

## ENVIRONMENTAL (SEPA) CHECKLIST

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### **Purpose of Checklist**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. 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 your proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **Instructions for Applicants**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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 own observations or project plans without the need to hire experts. 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 now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

### **Use of Checklist for Nonproject Proposals**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

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**DPD, 700 Fifth Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019, [www.seattle.gov/dpd](http://www.seattle.gov/dpd)**

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**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Maple Leaf Commons*

2. Name of applicant:

*Prescott Homes LLC*

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

*Greg Kappers*

*Prescott Homes*

*10613 NE 38th Place #17*

*Kirkland, WA 98033*

*Business (425) 822-2829 x. 104*

*Fax (425) 822-1708*

4. Date checklist prepared:

*December 1, 2007*

5. Agency requesting checklist:

*City of Seattle, Department of Planning and Development*

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

*Master use permit approval – May 2008*

*Building permits issued – July, Aug and Sept 2008*

*Site grading and foundations – Sept 2008 to begin.*

*Construction completed by fall of 2009*

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

*No.*

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

- *Traffic and Parking Study, Attachment 1*
- *Habitat assessment, Attachment 2*
- *Geotechnical Study, Attachment 3*

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- *Environmental Report, Attachment 4*

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.

*None known*

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

*Master Use Permit and Design Review approval by DPD Director*

*Building Permits including*

- *Grading and demolition*
- *Construction permit for individual structures*
- *Future Unit Lot Subdivision*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. 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.)

*Construction of cluster development of 39 residences in a mix of single family structures and townhouse. Units will be between 1.5 and 3 stories. 9 of the units will have below grade garages accessed from 85th and 86th, in manner similar to the adjoining single family neighborhood. The balance of the parking for units will be in a below grade garage accessed from 85th Street. A total of 45 parking spaces will be provided.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The site is located at 8511 15th Avenue NE. The site is approximately 1.5 acres in size and is zoned Lowrise 2. The site is currently occupied by an institution use.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one):  
Flat, rolling, hilly, steep slopes, mountainous, other:  
*Rolling*
- b. What is the steepest slope on the site (approximate percent slope)?  
*25%*
- 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 prime farmland.  
*See Geotechnical report, Attachment 3*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
*No.*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
*Approximate Grading amounts*  
  
*Total Site Cut = 8,000 CY*  
*Total Site Fill = 500 CY,*  
  
*Total Site Cut Including Basement Volume = 4,00 CY*  
  
*As much fill as possible will be provided from on site cuts. Some gravel and drainage material will be imported from commercial suppliers.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
*Not likely. Project will be reviewed under and will comply with Seattle's Stormwater Grading and Drainage Control ordinance. Best Management Practices pursuant to that ordinance will be adequate to prevent erosion*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
*Approximately 36%.*

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

*BMP's will be implemented during construction.*

*Landscaping and drainage improvements will be put in place as a part of the development including detention and stormwater quality.*

*Removal of the existing untreated parking lot runoff should result in better overall water quality leaving the site.*

**2. Air**

- a. What type 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? If any, generally describe and give approximate quantities if known.

*Fumes from construction vehicles and equipment during construction.*

*Emissions typical to residential development following construction such as vehicle exhaust, residential heating and cooking exhaust.*

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

*No.*

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

*PSCAA regulations will be adhered to during construction. These air quality regulations will adequately mitigate temporary impacts.*

*Measures include:*

- *Assure that vehicles and equipment are properly tuned*
- *Watering of dry soils and or debris to prevent airborne dust during demolition and excavation.*

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

*No. There is a Seattle Public Utilities reservoir to the west of the subject site. This reservoir provides storage for domestic water supplies.*

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

*No*

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

*NA*

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

*NA*

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

*No*

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

*No.*

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.

*No.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, 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.

*NA. Wastewater and stormwater will be tightlined to SPU mains located in the right of way.*

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

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Where will this water flow? Will this water flow into other waters? If so, describe.

*Stormwater runoff from roofs and impervious surfaces will be detained and discharged to the stormwater system located in 15th Avenue. The project will meet applicable requirements of the stormwater and drainage control ordinance.*

*Water collected in the below grade parking garage will be discharged to the wastewater system in accordance with the Plumbing Code.*

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

*Not likely. No waste material would be generated on site. Construction best management practices will be required pursuant to stormwater and drainage control code.*

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

*Adherence to the stormwater requirements.*

*Provision of rain gardens where appropriate to filter roof and pavement runoff before discharge.*

#### **4. Plants**

- a. Check or circle 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  
 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?

*See Habitat Assessment prepared by ESA Adolfson. Attachment 2 and Arborist report incorporated by reference.*

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- c. List threatened or 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:

*Site will be landscaped with native species. Invasive species will be removed.*

**5. Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

*Anna's hummingbird, Steller's jay, black-capped chickadee, and Bewick's wren, northern flicker, American robin, house sparrow, golden-crowned kinglet, European starling, American crow, dark-eyed junco, and red-breasted nuthatch. All of these species are likely resident species in the area. Other wildlife observations included an Eastern gray squirrel. These species are relatively common for a treed urban area.*

- 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? If so, explain.

*The Seattle Metro area the Pacific Flyover for migrating birds.*

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

*Several,*

*See Habitat Assessment Attachment 2.*

**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.

*Natural Gas, Electricity. These energy sources will be used for home heating and domestic cooking and will meet the Washington State Energy Code efficiency guidelines.*

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

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*No. The site is located on it's own block. The solar access of neighboring properties will not be impacted.*

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

*The project will meet or exceed the Washington State Energy Code. The project is seeking LEED certification and as such one of the goals is to limit use of non-renewable energy sources.*

**7. Environmental Health**

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

*No.*

*The existing structures on site will be demolished in accordance with PSCAA guidelines following remediation of asbestos. Other toxic substances encountered during demolition such as lead paint, and or petroleum products will disposed of consistent with MTCA guidelines.*

*See Environmental report, Attachment 4*

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

*None likely required. No additional mitigation required.*

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

*Project will follow PSCAA and MTCA requirements. No other mitigation required.*

- b. Noise

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

*During construction, noise from construction vehicle and equipment.*

- During construction noise from construction equipment and vehicles could impact surrounding residential uses. Construction hours will need to be limited to workdays 7 AM to 6 PM and non holiday weekends 8 AM -5 PM.*

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*Following construction, noise will be consistent with surrounding residential development pattern. Following construction, no mitigation beyond the noise ordinance will be required.*

- 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 site.

*As noted above, during construction noise from residential construction project and excavation would be expected during the construction window of workdays 7 AM to 6 PM and non holiday weekends 8 AM -5 PM.*

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

*Noise mitigation proposed above at b. 1.*

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**8. Land and Shoreline Use**

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

*Current use of the site is as institution office. Surrounding uses are residential single and multifamily, public utility and office commercial.*

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

*No.*

- c. Describe any structures on the site.

*The site is currently occupied by a 1924 institution building and additions made during the 1959 expansion. In total this building is 20,860 square feet and is occupied by the Camp Fire organization.*

*This structure was nominated by the applicant for review by the Landmarks Board to consider designation as a historic landmark. On June 20th, 2007 the Board declined to designate the structure or grounds. Below is an excerpt from the nomination application that describes the current structures.*

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

*Yes. All structures located on site will be removed.*

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

*Lowrise 2.*

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

*Residential*

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

*NA*

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

*No.*

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

*Approximately 100 persons would reside in the completed project.*

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

*None.*

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

*NA*

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

*Project is has elected to voluntarily go through Seattle's Public Design Review program. Under Design Review the project is being reviewed for consistency with adopted code and standards regarding development scale and patterns and adherence to Seattle's Multifamily Design Guidelines.*

**9. Housing**

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

*39 Units.*

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

*None.*

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

*No removal of housing propose, none warranted*

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**10. Aesthetics**

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

*Tallest structure on site will be 37 feet to the ridge of a pitched roof.  
See plans sheets T0.2.*

*See also Design Review Application. ,*

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

*None.*

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

*Adherence to Seattle's Multifamily Design guidelines*

*Adherence to Seattle Municipal Code in conjunction with design departure that will allow the development of the site into a pedestrian friendly cluster development of 1.5 to 3 story homes and townhouses consistent with the character of surrounding development and at a density below that allowed by the L2 zoning.*

**11. Light and Glare**

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

*Domestic house lighting, landscape lighting will illuminate the site during evening and winter morning and afternoon hours consistent with residential use patterns.*

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

*No.*

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

*None likely.*

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

*No warranted.*

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**12. Recreation**

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

*The adjacent SPU reservoir is slated to be capped and converted to parks use. In addition there are formal and informal recreation opportunities at the nearby Green Lake Park, Thornton Creek Park, Ravenna Park and the Dahl playfield.*

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

*No. The existing site is a private institution.*

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

*Common open spaces are provided in addition to decks and porches for individual and community recreation.*

**13. Historic and Cultural Preservation**

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

*No.*

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

*See discussion proved above on nomination process regarding the Waldo Hospital.*

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

*None warranted.*

**14. Transportation**

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*A full traffic impact analysis is being prepared by Heffron Transportation, Inc. to be Attachment 1.*

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

*The project site bounded by 15<sup>th</sup> Avenue NE on the east, NE 86<sup>th</sup> Street on the north, NE 85<sup>th</sup> Street on the south and the Maple Leaf Reservoir on the west. The project would have one main access on NE 85<sup>th</sup> Street into the below-grade parking garage. Nine residential units would have private driveways, four on NE 86<sup>th</sup> Street and five on NE 85<sup>th</sup> Street.*

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

*The site is directly served by public transit with a King County Metro transit shelter located along the site frontage on 15<sup>th</sup> Avenue NE. This bus stop is served by Routes 73 and 77. Other bus routes are accessible less than one quarter mile from the project site.*

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

*The proposed project would supply 45 parking spaces. The project would eliminate 54 marked spaces on the site, along with the existing office building that generates parking demand.*

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

*No new public roadways are proposed.*

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

*The project would not use 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 for the proposed development was determined using rates in Trip Generation (Institute of Transportation Engineers [ITE], 7th Edition, 2003). The estimates reflect the net change between what is proposed (39 residential units) and what currently exists on the site*

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*(20,860 square foot Camp Fire Headquarters building). The traffci study utilized ITE land use "Single Family – Detached Housing" (Land Use Code 210) with the number of residential units as the independent variable, and "General Office" (Land Use Code 710) based on 25 employees were used. The completed project is expected to generate a net increase of approximately 290 daily trips.*

*The peak volumes would occur during the afternoon peak hour (typically one hour between 4:00 and 6:00 P.M.) when the project is expected to generate a net increase of 27 trips. The nearest major intersection, 15th an Lake City Way currently operates at LOS D in the PM peak. The 27 additional trips will not cause a substantial impacts to service levels.*

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

*Due to lack of adverse traffic impacts, no additional mitigation measures beyond the code requirements for parking are proposed or warranted to accommodate the Maple Leaf Commons project.*

### **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 describe.

*Some additional need for public services would be anticipated including typical fire, ambulance and police service consistent with residential development patterns in the City.*

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

*None warranted.*

### **16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

*All of the above service are available at the site.*

- 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 immediate vicinity which might be needed.

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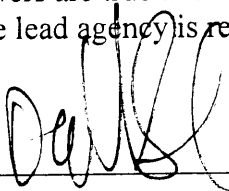
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*PSE will provide gas services, water and sewer services will be provide by SPU. Electricity will be provided by Seattle City light. Al connection to the services will occur at or near the public right of way with costs for connection born by the developer.*

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Date submitted: \_\_\_\_\_

*Dec. 10, 2007*

This checklist was reviewed by: \_\_\_\_\_

Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

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