



# SEPA ENVIRONMENTAL CHECKLIST & APPLICATION FORM

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

## PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of certain proposals before making permitting decisions.

The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an Environmental Impact Statement (EIS) is required.

An EIS must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

## CITY HALL CONTACT

4800 South 188<sup>th</sup> Street  
SeaTac, WA, 98188  
Ph: 206.973.4750

## INSTRUCTIONS

This Environmental Checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your observation or project plans without the need to hire experts.

### If You Don't Know the Answer

If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "*does not apply*". Complete answers to the questions may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions to the best of your ability; or if you have difficulty, the City can assist you.

### Staged Development

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 City may ask you to explain your answers or provide additional information related to determining if there may be significant adverse impact.

## PACKET MATERIALS

This packet is divided into two (2) sections. Both sections must be completed and submitted for review. An incomplete packet will not be accepted for review.

FORM A: Environmental (SEPA)  
Application Form

FORM B: Environmental (SEPA)  
Checklist

## APPLICATION FEE

The application fee is paid at the time of submitting a complete application. This fee is in addition to any other permit related fees.

See SEPA review on fee schedule [CLICK HERE FOR FEE SCHEDULE](#) or find fee schedule at: [www.ci.seatac.wa.us/feeschedle](http://www.ci.seatac.wa.us/feeschedle)

# **‘SIMPLE’ LAND USE & SEPA REVIEW PROCESS**

## **Pre Application Meeting**

An applicant shall have a Pre-Application Meeting with the City before an application is accepted.

## **Determination of Completeness (DOC)**

Upon the City's acceptance of a permit application, you will receive a "Determination of Completeness" (DOC) within 28 days of the submittal of your application stating whether your permit application is complete, not complete or if additional information is required. Note, this process only pertains to permits that require a comment period.

## **Notice of Application (NOA)**

A "Notice of Application" (NOA) will be published and sent to adjacent property owners within 300ft -1,000 ft of the subject property. The NOA will be issued within 14 days after a DOC is issued. There is a 14 day comment period for a NOA. Note, this process only pertains to permits that require a comment period.

### **Notice Board Posting:**

At this time, you will be required to post a "Notice Board" on the property detailing the proposed land use action. An example of the sign and further instructions will be provided to you as part of your NOA Letter.

## **SEPA Determination Issued**

A SEPA determination will be issued shortly after the NOA comment period ends. Notification of the SEPA determination will be in the same manner as a NOA.

## **14 day comment period & 10 Day Appeal Period Follows**

The determination will be published, posted and sent to all parties of record within 300ft-1,000ft of the subject property and to all "Parties of Record". People will have 14 days to make comment, followed by a 10 day appeal period. If no appeals are recieved, the process is complete.

## **Removal of Notice Board**

The "Notice Board" shall be removed within 30 calendar days of the publication of the SEPA Determination.

# **FORM A: ENVIRONMENTAL (SEPA) APPLICATION FORM**

The following materials are the **minimum** materials that must be submitted to review your application to determine that it is complete or incomplete as provided under RCW 36.70B.060 and RCW 36.70B.090.

Please note additional information may be required after review of your proposal.

This form is provided for your benefit and to aid the City in determining if your application contains the minimum information necessary to review your application.

**Incomplete submittals will not be accepted or acted upon.**

**This application also will not be accepted if you have not had a Pre-Application Meeting with the City.**

**This checklist must be submitted for your application review.**

If you have any questions, contact the Department of Community and Economic Development.

*For Office Use Only*

**Date Reviewed:** \_\_\_\_\_

**Date of Pre-App Meeting:** \_\_\_\_\_

<b>PLAN SUBMITTAL</b>		<b>Applicant</b>	<b>Staff</b>
1	<i>Completed Environmental Checklist:</i> Original copy.	✓	
2	A check written to the City of SeaTac for the filing fee of the Environmental Checklist.	✓	
3	A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following: <ul style="list-style-type: none"><li>a) Dimension and shape of lot with adjacent street names</li><li>b) A <b>legal description</b> of the subject property is provided.</li><li>c) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings</li><li>d) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes</li><li>e) Required landscaping areas. A detailed landscape plan is not required, however, the site plan must show the dimensioned 'block' areas of landscape to demonstrate the code required landscaping can be accommodated on site.</li><li>f) Existing water courses, wetlands, utility lines, structures, rockeries or other relevant manmade or natural features, ordinary high water mark</li><li>g) The gross floor area of buildings</li><li>h) Parking calculations and dimensioned parking stalls as per Code</li><li>i) Existing and finished grades at 5' contours</li><li>j) Location and dimensions of all easements referenced in the title report with the recording number and type of easement (e.g. access, sewer, etc.)</li><li>k) Proposed storm drainage, sidewalks, conceptual grading and drainage plan</li><li>l) The location of any recreation/open space with dimensions</li><li>m) Proposed public dedication/open space (if any)</li></ul>	✓	

4	<p>Two (2) sets of plans:</p> <ul style="list-style-type: none"> <li>• 24" x 36"; and</li> <li>• 8 1/2" x 11" (reduced version of above plan)</li> </ul> <p>Note: All oversized plans folded to 8 1/2" x 14".</p>	N/A, FLASH DRIVE PROVIDED	
5	Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' ( <i>engineering scale only</i> )	✓	
6	Drawing and/or text describing the scale, bulk and architectural character of the proposed structure	✓	
7	A text describing conditions or features which cannot be adequately displayed on maps or drawings	✓	
8	A description of plans for covenants, uses and continuous maintenance provisions for the project	✓	
9	Proposed phasing identified	N/A	
10	Vehicular and pedestrian circulation and any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern.	✓	

# **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.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable: [Candlewood Suites](#)
2. Name of applicant: [DAMAC, LLC](#)
3. Address and phone number of applicant and contact person:  
[14831 Military Rd S, Seatac, WA 98168 / 253-691-6365 / David White - IHB Architects](#)
4. Date checklist prepared: [4-14-22](#)

5. Agency requesting checklist: [City of SeaTac](#)
6. Proposed timing or schedule (including phasing, if applicable):  
[2022 through 2023](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
[IHB Architects \(IHB\) Response: No](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
[IHB Response: Geotechnical Investigation, Land Survey](#)
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.  
[IHB Response: No](#)
10. List any government approvals or permits that will be needed for your proposal, if known.  
[IHB Response: None](#)
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.)  
[IHB Response: 88 unit \(hotel\) new construction on 0.90 acre site with on site amenities, parking and site improvements.](#)
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.  
[IHB Response: 14831 Military Rd S, Seatac, WA 98168](#)

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

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)? [35% in one area near the front](#)

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.  
IHB Response: Soils are glacial till, loamy sand per USDA. Generally dense.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
IHB Response: no erosion or unstable soils are apparent.

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.  
IHB Response: Most of the lot will be affected by grading activities. The site mass balanced to reduce the need to import or export bulk earth materials to achieve the final grading. It will be necessary to import and export minor amounts of non-native material, such as select or structural fill for buildings and clean rock for the pervious parking structure. This fill material will come from local construction yards in the business of supplying such materials to project sites. The project is expected to move about 6,000 cubic yards of material around on the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
IHB Response: The erosion potential of the site during clearing, construction, and final use is typical for the type of project contemplated. Standard erosion control measures will be employed during construction. Once the site has been stabilized in its final state, there is no potential for erosion to occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
IHB Response: About 75 percent of the site will be covered after the project is complete.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
IHB Response: Standard erosion control practices will be implemented for this project.

## 2. Air [\[help\]](#)

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.

IHB Response: Emissions during construction will be limited to what is common construction, vehicle exhaust, paint and sealant fumes. Once constructed, emissions will be limited to guest vehicle emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
IHB Response: No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
IHB Response: Coordination efforts will be made with all contractors to limit vehicular traffic on site and reduce construction emissions.

## 3. Water [\[help\]](#)

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.

IHB Response: There are no surface water bodies on or near the 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.

IHB Response: The project will not require any work within such areas.

- 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.

IHB Response: This project does not propose to fill or dredge any material from surface waters or wetlands.

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

IHB Response: The project does not require surface water withdrawals or diversions.

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

IHB Response: The proposal does not lie within a 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.

IHB Response: There are no discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 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.

IHB Response: There is no known existing groundwater to be drawn from.

- 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.

IHB Response: The project will not discharge waste material to the ground. An existing septic system serving the house on the site will be removed.

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.

IHB Response: The only runoff for this project is stormwater. The stormwater from buildings is collected via pipes and catch basins and conveyed to infiltration trenches. Stormwater falling on the parking lot will immediately percolate downward into the pervious pavement structure, then to the



sand filter, and then to the groundwater beyond.

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

IHB Response: The site risk profile for groundwater or surface water contamination is typical of residential development. Under normal circumstances there would be no waste discharge to ground or surface water. It is possible that accidents, such as oil spills, could result in isolated incidences of contamination. Such activities are subject to end user behaviors and apply to any site, not just this one.

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

IHB Response: The proposal does not have any significant effect on drainage patterns on or near the site. In its current condition, the site generates little runoff because it is mostly pervious with mature grass cover and fast-draining soils.

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

IHB Response: The site has been designed in accordance with all applicable stormwater codes, including on-site management of water. The site will infiltrate almost all of its runoff with treatment as appropriate. This means that under normal circumstances, the site will discharge almost no water. What little runoff does escape the site will be collected in established urban drainage systems and safely conveyed to its final destination.

#### 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?

Small fir trees (2) will be removed and landscaping around existing home site - no significant vegetation on site

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

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The use of native and drought tolerant plant material is proposed for the site.

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

None known

## **5. Animals** [\[help\]](#)

- 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.

song birds and hawks would be present around the site, no fish, no mammals

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

None known

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

No

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

Proposed landscaping - trees, shrubs and ground covers will enhance the habitat of wildlife to the site.

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

Coyotes, raccoons and opossums would be present around the site

## **6. Energy and Natural Resources** [\[help\]](#)

- 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.

IHB Response: Electric power will be provided and utilized for heating

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

IHB Response: No

- 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:

IHB Response: All construction will meet or exceed the minimums of the WSEC for non-residential construction

## **7. Environmental Health** [\[help\]](#)

- 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.

IHB Response: No

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

IHB Response: No known or potential contamination on site

- 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.

IHB Response: No known existing hazardous chemicals/conditions on 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.

IHB Response: No hazardous chemicals will be stored or used on site

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

IHB Response: No anticipated environmental emergencies foreseen for this project site

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

IHB Response: No environmental health hazard control measures needed

*b. Noise*

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

IHB Response: Traffic along Military Road S

- 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.

IHB Response: Typical construction, 8am-5pm

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

IHB Response: No noise reduction measures needed

**8. Land and Shoreline Use** [\[help\]](#)

- 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.

IHB Response: Current use is residential, will be developed for hotel use under conditional use permit. No affects on nearby or 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?

IHB Response: 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:

IHB Response: No

c. Describe any structures on the site.

IHB Response: An existing single family residence with detached storage shed

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

IHB Response: An existing single family residence with detached storage shed

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

IHB Response: UH-900 (Residential High Density)

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

IHB Response: N/A

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

IHB Response: N/A

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

IHB Response: No

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

IHB Response: Approximately 80-100 people between hotel guests and employees

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

IHB Response: 0

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

IHB Response: No displacement measures will need to be taken

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

IHB Response: The land use will not be changing, so no measures need to be taken

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

IHB Response:N/A

**9. Housing** [\[help\]](#)

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

IHB Response: N/A

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

IHB Response: 1 existing single family residence will be eliminated, middle income

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

IHB Response: No housing impact measures need to be taken

**10. Aesthetics** [\[help\]](#)

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

IHB Response: Tallest height will be +/- 55'-0", and the principal exterior building materials will be fiber cement paneling

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

IHB Response: No views will be altered or obstructed as a result of any of the new buildings on site.

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

IHB Response: Design aesthetics all comply with local jurisdiction requirements.

**11. Light and Glare** [\[help\]](#)

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

IHB Response: Little, if any, light reflection may occur during early morning and evening along Military Road S, however will be rare due to limited glazing.

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

IHB Response: No

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

IHB Response: None

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

IHB Response: No lighting or glare control measures needed

**12. Recreation** [\[help\]](#)

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

IHB Response: Riverton Heights Park is approximately ¼ mile West of the proposed project.

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

IHB Response: No

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

IHB Response: No measures needed

### **13. Historic and cultural preservation** [\[help\]](#)

- 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? If so, specifically describe.

IHB Response: No

- 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.

IHB Response: No

- 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

IHB Response: No assessment provided, as the site has been utilized previously for residential use.

- 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.

IHB Response: N/A

### **14. Transportation** [\[help\]](#)

- 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.

IHB Response: Military Road S runs North-South along the East side of the project site, and will provide access to the driveway on site.

- 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?

IHB Response: No, nearest transit stop is approximately 1 block away at the intersection of Pacific Hwy S & S 148th St.

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

IHB Response: 68 parking stalls will be provided, 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).

IHB Response: No new roads or improvements will be required

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

IHB Response: 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?

IHB Response: Unknown

- 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.

IHB Response: No

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

IHB Response: None

### **15. Public Services** [\[help\]](#)

- 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.

IHB Response: No

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

IHB Response: None

### **16. Utilities** [\[help\]](#)

- a. Circle 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.


IHB Response: The site will be served with electricity, sanitary sewer, water, telephone/communication, and refuse pickup. The utility providers are as follows:

- Electricity: Seattle City Light
- Sanitary Sewer: Valley View Sewer District
- Water: King County Water District No. 125
- Telephone/Comm: CenturyLink, Comcast, possibly others
- Refuse: Waste Management

Utility construction on-site will be typical for this type of development. Utility installation will occur following rough grading of the site. Activities will be trenching and backfilling.

### **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  
\_\_\_\_\_ PROJECT MANAGER - IHB ARCHITECTS \_\_\_\_\_ Position and Agency/Organization  
\_\_\_\_\_ Date Submitted: APRIL 15, 2022