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.

Both electric and natural gas will be used to meet the project site's power, services and heating needs.

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

The new 8-story building will partially shade the west neighboring building in the morning. The new building is bordered by street to the north and east, which does not impact potential use of solar energy.

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

The energy systems planned for this project will meet or exceed Seattle Energy Code requirements. The project is targeting Built Green 4 star certification, which will meet 21% energy savings via heat sink water heaters on the roof, energy recovery ventilation in units, and other features.

# 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 anticipated.

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

The site has been developed with a 3-story apartment building since 1909 and a parking lot since 1965. These uses have not created contamination.

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.

Low levels of gas contaminats have migrated onto the site from the historic operation of a gas station and auto repair shop across E Union street between at least 1928 and 1961.

Per ESA Phase II, the concentrations of these contaminants is below the MTCA Method A Cleanup Levels for Unrestricted Land Uses, therefore no remedial action is warranted. However, the presence of this gasoline impact in soil has resulted in soil gas concentrations for petroleum constituents (APH Fractions "EC5-8 Aliphatics" and hexane) that exceed MTCA Method B Sub-Slab Screening Levels considered to be protective of indoor air for buildings.

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 anticipated.

4) Describe special emergency services that might be required.

None anticipated.

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

Per ESA Phase II, the new building will use a sub-slab vapor barrier resistant to gasoline and petroleum gas vapors. The design architect and building general contractor will engage an experienced water proofing contractor familiar with vapor barrier material to integrate the recommended vapor barrier system into the planned future building construction documents. Also no stormwater from the development will be infiltrated into the subsurface.

#### b. Noise

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

Typical neighborhood ambient noise exists in the area.

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

Short term - noise generated by normal construction activities during allowable construction hours prescribed by the City of Seattle. Long term - noise from vehicles for waste and recycling collection. 3) Proposed measures to reduce or control noise impacts, if any:

The proposal will conform to limitations imposed by the Seattle Department of Construction and Inspections through the Master Use Permit and Building Permit approvals processes, including compliance with Seattle's Noise Ordinance.

#### 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? Ifso, describe.

The site is currently the 33 space parking lot of CHH's existing Helen V apartment building. The adjecent properties are developed with lowrise multifamily housing and groundfloor retail spaces.

The proposal will not negatively affect current land uses on adjacent properties.

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?

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.

CHH's Helen V built in 1909 occupies the south end of the site. The 3-story apartment building includes 38 affordable housing units serving 30-50% area median income individuals.

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

No structures will be demolished.

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

MR (M1)

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

First Hill/Capitol Hill Urban Center

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.

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No
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i. Approximately how many people would reside or work in the completed project?

Based on SEPA calculation method of 1.9 persons per unit, approximately 240 people will reside in the completed project.

However, the average unit size is below 400 sf, so lower than 1.9 persons per unit is expected.

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

None

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

None

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

Adherence to Seattle Land Use Code and review by Seattle DCI Land Use and Zoning plans examiners.

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

Not applicable

# 9. Housing

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

126 units of housing will be provided. 35% will be low-income affordable housing and the remaining will be middle income housing.

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

No units will be eliminated.

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

Not applicable.

### 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 roof height is 80' and the principle exterior building material is Hardiepanel.

b. What views in the immediate vicinity would be altered or obstructed? Some territorial views from buildings to the east.

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

Appropriate siting and massing of building form along with use of materials that follow guidance from the Seattle Design Review Guidelines.

# 11. Light and glare

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

Exterior illumination is proposed at the sidewalks and courtyard. Building-mounted illumination may occur during dusk and evening. No unusual glare anticipated.

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

No unusual light or glare is anticipated.

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

Solar exposure (daytime/seasonal), ROW street lighting (night time), and vehicle head lights (night time).

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

Exterior building lighting fixture selection and placement to control glare impacts.

#### 12. Recreation

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

Spring Street Mini Park, T.T. Minor Playground and Cal Anderson Park are all within 0.5 miles.

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:

The project will include a courtyard with outdoor furniture, a communal BBQ and bike storage.

# 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 innational, state, or local preservation registers located on or near the site? If so, specifically describe.

The site includes the Helen V built in 1909. According to the Department of Neighborhoods historic sites survey, the Helen V appears to meet the criteria of the National Register of Historic Place and the Seattle Landmarks Preservation Ordinance. The Helen V will remain untouched by the proposed building.

There are also a number of landmarked buildings in the nearby Pike/Pine Conservation area.

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.

This site was platted by the State of Oregon in 1888 prior to the establishment of the State of Washington in 1889. This land is part of the 54,000 acres ceded by the Duwamish people to the United States under the Treaty of Point Elliott in 1855. Prior to the treaty, this land was also traveled by the nearby Muckleshoot, Snoqualmie, Squaxin, and Samish tribes. Specific Indian landmarks or artifacts at the site are not 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.

Sources include the Department of Neighborhoods historic sites survey and tribal consultation with the Duwamish, Muckleshoot, Snoqualmie, Squaxin, and Samish tribes.

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 anticipated.

# 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.

14th Avenue borders to the east. East Union Street borders to the north. 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 site vicinity is served by transit provided by King County Metro (Metro). The nearest bus stops are located on E Union Street at 14th Avenue, adjacent to the site; there are also bus stops on E Madison Street and E Pine Street within a quarter-mile of the site. The area is currently served by the 2, 11 and 12 routes, and is located 400ft from the planned future station of the Madision Bus Rapid Transit (BRT) line.

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

The project will provide no on-site car parking and 107 bike parking spaces. 33 car parking space 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).

Street improvements will be provided on E Union Street and 14th Avenue in accordance with SDOT standards.

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?

Per transportation study, the project is projected to generate about 90 net new vehicle trips per day, with 6 trips during the AM peak hour and 8 trips during the PM peak hour, which is not expected to adversely affect traffic operations. The peak volumes would occur during the AM peak hour (between about 7:00 and 8:00 a.m.) and the PM peak hour (between about 5:00 and 6:00 p.m.). Vehicle trip estimates were calculated based upon rates and methods presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition, 2017) and were adjusted to reflect the urban transit-oriented development characteristics of the surrounding neighborhood using methods presented in ITE's Trip Generation Handbook (3rd Edition, 2017). It is expected that truck trips would comprise less than 1% of total daily vehicle trips generated by the project, primarily consisting of garbage/recycling pick-up and deliveries.

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:

Residents will be encouraged to use alternative transportation options through additional information on transit service, car sharing programs, bicycle sharing programs, and bicycle routes.

### 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.

No

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

None

<ul> <li>16. Utilities</li> <li>a. Check utilities currently available at the site:</li> <li>✓ electricity ✓ natural gas ✓ water ✓ refuse service ✓ telephone ✓ sanitary sewer</li> <li>☐ septic system,</li> </ul>
<ul> <li>other</li> <li>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.</li> </ul>
Seattle Public Utilities: Water Seattle Public Utilities: Sewer Seattle City Light: Electricity Puget Sound Energy: Natural Gas Apartment Internet / Comcast / Really Fast Internet / Cascade Link / Century Link: Telecomm
<b>C. Signature</b> 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: Veronica Guenther -UIS United StatesCapital Hill Housing ConferenceCapital Hill Housing Con
Name of signee: Veronica Guenther
Position and Agency/Organization: Capitol Hill Housing
Date Submitted: 4/13/2020
This checklist was reviewed by:

Land Use Planner, Seattle Department of Construction and Inspections

# D. Supplemental sheet for nonproject actions

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

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

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

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

The residential population at the project will impose typical impacts associated with increased urban density anticipated and encouraged by the Comprehensive Plan.

Proposed measures to avoid or reduce such increases are:

Conformance with Comprehensive Plan and Land Use ordinance requirements.

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

Additional planting and landscaping will provide habitat potential.

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

Provide landscaping referred to above.

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

Utility and energy resource use (water, gas, electricity) will be consistent with similar urban development.

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

The energy systems planned for this project will meet or exceed Seattle Energy Code requirements and the project is targeting Built Green 4 star certification.

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

No impact anticipated.

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

None.

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

No impact anticipated.

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

None

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

Public transportation, services, and utilities are all presently in adequate supply in this area. Impacts due to increased population would be incremental.

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

No mitigation measures anticipated for transportation and public services. Demands on utilities will be mitigated by conformance with code, including energy codes, and Built Green 4 Star.

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

No conflicts with existing laws or environmental protection requirements are foreseen.