



# 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>	SURVEY, 2/A0.1 SURVEY, T1.0 A0.1, C-400  1/A0.1, C-400, A1.1-A1.3  L1.0, L1.1  N/A T1.0 T1.0, A1.1 C-300  N/A  C-300, C-400  T1.5 T1.5	

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>	see attached pdf per permit center direction	
5	Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' ( <i>engineering scale only</i> )	A3.1-A3.5 (at 1/8" scale)	
6	Drawing and/or text describing the scale, bulk and architectural character of the proposed structure	A0.0	
7	A text describing conditions or features which cannot be adequately displayed on maps or drawings	N/A	
8	A description of plans for covenants, uses and continuous maintenance provisions for the project	ATTACHED	
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.	C-300 C-400	

# FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: August 2022

Parcel No. 042204-9287

## A. BACKGROUND

1. Name of proposed project: Mercy Angle Lake Family Housing

2. Applicant:

Name: Alisa Lubber, Project Developer

Mailing Address: 6930 Martin Luther King Jr. Way S.

Seattle

WA

98118

City

State

Zip

Phone: 206-940-6819

Fax: \_\_\_\_\_

Alt. Phone: 206-602-3479

Email: alubber@mercyhousing.org

Status: (Owner, Lessee, Agent, Etc.) agent

3. Designated Contact Person: (The person who will receive and disseminate all correspondence from the City)

Name: Charla Burgdorf, Project Architect

Mailing Address: 1 Yesler Way

Seattle

WA

98104

City

State

Zip

Phone: 206-518-5526

Fax: \_\_\_\_\_

Alt. Phone: 206-240-0766

Email: charlab@runberg.com

4. Agency requesting checklist: City of SeaTac

5. Proposed timing or schedule (including phasing):

Construction duration: May 2023 – Dec 2024

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

None

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

Phase I ESA, prepared by PBS Environmental, dated September 2021

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

None Known

9. List any government approvals or permits that will be needed for your proposal.

FAA height approval

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.

5 floors of Type V-A wood-frame structure over two and a half levels of  
Type I-A concrete construction. Program includes 11,000 sf of office space,  
92,500 sf of residential area comprising 130 units, and parking for 103  
vehicles. The total building area is approximately 165,500 sf, and the site  
area is 33,529 sf (0.77 acres)

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 northeast corner of S 200th St and 26th Ave S in SeaTac, King  
County, Washington.

LOT A SEATAC BLA #SUB 19-0005 REC #20200629900043 SD BLA  
BEING POR OF SE 1/4 SW 1/4 NE 1/4 STR 4-22-4

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth:**

- a) General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other \_\_\_\_\_

The site can be described as rolling, with a 20 foot decrease in elevation  
across the site.

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

The steepest on-site slope is about 7% measured from the southeast to  
southwest corner 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.

Fill (consisting of medium dense silty sand with variable gravel), crushed  
rock, weathered glacial till, glacial till, and advance outwash.

- d) Are there surface indications or history of unstable soils in the immediate vicinity?  
Describe:

None known.

- e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

On the south side of the property, the existing fill and highly weathered  
glacial soils will need to be removed and replaced with compacted  
structural fill. The fill will be procured by the contractor from a local yard at  
the time of construction. The majority of the site will be excavated for the  
below grade parking levels. About 8,000 yards of cut and 200 yards of fill  
are anticipated

- f) Could erosion occur as a result of clearing, construction, or use? Generally describe:

The erosion potential of the on-site soils is low to moderate. The amount  
and potential impacts of erosion are partly related to the time of year  
construction occurs.

- g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

95%

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

KPFF: Disturbed areas should be finish graded and seeded as soon as  
practicable to reduce risk of erosion. Erosion control blankets could be used  
to protect the slopes during periods of rainfall. A temporary erosion and  
sediment control plan will be provided to show the minimum BMPs to  
reduce and control erosion.

## 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:

Automobile exhaust, general household cooking odors, none other known

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

SeaTac Airport, Angle Lake Station Parking Garage, S 200<sup>th</sup> St, and 26<sup>th</sup>

Ave S will all create some combustion fuel exhaust odors.

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

None

## 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.

None

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

N/A

- 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.

N/A

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

Temporary dewatering will be necessary to draw the groundwater down

below the base of excavation to allow for adequate standup time for soil

nail shotcrete facing placement.

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

No

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

No, none



**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; 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 \_\_\_\_\_

**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 site runoff is currently collected in catch basins that convey to a detention vault and then discharged to a storm drain which runs west along South 200th Street. This water flows into a series of detention ponds down 26th Avenue NE.

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

None known.

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

No.

- 4) Proposed measures to reduce or control surface, ground, and runoff impacts, if any.

A detention vault system is proposed to control discharge rates.

#### 4. Plants:

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

- ✓ **Deciduous tree:** ☐ Alder ☒ Maple ☐ Aspen ☒ Other Madrona
- ✓ **Evergreen tree:** ☐ Fir ☒ Cedar ☒ Pine ☒ Other Spruce
- ✓ **Shrubs**
- ✓ **Grass**
- **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?

All vegetation within the property boundary will be removed. The  
vegetation includes grass covering the site, three conifers, and one  
madrona.

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

None present.

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

The plant palette for the proposed landscape includes drought tolerant  
plants appropriate for the sun and shade conditions where they would be  
planted. The palette includes groundcover, shrubs, and trees that support  
native pollinators.

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

Himalayan blackberry in present across the street on the property to the  
south. A small patch of Himalayan blackberry on the project site will be  
removed.

#### 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 ☐ 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:

None Known

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

Yes, the site and all of Puget Sound is within the Pacific Flyway, one of the four principal north-south migration routes for birds (including Canada geese, herons, and other birds) in North America.

- d) Proposed measures to preserve or enhance wildlife:

None necessary

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

None known

## 6. **Energy and Natural Resources:**

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

Electric and Solar only. All heating and cooking will be electric, water will be heated by heat pump water heaters. No combustion heat, fireplaces, gas grills, or other polluting energy sources are planned, (although it is possible that someone could use a charcoal grill on site in the future.)

- b) Would your project affect the potential use of solar energy by adjacent properties? Generally describe:

No. The project is surrounded by wide arterial streets on all but one side, and the building to the east is taller than this project. Were a project built to the west or north, it would be tall enough to clear the shadow of this project.

- 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:

Solar panels on the roof, heat pump water heater system, energy recovery ventilation in all units and common spaces, heat pump heat in common spaces, no air conditioning in units

## 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:

None beyond typical residential hazards

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

uses

None known

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

None known

- 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 beyond typical residential cleaning chemicals

- 4) Describe special emergency services that might be required

None beyond typical residential emergency service

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

N/A

**b) Noise:**

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

Traffic from adjacent roads and International Boulevard

Significant noise from Sea-Tac International Airport

- 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.

Typical residential traffic (per submitted TIA)

Residential recreation noise, children's play from courtyard

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

Courtyard is enclosed by project to reduce noise and increase privacy

Higher STC windows and doors are being used on the building exterior to mitigate noise within living units

**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

Site – Vacant

North – Vacant

South – Paid airport parking and Vacant

East – Angle Lake Station Parking Garage

West – Vacant

- 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

- 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:

None

- e) Will any structures be demolished?

No

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

RBX , Angle Lake Station Area Overlay District, District Center

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

Angle Lake Station Area Overlay District Center

- h) If applicable, what is the current Shoreline Master Program designation of the site?

N/A

- i) Has any part of the site been classified as an “environmentally sensitive” area? Specify:

No

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

The project anticipates about 315 residents and 10 employees of the housing and 60 on-site employees of the commercial office

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

0

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

N/A

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

Comprehensive land use review with City of SeaTac, three preapplication

meetings as well as other meetings to coordinate with the city \_\_\_\_\_

## 9. **Housing:**

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

130 units, 100% low-income \_\_\_\_\_

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

0 \_\_\_\_\_

- c) Proposed measures to reduce or control housing impacts.

N/A \_\_\_\_\_

## 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?

Tallest Height: 81' from average grade plane to top of elevator penthouse.  
Brick or stone veneer, Exposed Concrete, Aluminum Storefront at ground  
level, painted fiber cement with vinyl windows at upper levels \_\_\_\_\_

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

There is a view from the upper levels of the adjacent parking garage that  
will be impacted by this project. The most interesting views from the  
parking garage are to the Puget sound in the south/southeast direction;  
these views will not be affected by this project. Views due west towards the  
adjacent wooded area will be affected on most levels of the parking garage,  
but these are not particularly interesting. \_\_\_\_\_

- c) Proposed measures to reduce or control aesthetic impacts:

Building to be constructed of high-quality materials with harmonious  
design concept. Parking to be within building, completely screened from  
public view. Pedestrian spaces to be welcoming and sustainably designed  
for durability. \_\_\_\_\_

## 11. **Light and Glare:**

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

Typical residential building lighting. Street and access drive lighting will be \_\_\_\_\_

lit as recommended by best practices and as required for safety.

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

Light from the project will be able to be seen from the adjacent parking garage, but should not be a safety hazard or interfere with views.

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

Light from the adjacent parking garage will be visible from the project.

- d) Proposed measure to reduce or control light and glare impacts, if any:

All building, ROW, and courtyard lighting will be aimed toward the ground as recommended by best practices.

## **12. 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:

Project will provide at least 7800 sf of active recreation space for residents on site (as required by SeaTac land use code). Recreation space will include play equipment for children and youth, as well as space for adults.

- c) What designated and informal recreational opportunities are in the immediate vicinity?

Angle Lake park is ¼ mile northeast. Des Moines Creek Trail Park is less than ½ mile west.

## **13. Historic and Cultural Preservation:**

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

None known

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

None known on the project site. Angle Lake is a known area of Native American activity, and centuries-old dugout canoes were removed from the lake in the 1990s. Houses on the site were demolished sometime around 2000 when 26<sup>th</sup> Ave S was built, and the trees were removed as the site

was excavated as part of the construction of the adjacent parking garage construction. The applicant is not aware of any artifacts or items of cultural significance discovered on the site at that time.

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

The applicant has researched GIS maps, surveys, and historic maps, performed internet research, visited local museums and contacted the Highline Historical Society for information.

- 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, and describe proposed access to the existing street system. Show on site plans.

The project is located on the corner of S 200<sup>th</sup> St and 26<sup>th</sup> Ave S. The parking garage will be accessed from S 200<sup>th</sup> St and from a shared access drive that connects 200<sup>th</sup> and 26<sup>th</sup>. International Boulevard and I-5 are both accessible from S. 200<sup>th</sup> St.

- b) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. The site is 500 feet from the Angle Lake light rail stop, and 1000 feet from the rapid ride stop on International Boulevard.

- c) How many parking spaces would the completed project have? How many would the project eliminate?

The project will provide 103 parking stalls. No parking stalls will be 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):

No new public roads will be created. A one-way shared access drive will provide fire department access, parking access, solid waste pickup, and Sound Transit maintenance access to the adjacent parking garage.

- e) Will the project use (or occur in the immediate vicinity of) water, rail, or air



transportation? Generally describe:

The project is across the street from Port of Seattle property, and is  
close to but not technically in the immediate vicinity of the Sea-Tac airport.  
The project is 350 feet from the Sound Transit Link Light Rail Angle Lake  
Station and Light Rail tracks.

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

The development will generate 737 daily trips with 59 occurring in the AM  
peak-hour and 54 in the PM peak-hour. Truck traffic to and from the site  
would make up less than 2% of the trips consistent with the truck trip  
percentage on the street system. Trip generation is based on data  
contained in the Institute of Transportation Engineers (ITE) Trip  
Generation 11th Edition (2021).

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

The project is being built in a transit oriented development. Residents will  
be encouraged to use transit. The sidewalk and bike lane infrastructure is  
being upgraded on the site to improve pedestrian and bike access to the  
area.

- 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:

The project will increase the population of residents on the site, therefore  
the need for the above mentioned services will increase in proportion to  
the number of new residents.

- b) Proposed measures to reduce or control direct impacts on public services:

None proposed.

## **16. Utilities:**

- a) Check utilities currently available at the site:

☒Electricity   ☐Natural Gas   ☐Water   ☐Refuse Service   ☐Telephone  
☒Sanitary Sewer   ☒Septic System   ☒Other   High Speed Internet

- 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:

Electricity – PSE, New transformer and underground cabling

Water – Highline Water District, new piping and water service

Sanitary Sewer – Midway Sewer District, new piping and sewer connection

Storm Sewer – Midway Sewer District, new detention vault, piping, and  
sewer connection

### 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.

*Alisa Luber*

Alisa Luber

8/31/2022

Signature

Printed Name

Date Submitted

Alisa Luber Senior Project Developer/Mercy Housing Northwest 8/31/2022

Printed Name

Position and Agency/Organization

Date Submitted