

ATTACHMENT F:

SEPA CHECKLIST

ECHO LAKE TOWNHOMES
SEPA CHECKLIST

PREPARED FOR:

PRESCOTT HOMES, INC
10613 NE 38TH PLACE #17
KIRKLAND, WA 98033

OCTOBER 2005

PREPARED BY:

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201478

INTRODUCTION

Prescott Homes is proposing to construct 18 townhomes on an approximately 1.1-acre site immediately northwest of Echo Lake in the City of Shoreline (Figures 1 and 2). The site consists of two parcels (2227300070 and 2227300071) that are currently undeveloped (Figure 3). Land use in the vicinity includes commercial buildings, apartment buildings, high use arterial roads, and open space associated with Echo Lake (Figure 4).

The townhome units would be located in four separate structures of three to six units each. The development will also include a 23-foot wide drive lane accessing the proposed buildings, guest parking spaces, fencing on property boundaries, and a pedestrian pathway leading to a common area. The existing concrete bulkhead at the Echo Lake shoreline will also be removed.

Primary access to the project site is proposed via extension of an existing private access roadway located in the northwest section of the existing Echo Lake Waterfront Condominiums site, which accesses North 198th Street. Emergency vehicle access would be provided directly from North 199th Street, located on the northwest corner of the project site. A gate would be installed at the emergency vehicle access driveway to prevent general access to the development (Figure 5).

This State Environmental Policy Act (SEPA) Environmental Checklist has been prepared to address the environmental impacts resulting from the proposed Echo Lake Townhomes.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of the proposed project:** Echo Lake Townhomes

2. **Name of Applicant:**

Prescott Homes, Inc.

3. **Address and telephone number of applicant and contact person:**

Greg Kappers
10613 NE 38th Place #17
Kirkland, WA 98033
(425) 822-2829

4. **Date checklist prepared:** October 24, 2005

5. **Agency requesting checklist:**

City of Shoreline
Department of Community Development Services

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

The general project schedule includes construction starting in Spring 2006 with completion in late 2006/early 2007.

7. **Plans for future additions, expansion, or further activity related to or connected with this proposal:**

None proposed at this time.

8. **Environmental information that has been prepared, or will be prepared, directly related to this project:**

The following studies related to the Echo Lake Townhomes have been conducted to date:

Wetland Delineation, Echo Lake Townhomes, 2005. Prepared by Adolfson Associates, Inc.

Wetland and Buffer Enhancement Plan, Echo Lake Townhomes, 2005. Prepared by Adolfson Associates, Inc.

Phase I Environmental Report Expanded Phase I Report Echo Lake Property, 2005. Prepared by Earth Solutions NW LLC.

Infiltration Evaluation Echo Lake Townhome Development, 2005. Prepared by Earth Solutions NW LLC.

Technical Information Report (Full Drainage Review) Echo Lake Townhomes, 2005. Prepared by Davido Consulting Group, Inc.

Traffic Impact Assessment Echo Lake Townhomes, 2005. Prepared by Transportation Engineering NorthWest, LLC.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

None.

10. List of governmental approvals or permits that will be needed for the proposal:

City of Shoreline Preliminary and Final Plat Approval
City of Shoreline Site Development Permit
City of Shoreline Building Permits
City of Shoreline Critical Areas Review
Washington Department of Fish and Wildlife Hydraulic Project Approval

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

Prescott Homes is proposing to construct 18 townhomes on an approximately 1.1-acre site immediately northwest of Echo Lake in the City of Shoreline (Figures 1 and 2). The site consists of two parcels (2227300070 and 2227300071) that are currently undeveloped (Figure 3). Land use in the vicinity includes commercial buildings, apartment buildings, high use arterial roads, and open space associated with Echo Lake (Figure 4).

The townhome units would be located in four separate structures of three to six units each. The development will also include a 23-foot wide drive lane accessing the proposed buildings, guest parking spaces, fencing on property boundaries, open space and landscaped areas, and a pedestrian pathway leading to a common area. The development proposal includes reducing the wetland buffers for the Type II wetland from 100 feet to 50 feet. Enhancement of the existing wetland and the wetland buffer will be conducted as part of the buffer reduction. The existing concrete bulkhead at the Echo Lake shoreline will also be removed.

Primary access to the project site is proposed via extension of an existing private access roadway located in the northwest section of the existing Echo Lake Waterfront Condominiums site, which accesses North 198th Street. Emergency vehicle access would be provided directly from North 199th Street, located on the northwest corner of the project site. A gate would be installed at the emergency vehicle access driveway to prevent general access to the development (Figure 5).

Construction is planned for early to mid-2006 to early 2007. Construction activities will include the demolition of existing concrete building pads, vegetation clearing, grading, filling, building construction, and paving. Backhoes, trucks, compactors, loaders, small graders, and paving equipment will be used to prepare the area. Best Management Practices (BMPs) include the use of stabilized construction entrance, inlet protection, seeding, mulching, and silt fencing and will be used to prevent erosion and sedimentation into surface waters, drainage systems, and adjacent properties.

Low impact development measures are proposed for stormwater quality and control. The primary water quality and flow control measure for on-site runoff is permeable pavement with infiltration beds in the access road. A biofiltration swale and rain garden is proposed for 199th Street runoff (see Attachment A – Plan Sheets).

A *Wetland Delineation Report* (Adolfson Associates, 2005a) and a *Wetland and Buffer Enhancement Plan* (Adolfson Associates, 2005b) have been prepared to describe critical areas located on the site and proposed enhancement of the wetland and wetland buffer. These reports are submitted with this checklist.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The project site is a 1.1-acre area composed of two parcels (#22273000071 and #222730070) on the northwest shore of Echo Lake. The site is located at 1145 N 199th Street (Figure 1).

The proposed project is located in Section 4, Township 25 North, Range 5 East, W.M., in Shoreline, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

Flat, rolling, hilly, steep slopes, mountainous, other

The majority of the site is level with gentle sloping to the southeastern portion of the site.

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

The steepest slopes (approximately 3 percent) are found near the shoreline of Echo Lake.

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

The Infiltration Evaluation Report prepared by Earth Solutions NW LLC (2005) found that the site is underlain primarily by native soils consisting of a loose layer of topsoil transitioning to medium dense to dense silty sand and silty sand with gravel (Earth Solutions NW LLC, 2005). This description is consistent with soils information obtained from the Generalized Geologic Map of Seattle and Suburban Areas (Galster et al., 1991), which identifies soils in the project area as Vashon till (Qvt). The King County Soil Survey does not provide soil information for this site.

No portion of the site is farmed or considered prime farmland.

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

There is no evidence of unstable soils at the project site or in the immediate vicinity.

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

Site grading activities are expected to consist of clearing, grubbing and stripping; excavation for building foundations; backfilling around footings, behind walls and beneath floor slabs; and sub-grade preparations for slab-on-grade floors and pavement areas. Grading for road construction will also occur.

It is estimated that approximately 1,000 cubic yards of grading and approximately 2,700 cubic yards of fill material will be required. The existing site soil may be used as structural fill provided the soil is free of organics and other deleterious material. Approximately 1,700 cubic yards of import fill is anticipated to be required.

f. Could erosion occur as a result of clearing, construction, or use?

In general, soils on slopes steeper than 40 percent have high erosion potential and soils on slopes inclined between 15 and 40 percent have medium to high erosion potential (depending on the character of the soil). The maximum site slope is approximately three percent; therefore, no appreciable erosion is likely to occur during and after construction. Construction erosion and sedimentation control measures consistent with City of Shoreline requirements will be implemented during construction and are described below under 1(h).

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

The townhomes, roadways, and parking areas would represent approximately 27,175 square feet (0.62 acre) of impervious surface area on the site (approximately 51 percent of the project site).

h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.

The City of Shoreline has adopted the 1998 *King County Surface Water Design Manual (KCSWDM)* by reference with exceptions in the KCSWDM addendum in the *City of Shoreline Engineering Development Guide*. During construction, all applicable City of Shoreline and King County Surface Water Design Standards Best Management Practices (BMPs) for erosion and sedimentation control (ESC) will be implemented. Erosion and sedimentation control facilities will be constructed prior to or in conjunction with all clearing and grading so as to ensure that the transport of sediment to surface waters, drainage systems, and adjacent properties is minimized. The ESC measures will include:

- Installing a perimeter silt fence;
- Constructing a stabilized construction entrance;
- Providing inlet protection at all catch basins;
- Inspecting and maintaining ESC facilities to ensure continued proper functioning;
- Removing the cement bulkhead such that incidental backfill does not occur;

- Stabilizing any areas of exposed soils that will not be disturbed for two days during the wet season or seven days during the dry season with the appropriate ESC methods (e.g., seeding, mulching, covering); and
- Upgrading ESC measures as needed for unexpected storm events and modified to account for changing site conditions (e.g., relocation of silt fences).

2. Air

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

During construction, dust, odors, and emissions from heavy machinery, trucks, and other vehicles traveling to and operating on the site would be anticipated for a period slightly less than one year.

Following construction, the anticipated use of the site would moderately increase the automobiles traveling on local roads to and from the townhome development. The increase in traffic would increase the amount of automobile emissions compared to existing conditions. An estimated total of 110 daily, weekday a.m. and p.m. peak hour vehicular trips would be generated at full occupancy. This increase in vehicular trips would result in a negligible increase in emissions because this represents a small percentage of traffic on surrounding roads.

Wood burning fireplaces will not be incorporated into the design of the units. Therefore, there will be no wood smoke emissions post-construction.

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

No off-site sources of emissions or odors have been identified that would affect the proposed development.

- c. **Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

Contractors are expected to use known, available, and reasonable measures to meet the Puget Sound Clean Air Agency's requirements. Appropriate best management practices (BMP's) are expected to be employed to reduce surface and air movement of dust during grading, demolition, and construction activities. Mitigation measures may include:

- Impervious surfaces on the site should be swept, vacuumed, or otherwise maintained to suppress dust.
- Temporary ground covers, sprinkling the project site with water, or use of temporary stabilization practices upon completion of grading.
- Wheel-cleaning stations could be provided to ensure construction vehicle wheels and undercarriages do not carry excess dirt from the site onto adjacent roadways.
- Construction would be planned to minimize exposing areas of earth for extended periods.

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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Surface water features in the vicinity include Echo Lake and one palustrine emergent wetland (Wetland A) located near the southeast edge of the site along the Echo Lake shoreline. Echo Lake is an approximately 12-acre lake, with a maximum depth of approximately 30 feet.

Adolfson biologists confirmed the location of Wetland A during a wetland delineation in 2005. The results of the study are included in the *Wetland Delineation Report Echo Lake Townhomes* (Adolfson Associates, 2005a). Wetland A is characterized in detail in the report.

- 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.**

The proposed project will occur within 200 feet of Echo Lake and the onsite wetland, but has been designed to avoid impacts to the lake and adjacent wetland. Construction erosion and sedimentation control (ESC) measures would be used to provide the least amount of disturbance to Echo Lake, the wetland, and the wetland buffer during the construction.

An existing, approximately 90-foot long concrete bulkhead located at the Echo Lake shoreline would be removed as part of this proposal. Construction equipment will operate from land and work will be conducted in a manner to prevent materials from entering the lake.

3. **Estimate the amount of fill and dredge material that could 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 materials.**

The proposal will not require any dredge or fill activities in surface water or wetlands in the project area. The bulkhead will be removed but will be taken out in a manner that avoids incidental backfill of substrate. This area will be planted with emergent plants to stabilize soils.

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

The proposal will not require any surface water withdrawals or diversions.

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

According to the King County GIS center's 100-year floodplain maps, the proposed project site does not lie within a 100-year floodplain (King County, 2005). The sources for the data include FEMA preliminary and final flood insurance maps (FIRMs) and King County flood boundary work maps.

b. Ground

1. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

An infiltration evaluation was performed for the proposed stormwater infiltration system at the site (Earth Solutions NW LLC, 2005). Infiltration rates were deemed to be suitable at the site to a depth. By design, infiltration trenches involve water discharge to the ground, which may reach groundwater. The proposed stormwater flow control and water quality treatment [described in c(1)] provide the necessary water quality treatment prior to infiltration to the ground as stipulated by the 2005 King County Surface Water Design Standards for Low Impact Development.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.**

The project would not result in the discharge of any waste material to ground water. Stormwater facilities and sanitary sewer service will be provided as part of the proposed development.

c. **Water Runoff (including stormwater)**

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

EXISTING DRAINAGE AND STORMWATER MANAGEMENT

The existing 1.1-acre project site is an undeveloped, vacated residential lot with 5,048 square feet (0.12 acre) of impervious surface. Currently, stormwater from the site infiltrates and/or evaporates and any runoff sheet flows through existing vegetation towards Echo Lake.

PROPOSED DRAINAGE AND STORMWATER MANAGEMENT

A Technical Information Report (TIR) detailing proposed stormwater management for the site has been prepared (Davido Consulting Group, Inc., 2005) and is submitted with this SEPA Checklist. The TIR contains descriptions and summaries of the analyses and designs for project stormwater facilities, including water quality treatment and flow control.

Low impact development (LID) flow control and water quality facilities are proposed for the onsite and offsite stormwater runoff based on Appendix C of the 2005 *King County Surface Water Design Manual* (KCSWDM) and the LID Technical Guidance Manual for Puget Sound. City staff has provided direction to utilize Appendix C of the 2005 KCSWDM for LID. The LID approach minimizes runoff flow paths on impervious surfaces and integrates filtration and infiltration facilities with small-scale stormwater controls (versus conventional large-scale structural facilities).

Stormwater runoff from most of the townhome roofs will be routed to rain gardens or discharged to an infiltration bed under the access road. Roof runoff from some of the townhome roofs will be routed to a dispersion trench in the wetland enhancement area to help irrigate the enhancement plantings. The access road and parking area stormwater runoff will be routed to permeable pavement providing infiltration and filtration of stormwater before percolating into an infiltration bed under the permeable pavement. The roadway infiltration bed was designed for all of the site impervious surface runoff plus tributary pervious surfaces using the 100-year event.

Runoff from North 199th St will be collected in a catch basin with an oil spill control device installed on the outlet pipe leading to a biofiltration swale flowing into a rain garden located in the western portion of the site. The rain garden for the North 199th Street runoff was designed for the 1.10-year event plus additional pond volume to provide a factor of safety over the 6-month event. Overflow systems in the access road infiltration bed and North 199th Street rain garden will route any overflow to dispersion trenches located in the wetland buffer enhancement area.

The proposed access road permeable pavement and gravel infiltration bed system together with spill control devices installed in the overflow catch basins will provide the necessary water quality treatment for the onsite runoff. The permeable pavement system is designed so that concentrated flows do not develop thereby reducing the chances of clogging the permeable pavement by solids or pollutants (i.e. oil). The infiltration bed will provide further filtration of the stormwater. Any overflow routed to the dispersion trenches in the wetland buffer enhancement area will receive filtration through the dispersion trench and landscaping.

The proposed rain garden and gravel infiltration bed system together with the biofiltration swale and spill control device installed in the North 199th Street runoff collection catch basin will provide the necessary water quality treatment for the North 199th Street runoff. The biofiltration swale, which flows into the rain garden, was designed in accordance with the KCSWDM to treat the 6-month flow with conveyance capacity for higher flows (i.e., 100-year flow). The rain garden will provide additional treatment in the amended soils prior to infiltration in the infiltration bed.

The proposed stormwater facility provides factors of safety and redundancies for the flow control and treatment of the onsite and North 199th Street runoff. These factors of safety and redundancies are described in the TIR submitted with this SEPA Checklist (Davido Consulting Group, Inc., 2005).

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

The project would not result in the discharge of waste material to ground or surface waters. The townhome development would be connected to the sanitary sewer system and permanent stormwater facilities would be provided as described above.

d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

Provided that all construction and design standards described in Section 3.c.1 are implemented as part of the proposed project, no impacts to surface or ground water quality are anticipated.

As described above, during construction all applicable City of Shoreline and King County Surface Water Design Standards BMPs would be implemented. The City of Shoreline has adopted the King County 1998 Surface Water Design Manual (KCSWDM) by reference with exceptions in the KCSWDM addendum in the City of Shoreline Engineering Development Guide. City staff has also provided direction to utilize Appendix C of the 2005 KCSWDM for Low Impact Development (LID).

4. Plants

The following information has been largely summarized from the *Wetland Delineation Report Echo Lakes Townhomes* (Adolfson Associates, 2005a). Additional information has been incorporated from a site visit by Adolfson Associates staff in October 2005.

Much of the vegetation on the site consists of non-native shrubs and herbaceous plant species such as knotweed, Himalayan blackberry, scotch broom, thistle, and Robert geranium. Some trees occur on the property. Along the western property line, red alder, big-leaf maple, horse chestnut, and black cottonwood are present and one large, non-native tree is present in the southeastern portion of the site. Several young native trees, such as Douglas-fir and red alder, are present on the eastern portion of the site.

a. Types of vegetation found on site:

Deciduous trees: black cottonwood, willow, red alder, big-leaf maple, horse chestnut, non-native ornamentals

Evergreen trees: Douglas fir, shore pine

Shrubs: Himalayan blackberry, Scot's broom, honey locust, English ivy

Grass: bentgrass, velvet grass, ryegrass, orchard grass, reed canarygrass along with thistle, knotweed, and bracken fern.

Pasture: none

Wet Soil Plants: creeping buttercup, toad rush, soft rush

Water Plants: yellow iris

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

Grading and construction for the proposed development will affect approximately 0.80 acre of vegetation on the site. Development would require removal of mostly non-native shrubs and herbaceous species.

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

The Washington Natural Heritage Program (WNHP) identified no rare plants in the project vicinity (WDNR, 2005). Site reconnaissance did not indicate habitat for any endangered species.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.

Vegetated rain gardens with native plants are proposed for each townhome unit (Figure 2).

As part of the *Wetland and Buffer Enhancement Plan* (Adolfson Associates, 2005b), non-native shrubs and herbaceous vegetation will be removed from Wetland A, and will be re-vegetated with plants that are native to the area. Trees and shrubs will be planted in the wetland with emergent (herbaceous) vegetation planted along the wetland edge. A large non-native, deciduous tree that currently occurs in the wetland will be retained as it provides cover to the southern portion of the wetland and contributes organic matter to the wetland and lake.

Non-native vegetation will also be removed from the wetland buffer, most of which are shrub and herbaceous species, and re-vegetated with native plants. The native plants will increase the structural diversity and plant species diversity in the buffer. Rose and snowberry plants will be installed along the edge of the pedestrian trail. Over time, these plants will discourage pedestrians from going off the trail.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

Adolfson biologists found no fish at the project site.

Amphibians: frogs, salamanders, other

Adolfson biologists observed one bullfrog during an August 2005 site visit. No other amphibians were identified during the site visits.

Reptiles: lizards, snakes, turtles, other

Adolfson biologists observed no reptiles at the project site.

Birds: hawks, heron, eagle, songbirds, ducks, other

Adolfson biologist observed a mallard, black-capped chick-a-dee, American robin, and barn swallow during an August 2005 site visit.

Mammals: deer, bear, elk, beaver (mountain beaver evidence), other

Mammals were not observed during site visits conducted by Adolfson biologists. However, wildlife that typically occurs in urban areas are likely to use the site, including deer, raccoon, opossums, and small mammals.

b. List any threatened or endangered species or critical habitat near the site.

Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species lists consider certain habitat types to be priority habitats. WDFW has identified Echo Lake as a priority wetland habitat. No priority species are identified at or in the general vicinity of the project site (WDFW, 2005).

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

The project site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway covers the entire Puget Sound region, and extends south from Alaska to Mexico and South America.

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

Native plant species will be installed in the wetland and wetland buffer to increase the overall habitat value of the area to wildlife. To further increase the habitat value of the enhanced wetland and wetland buffer, bird boxes and bat boxes will be installed. One bat box will be located in the southern portion of the wetland buffer. A cluster of two swallow boxes will be attached to a post, which will be installed in the central portion of the wetland buffer. In addition, two bird boxes with small holes will be installed to attract songbirds such as chickadees and wrens. One of these bird boxes will be located in the southwestern portion of the wetland and the other will be placed in the northwestern portion of the wetland buffer.

6. Energy and Natural Resources

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

Development of the townhome site would require electrical power for lighting the new buildings, as well as safety lighting around parking areas and walkways approaching the buildings. The townhomes would also require natural gas for heating. Puget Sound Energy would provide both.

- b. **Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

The proposed development would not affect the use of solar energy by adjacent properties because the maximum height of the townhouse buildings (40 feet at roofline) would not be taller than adjacent buildings. The proposed facility would comply with height restrictions established by City of Shoreline.

- 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.**

Energy conservation features are being developed as building design plans progress. All buildings will be insulated per current building and energy codes. Impacts to energy resources are not anticipated as a result of the proposed development

7. **Environmental Health**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste that could occur as a result of this proposal? If so, describe.**

The project site is not listed on the State Environmental List, National Priorities List (NPL), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, or Leaking Underground Storage Tank (LUST) List. Several nearby properties are located on the CERCLIS List and LUST List. Of these, one site is located on Aurora Avenue North, less than 0.125 mile from the project site. According to the Washington State Department of Ecology database, remediation at this site has been completed (Earth Solutions NW LLC, 2005).

A Phase 1 Environmental Site Assessment was conducted by Earth Solutions NW LLC (2005) on the project site. One underground storage tank for home heating oil was found on the site. No evidence of product release was found. Prior to project construction, the tank will be removed in accordance with Washington State Department of Ecology regulatory guidelines. A diesel fuel leak from an abandoned flat-bed truck and a chemical release from an

abandoned 55-gallon drum were also found on the site. Based on an analytical evaluation of the soils, total petroleum hydrocarbon compounds from the diesel leak were below cleanup action levels. Low levels of contaminants of concern were found at the location of the 55-gallon drum. These impacted soils will require management as regulated waste. The Phase 1 Environmental Assessment recommends an initial excavation of five to ten yards of soil in the vicinity of the 55-gallon drum, and disposal to an acceptable hazardous waste site (Earth Solutions NW LLC, 2005).

No significant risk of exposure to environmental health hazards would occur as a result of the development. All facilities would be provided with appropriate overhead sprinklers, and a fire alarm system that complies with the International Fire Code.

1. Describe special emergency services that might be required.

No special emergency services would likely be required. Typical emergency services such as fire, police, and emergency medical response may be required for emergencies developing as a result of residential use.

2. Describe proposed measures to reduce or control environmental health hazards.

Disposal of regulated wastes according to Ecology's regulations would reduce risks to acceptable levels.

b. Noise

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

Due to site topography, vegetation, and surrounding land uses the only source of noise that may affect the project is vehicular traffic along Aurora Avenue.

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

Short-term noise impacts could result from construction vehicles and equipment during daylight hours. Residents in adjacent apartment houses and business occupants are the likely receptors. According to the Shoreline Municipal Code (SMC 9.05.010), development activity and operation of heavy machinery would be limited to 7 a.m. to 10 p.m. on weekdays and 9 a.m. to 10 p.m. on weekends. No development activity or operation of heavy machinery would occur outside of these times, except

if permitted by the director of community development and only in cases where the activity would not interfere with any residential use permitted in the zone in which it is located.

Long-term noise impacts to residents of the Echo Lake Condominiums and other adjacent properties could result from increased traffic of vehicles traveling to the townhome site.

3. Describe proposed measures to reduce or control noise impacts, if any.

Construction activities will be restricted to hours designated by the Shoreline Municipal Code for Noise Control. If construction activities exceed permitted noise levels, the City would instruct the contractor to implement measures to reduce noise impacts to comply with the Shoreline Municipal Code, which may include additional muffling of equipment.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently undeveloped. There are concrete building pads located near the eastern portion of the site, remnants of past residential use.

The site is bounded on the north by a commercial office complex, on the northeast by a multi-unit apartment complex, on the southeast by Echo Lake, on the south by a condominium complex, and on the west by a multi-unit townhome complex.

b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture in the recent past based on evidence of past use as a single-family residence site.

c. Describe any structures on the site.

There are no structures currently on the proposed site. Any pre-existing structures have been removed, leaving the original concrete building pads in the eastern half of the site. There is a cement bulkhead at the shoreline edge that will be removed to increase the connectivity between the lake and the wetland habitats on the site.

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

No structure will be demolished.

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

The site is currently zoned R-48; Residential (48/units/acre).

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

According to the City of Shoreline Comprehensive Plan Map, the site is designated as High Density Residential.

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

Not Applicable. Echo Lake is not a designated shoreline of the state.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

According to the Shoreline Municipal Code (SMC) Chapter 20.80 – Critical Areas, the only Growth Management Act (GMA) defined critical (sensitive) area within the site proposed for the Echo Lake Townhomes is the wetland complex described as Wetland A. A description of the wetlands and sensitive areas is included in the *Wetland Delineation Report Echo Lake Townhomes* (Adolfson, 2005). This palustrine emergent lake-fringe wetland is a Type II wetland in the City of Shoreline because it is associated with Echo Lake.

As part of the proposed project, the wetland buffer will be reduced from 100 feet to 50 feet as allowed under SMC 20.80.330.B and SMC 20.80.330.D.2. An enhancement plan has been prepared to show compliance with Code requirements for buffer reduction. An approximately three-foot wide trail will be constructed in the outer edge of the wetland buffer as allowed under SMC 20.80.330.F. As mitigation for the pedestrian trail in the buffer, an additional area beyond the 50-foot reduced buffer will be enhanced. To maintain wetland hydrology, dispersion trenches will be constructed in the buffer as per SMC 20.80.330.G.

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

Approximately 18 to 36 people would reside in the completed townhomes.

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

No people would be displaced as a result of the project.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

1. **Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The development of the Echo Lakes Townhomes is compatible with the projected land use under the City of Shoreline Comprehensive Plan (2004). The plan identifies the proposed site for use as high density residential.

9. **Housing**

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

The proposed development would result in the construction of 18 middle-income housing townhome units. The townhomes would be divided among four separate structures within the project area.

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

No units would be eliminated; the project site is currently a vacant lot.

- c. **Describe proposed measures to reduce or control housing impacts, if any.**

No impacts to housing are anticipated; therefore mitigation measures are not warranted.

10. **Aesthetics**

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

The townhome units will each have a base height of 35 feet. Pitched roofs that will be incorporated into the design of the townhomes will extend 5 feet in height, resulting in the townhomes reaching 40 feet in height.

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

No views in the immediate vicinity would be adversely altered or obstructed. The currently vacant lot separates surrounding land uses from nearby Echo Lake; however, as demonstrated in Figure 3, adjacent property owners' views of the lake are currently obstructed by dense shoreline vegetation, some of which will be removed as part of the proposed project and re-planted to provide some views of the lake from the common areas.

c. Describe proposed measures to reduce aesthetic impacts, if any.

Landscaping will be incorporated in the design of development. The wetland buffer will be enhanced with native vegetation as describe under 4(d).

11. Light and Glare

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

Light and glare that would emanate from the development would be typical of residential structures. Lighting would originate from the interior and exterior of the individual townhomes. Headlights from automobiles accessing the new development during hours of darkness would also be a source of lighting that could be detected from adjacent property owners. Communal access drive lighting is not proposed as part of this project.

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

Light and glare from the project would not be considered a safety hazard and it would interfere with views because it will be consistent with applicable lighting standards for residential units in Shoreline.

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

No off-site sources of light or glare would interfere with the proposed development.

d. Describe the proposed measures to reduce or control light and glare impacts, if any.

Light and glare as a result of the proposed project is not anticipated to cause adverse impacts to neighboring properties; therefore mitigation measures are not warranted.

12. Recreation

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

Echo Lake Park is located approximately 350 feet east of the project site, on the northeast corner of Echo Lake. Echo Lake Park is a 0.9-acre passive use park that includes a restroom, fishing area, and picnic area. Two separate two- to three-story buildings separate the park from the project site.

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

The project would not displace any existing recreational uses.

- c. Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

Construction activities are not expected to adversely affect users enjoyment of nearby Echo Lake Park; therefore, no mitigation measures are warranted. The proposed project does not include any provisions for new recreational opportunities.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No places or object listed or eligible for national, state, or local preservation registers are located on or next to the site.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.**

No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the site. The site has been previously disturbed by past residential use.

- c. Describe proposed measures to reduce or control impacts, if any.**

No measures are required.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Aurora Avenue North, located approximately one block west of the site, is the major arterial that provides access to the proposed development from North 198th Street and North 199th Street. North 198th Street east of Aurora Avenue is a two-lane unchannelized roadway with up to 22 feet of travel pavement serving one single-family residential home and two commercial buildings. The roadway dead-ends into the Echo Lake Waterfront Condominiums. North 199th Street is a two-lane unchannelized roadway with up to 17 feet of pavement. The roadway serves five single-family homes, a commercial building, and provides pedestrian access to an apartment/condominium complex. The roadway dead-ends at the project site.

Primary site access to the project site is proposed via extension of the existing private access roadway located in the northwest section of the existing Echo Lake Waterfront Condominiums site, which accesses North 198th Street directly (Figure 5). Emergency-only access would connect to the eastern dead end of North 199th Street. This access roadway would be gated to restrict non-emergency vehicular travel from utilizing this route.

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

The site is not directly served by public transit; however, King County Metro (Routes 301, 342, 358, and 373) provides bus service at a transit stop located along Aurora Avenue North located approximately one block west of the project site. The Aurora Village Transit Center park-and-ride lot is located on N 200th Street in the vicinity of Ashworth Avenue N and serves King County Metro Routes 301, 303, 331, 342, 346, 358, and 373 and Community Transit Routes 100, 101, 118, 130, and 131. All transit stops are located less than ¼-mile walking distance of the project site.

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

The individual townhomes would each have a parking garage and private driveway that will accommodate up to two motor vehicles. No parking spaces would be eliminated. Approximately four guest parking stalls would be constructed as part of the proposed development.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**

The proposed project will not require any new roads or streets, or improvements to existing roads or streets.

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

The project use will not occur in or in the immediate vicinity of water, rail, or air transportation.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Trip generation rates compiled by the Institute of Transportation Engineers (ITE) *Trip Generation, 7th Edition*, 2003, were used to estimate daily traffic, a.m., and p.m. peak hour traffic that would be generated by the proposed action (Transportation Engineering NW LLC, 2005). An estimated total of 110 daily, 8 a.m. peak hour (1 entering and 7 existing), and 9 p.m. peak hour (6 entering and 3 exiting) vehicular trips would be generated at full occupancy of the townhome units.

- g. **Describe proposed measures to reduce or control transportation impacts, if any.**

The City of Shoreline has expressed concern with vehicular and pedestrian traffic impacts on North 199th Street due to existing and proposed traffic control treatments in the project vicinity, which make it difficult for vehicles to utilize North 199th Street. As a result, this project proposes to restrict the use of the existing site driveway on North 199th Street to emergency vehicle access only. Increased traffic that would be generated by the proposed project would be discouraged to use North 199th Street by provided a "No Right Turn" illustration and "Exit to North 198th Street" with an arrow for southbound movements from the primary site driveway. Additional speed bumps to stop potential cut-through traffic within the existing Echo Lake Waterfront Condominiums site.

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)? If so, generally explain.**

The project would not result in the need for additional public services because the area is already served by fire, police, etc., and the site is zoned for high-density residential use.

- b. **Describe proposed measures to reduce or control direct impacts on public services.**

None required.

16. Utilities

a. Underline utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, other (stormwater drainage)

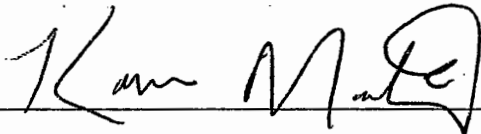
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

The proposed project will require the extension of existing utilities and public services currently available at the site including electricity, natural gas, water, refuse service, telephone, and sanitary sewer. Stormwater detention would be provided on-site through the use of low impact development measures as described in Section 3(c)(1).

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: _____



Date Submitted: _____

November 1, 2005