

FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Updated: May 17, 2022 Parcel No. 004100-0390, -0391, -0395, -0398.

A. BACKGROUND

1. Name of proposed project: Mayer Court Apartments
2. Applicant:
Name: Mayer Court, LLC – Rune Harkestad
Mailing Address: 845 NE 106th Ave. #100, Bellevue, WA 98004

Phone: 425-450-1162 Fax: 425-451-3058
Alt. Phone: 425 577 8556 Email: rune.harkestad@kidder.com
Status: (Owner, Lessee, Agent, Etc.) O w n e r / A g e n t
3. Designated Contact Person: (The person who will receive and disseminate all correspondence from the City)
Name: Rune Harkestad, Mayer Court, L L C
Mailing Address: 845 NE 106th Ave. #100, Bellevue, WA 98004

Phone: 425-450-1162 Fax: 425-451-3058
Alt. Phone: 425 577 8556 Email: rune.harkestad@kidder.com
4. Agency requesting checklist:
City of Seatac
5. Proposed timing or schedule (including phasing):
The proposed will be complete in a single phase. Construction is anticipated to start once all required permits are in hand.
6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
No
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Asbestos Assessment of Existing Structures
Traffic Trip Generation
Geotechnical Engineering Report
SWPPP
8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:
There are no other known proposals on-site or in the vicinity that will impact the proposed.
9. List any government approvals or permits that will be needed for your proposal.
City of Seatac
✓ **Site Plan Review**

- ✓ **Grading and Drainage Permit**
- ✓ **Right-of-Way Use Permit**
- ✓ **Utility Service Connections and Developers Agreements**
- ✓ **Building Permits**
- ✓ **Demolition Permit**

Department of Ecology

- ✓ **NPDES**

10. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, 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.

The proposal is to construct a two tower 4-story mixed-use building (commercial/retail and residential) with commercial/retail spaces on the 1st floor and a total of 48 residential units on floors 2 to 4 between the two towers. The total building footprint on the lowest floor is 14,553 sq. ft. The total floor area of the commercial/retail is 6,447 sq. ft., and 43,573 sq. ft. for the residential. The residential will be a mix of studio, one-, and two-bedroom units. All the residential and commercial space is located in the CB-C zone on the site. An existing single family home will remain on the west portion of the site in the UH,1800 zone on a 7200 s.f. lot. A total of 77 parking stalls are proposed for both the west and east wing of the building. In addition, proposed are refuse and recycling areas, pedestrian walkways, landscaping, recreation/open areas, and associated utility extensions/connections.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. 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. 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 site is located at 15001-25 and Military RD. S at the southwest corner of the intersection of Military Rd S and S 150th St.

Tax Parcel 004100-0390, 004100-0391, 004100-0395, and 004100-0398

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) General description of the site (circle one): Flat, rolling hilly, steep slopes, mountainous, other
- b) What is the steepest slope on the site (approximate percent slope?)
The steepest slopes onsite are approximately 20% and are in the western portion of the property.
- 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.
The USDA Natural Resources Conservation Service has no soil data available for the project site as indicated as soil survey area WA775. Review of the available Geologic Map of the Des Moines Quadrangle, King County, Washington provided by the USGS, shows that the project area consists of Till (Qvt). Site specific soils explorations are being conducted and will be provided within a Geotechnical Engineering Report for use in the construction and permit drawings.
- d) Are there surface indications or history of unstable soils in the immediate vicinity?
Describe:
There is none to be known.
- e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:
Preliminary earthwork quantities are approximated to be 11,194 cubic yards cut and 3,819 cubic yards of fill. The exact quantities and the source of materials for site development activities is not known at this time. The majority of the cut material is to accommodate the building into the slope to the west and the storm detention vault.
- f) Could erosion occur as a result of clearing, construction, or use? Generally, describe:
With any clearing, grading and construction operations, there is always the potential for erosion. The implementation of applicable erosion control BMP's will help limit the impacts. There is likely very little potential for erosion on the completed multi-family residential project.
- g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?
The apartment building will have approximately 66% of the site covered with impervious surfaces, with 26% building coverage. The single family home on the 7200 s.f. lot will have 34% impervious area and 13% building coverage.
- h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
An approved Temporary Erosion and Sediment Control Plan will be in-place until on-site construction operations have concluded, and the site is fully stabilized. A copy of the Construction SWPPP should be kept on-site and updated at all times.

2. Air:

- a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:

During the construction phase of the project, exhaust from construction equipment and minor amounts of dust may be emitted as is expected. The contractor will be responsible for the reduction of errant dust during the construction process. Once construction is complete, the only known source of emission will be from the vehicles traveling to and from the site and those typical with occupancy in any modern multi-family residential development, which have no significant impacts to the surrounding environment.

- b) Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:

Vehicles using the adjacent public roads are expected to have minimal impact on the proposed development.

- c) Proposed measures to reduce or control emissions or other impacts to the air:

During construction operations, the contractor will be required to provide adequate water coverage to keep errant dust to a minimum. It is expected that winter construction in the rainy season will help control dust, however, runoff controls will be required. Engine idling of equipment not in use will be kept to a minimum.

3. Water:

- a) Surface

- 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, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.

No

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

Not applicable

- 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.

Not applicable

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

Not applicable

- 5) Does the proposal lie within a 100-year floodplain? Note location on the site plan.

The site is not within or adjacent to a mapped 100-year flood plain

- 6) Does the proposal involve any discharges of waste materials to surface waters? 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 groundwater will be withdrawn, and none is anticipated to be discharged to groundwater. Depending on results of Geotechnical soils testing, if soils show that infiltration is feasible, any stormwater to be infiltrated will be of clean roof runoff.

- 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; toxic or non-toxic, 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.

No waste material will be discharged into the ground as the site is served by the Valley View sanitary sewer.

c) Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe:

The primary source of site stormwater runoff will be from roof area. Roof runoff will be collected and conveyed through a perimeter drainage system and routed to the stormwater vault. Other areas generating runoff such as the court yard and access ways will also be collected and conveyed to the underground vault. Stormwater will be mitigated via detention and released to the existing storm system with S 150th St or Military Rd S. Water quality treatment will be provided as required. During construction, runoff will be managed via on-site BMPs as will be specified within the Temporary Erosion and Sediment Control (TESC) Plan.

- 2) Could waste materials enter ground or surface waters? Generally describe.

With the implementation of appropriate BMP's, there is minimal potential for waste from equipment storage and use, eroding soils, or other wastes generated during construction activities to enter either ground or surface waters. The post-constructed development will also have minimal potential for any waste to enter either ground or surface waters. However, common pollutants from parked vehicles may collect on surfaces and be washed into the storm drainage system. Common pesticides and nutrients from the landscaping areas may also enter the storm drainage system.

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

The proposed will not alter or otherwise affect drainage patterns.

- 4) Proposed measures to reduce or control surface, ground, and runoff impacts, if any.
A Temporary Erosion and Sediment Control Plan utilizing appropriate BMPs will be implemented during construction. A stormwater system will be designed and constructed for the future buildout of the site.

4. Plants:

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

Deciduous tree: Alder Maple X Aspen Other _____
Evergreen tree: Fir X Cedar X Pine X Other _____
Shrubs X
Grass X
Pasture
Crop or grain
Wet soil plants: Water Lily Eelgrass Milfoil Other _____
Other types of vegetation:

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

The buildout of the site will involve the removal of most of the existing vegetation, including trees.

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

There are no known threatened or endangered species 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.

For the buildout of the site, landscaping will comply with Seatac Municipal Code and other applicable regulations addressing landscaping with native vegetation.

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

To our knowledge, there are no noxious or invasive species located on or near the site.

5. Animals:

- a) Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: Hawk Heron Eagle Songbirds X Other _____
Mammals: Deer Bear Elk Beaver Other _____
Fish: Bass Salmon Trout Herring Shellfish Other _____

- b) List any threatened or endangered species known to be on or near the site:

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

- c) Is the site part of a migration route? Explain:

To our knowledge, the site is not a part of a migration route. However, as with the rest of Western Washington State, the project site is located within the Pacific Flyway.

- d) Proposed measures to preserve or enhance wildlife:
It is not anticipated that the proposed project will impact wildlife habitat or cause disturbance such that mitigation measures will be needed.
- e) List any invasive animal species known to be on or near the site.
To our knowledge, there are no invasive species located on or near the site.

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.
During construction operations, fossil fuels will be utilized to power construction machinery and equipment. At buildout, the property is anticipated to use electricity and possibly natural gas for heating and uses typical with multi-family residential developments
- b) Would your project affect the potential use of solar energy by adjacent properties? Generally describe:
It is unlikely that the use of solar energy by adjacent properties would be affected by the proposed development.
- 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:
The buildout of the property will comply with all applicable energy codes.

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? Describe:
- 1) Describe any known or possible contamination at the site from present or past uses
The existing buildings will need to be evaluated for lead and asbestos prior to demolition. As is typical of buildings this age, asbestos and/or lead paint may have been used. The use of heavy construction equipment can be a source of environmental health hazards. Once construction is complete the risk of fire is possible with any development. No other environmental health hazards are anticipated to occur as a result of this proposal.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity
There are none known on this site
 - 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.
Diesel fuel, gasoline, and oils typical of construction equipment will be used on-site during the construction phase of the project. The post-construction project is anticipated to use and store materials typical for such a project.

- 4) Describe special emergency services that might be required

None are anticipated to be needed.

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

As required, lead paint and asbestos abatement will be completed by certified contractors prior to building demolition. BMPs like Spill Response Plans and those identified in the SWPPP will be implemented during all construction activities to reduce or control environmental health hazards. There are no measures proposed for the completed project.

b) Noise:

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

General traffic from surrounding streets and noise generated from surrounding residential uses is anticipated to have a minimal impact. As is typical with the area, the site is located to the northeast of the north end of the Seatac International Airport as such noise from air traffic will be heard on-site.

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

Indicate what hours noise would come from the site.

Localized noise of short duration commonly associated with construction of a project of this type and the operation of construction equipment. Noise from the construction equipment will occur during daylight hours. Long-term localized noise will not be generated until the site is built-out. Noise will be consistent with the day to day operations of the proposed mixed-use development.

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

During construction, contractors shall be required to comply with the City of Seatac 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? If so, describe

The site is a mix of vacant land, single-family residential, commercial buildings, and light industrial building.

North: South 150th St. and Multi-family

South: Commercial and single-family

residential East: Military Rd South,

West: Commercial and single-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?

Not to our knowledge

- c) 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

- d) Describe any structures on the site:

The site is composed of two residential dwelling and three commercial/light industrial structures

- e) Will any structures be demolished?

Yes, all structures will be demolished with the exception of the small single family home on the southern 7200 s.f. lot.

- g) What is the current zoning classification of the site?

The project area currently has split zoning with UH-1,800 on the west third and remaining zoned as CB-C.

- h) What is the current Comprehensive Plan designation of the site?

Commercial High Density and Residential High Density

- i) If applicable, what is the current Shoreline Master Program designation of the site?) Has any part of the site been classified as an “environmentally sensitive” area?

Specify:

Not applicable

- k) Approximately how many people would reside or work in the completed project?

With 48 residential units, the development could provide housing for approximately 120 individuals assuming the average U.S. Census rate of 2.5 individuals per household. The number of persons working in the commercial / retail space will vary depending on type of business.

- l) Approximately how many people would the completed project displace?

The proposed would eliminate three single-family dwellings and could therefore displace 8 people based on the U.S. Census rate of 2.5 individuals per household.

- m) Proposed measures to avoid or reduce displacement impacts:

No measures proposed as the development will create more dwellings than eliminated.

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

The site will be designed to comply with all applicable sections of the Seatac Municipal Code.

9. **Housing:**

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

As mentioned previously, 48 residential units will be provided. Units are intended to be market-rate apartments.

- b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Three market-rate residential units will be eliminated
- c) Proposed measures to reduce or control housing impacts.
No measures are proposed as the proposed development creates 48 new housing units.

10. Aesthetics:

- a) What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?
The 4 story apartment building will not exceed the maximum height allowed in the CB-C zone as measured from the calculated average base elevation. The highest portion of the east wing is approximately 48'-0" above Military Road S. The principal exterior building materials are composite wall panels and siding, ground face concrete masonry units, anodized aluminum storefront system and composite horizontal siding.
- b) What views in the immediate vicinity would be altered or obstructed?
Some views of the immediate vicinity will be altered with the development of the subject multi-family residential project and the removal of the bowling alley complex. There are no known protected views in the vicinity that the proposed will impact.
- c) Proposed measures to reduce or control aesthetic impacts:
The development will be designed to comply will all applicable codes and regulations pertaining to building and site design.

11. Light and Glare:

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur?
At buildout, the project will provide exterior lighting typical to project of this scale. As with any structure, there may be some glare off windows that would mainly occur in the morning or evening hours.
- b) Could light or glare from the finished project be a safety hazard or interfere with views?
No, this is not anticipated.
- c) What existing off-site sources of light or glare may affect your proposal?
There are no known sources of off-site light or glare that will adversely impact the proposed project.
- d) Proposed measure to reduce or control light and glare impacts, if any:
The exterior building lights will be of low intensity, typical for safety and security purposes on multi-family residential development.

2. Recreation:

- a) Would the proposed project displace any existing recreational uses? Describe:
No

- b) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:
None proposed
- c) What designated and informal recreational opportunities are in the immediate vicinity?
There do not appear to be any in the immediate vicinity.

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
Not to our knowledge
- 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
Not to our knowledge
- 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.
Not applicable
- 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 proposed

14. Transportation:

- a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans.
The project site front South 150th St to the north and Military Road South to the east. State Route 99 so about 835-ft to the southeast, and State Route 518 about 1,700-ft to the south. Interstate 5 is about 1-mile east as the crow flies. Access to the lower building level will come off Military Rd S, while access to the 2nd parking level will come off of S 150th St.
- b) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Military Rd S is along a bus transit route.
- c) How many parking spaces would the completed project have? How many would the project eliminate?
A total of 77 parking stalls are proposed, with an approximate 12 stalls being eliminated.

- d) Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):

Improvements along Military Rd S are proposed to be completed by the City per an approved and funded capital improvement project. Frontage improvements along S 150th St are anticipated to be required and the responsibility of this project. These improvements are anticipated to include half-street overlay, new curb & gutter and sidewalk. Both frontage are public rights-of-way.

- e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Per the Jake Traffic Engineering, Inc., Trip Generation, Parking, and Access Review Traffic Letter – published under a separate cover.

- g) Proposed measures to reduce or control transportation impacts:

None proposed, but traffic impact fees will be required.

- h) Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe
No

15. Public Services:

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

Like any other such residential development, there would be a potential increase in the need for some services.

- b) Proposed measures to reduce or control direct impacts on public services:
None proposed, but the building will be sprinkled.

16. Utilities:

- a) Check utilities currently available at the site: Electricity Natural Gas Water

Refuse Service Telephone Sanitary Sewer Septic System Other

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

Sanitary sewer will be provided by Valley View Sewer District who have a sewer main within Military Rd S. Water will be provided by King County Water District #125 who will be installing an new main with Military Rd S. Power will be provided by Seattle City Light that will have new facilities installed as part of the City's capital improvements. Natural gas provided by Puget Sound Energy with an existing line in Military Rd S.

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

RUNE HARKSTAD

Printed Name

5/17/2022

Date Submitted

MAVER COURTLACE MANAGER

Printed Name

Position and Agency/Organization

Date Submitted