



Department of Community Development
33325 8th Avenue South
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www.cityoffederalway.com

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts, or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. *You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.* You may also attach or incorporate by reference additional studies and/or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

The checklist questions apply to *all parts of your proposal*, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal, and an analysis of adverse impacts. The checklist is considered the first, but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans, and programs), complete the applicable parts of sections A and B, plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for nonprojects) questions in Part B (Environmental Elements) that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

2018 City of Federal Way Comprehensive Plan Amendments – Redondo Heights Workforce and Family Housing; 18-104634-UP, 18-105899-SE

2. Name of applicant:

Federal Way Community Development Department – Margaret H. Clark, Principal Planner

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

33325 8th Avenue South, Federal Way, WA 98003. (253) 835-2646

4. Date checklist prepared:

January 3, 2019

5. Agency requesting checklist:

City of Federal Way

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

Planning Commission Public Hearing – February 20, 2019
Land Use/Transportation Committee Public Meeting – March 4, 2019
City Council Public Meeting with 1st Reading of Ordinance – March 19, 2019
City Council Public Meeting with 2nd Reading of Ordinance – April 2, 2019

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

There are no plans for further activity related to this proposal.

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

This is a non-project action. If the comprehensive plan amendment request is approved and the site is developed as multi-family housing, it will be subject to its own environmental review.

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications associated with this proposal.

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

The Federal Way City Council must take final action on whether to approve or disapprove the request.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Request for a comprehensive plan amendment and rezone from Shelter Resources, Inc. to change the designations of Parcels #720480-0172 and #720480-0174, totaling five acres from Single-Family High Density Residential and Single-family (RS 7.2, one unit per 7,200 square feet) to Multi-family Residential and Multi-family (RM 1800, one unit per 1,800 square feet). The proposed use of the site is for 130 units of multi-family housing.

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.

Refer to *Exhibit A* for location of the parcels and *Exhibit B* for a conceptual site plan. The parcels are located in the northwestern portion of Section 33, Township 22, Range 4.

Staff concurs with the checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(Underline/circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is approximately five acres with a gently sloping terrain.

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

The steepest slope on the site is approximately four percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The majority of the soils in this area are Alderwood Gravelly Sandy Loam (AgC) (Exhibit C).

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

Based on the city's Critical Areas Map (Exhibit D), there are no surface indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The proposal is a non-project action. Future development of the parcels would be subject to its own review pursuant to the *State Environmental Policy Act (SEPA)* and at that time, any proposed filling, excavation, and grading, including source of fill would be addressed

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

This is a non-project action. It is unlikely that erosion could occur as a result of clearing, construction, or use as this is a fairly flat area. Please refer to response under Section B (1) (h).

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

This is a non-project action. Maximum lot coverage for multi-family dwelling units in the requested RM 1.8 zone is 70 percent.

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

This is a non-project action. Any future proposal will be subject to environmental review as required by the *SEPA Rules*, and will be evaluated in accordance with all plans, policies, rules, and regulations adopted as a basis for the exercise of substantive authority under *SEPA* to approve, condition or deny the proposed action. In addition, when a future project is submitted, any erosion-related impacts created during clearing and construction activities will be mitigated in compliance with the 2016 *King County Surface Water Manual (KCSWM)*, as amended by the city. This requires any erosion-related impacts created during clearing and construction activities to be addressed according to a Temporary Erosion Sedimentation Control Plan (TESC), which is a standard part of engineering review and approval.

Staff concurs with the checklist.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Future construction of multi-family buildings would result in increased emissions to the air both during construction and after construction by increased vehicle traffic in the area. Approximate quantities of the increased emissions are unknown.

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

Not applicable. This is a non-project action.

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

This is a non-project action. Any future development will be subject to City of Federal Way requirements for air emissions as addressed in FWRC Title 7, Public Nuisances.

Staff concurs with the checklist.

3. Water

a. Surface Water

- 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.**

The City's Critical Area Map (Exhibit D) shows a stream and an associated Category III wetland offsite to the east.

- 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.**

This is a non-project action. Category III wetlands have buffers ranging from 60 to 225 feet and streams, depending upon their category, have buffers ranging from 35 to 100 feet. The stream and wetland are located approximately 150 feet from the closest property line of Parcel 720480-0172, the northern parcel. Since the minimum rear setback of any future building would be five feet, it is possible that work may occur within 200 feet of the wetland. Refer to Exhibits B and D.

- 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.**

This is a non-project action and since the wetland and stream are not located on the subject parcels, no fill or dredge material would be placed in or removed from them or their buffers.

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

This is a non-project action. Refer to response above.

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

This is a non-project action. Based on the Washington State Coastal Atlas (Flood Hazard Maps), there are no floodplains in the vicinity of these parcels.

- 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.**

This is a non-project action. No discharge of waste materials to the wetland or stream is anticipated from future development.

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.**

This is a non-project action. Based on the Lakehaven Water & Sewer District Wellhead Protection Maps, there are no wells in this area.

- 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.**

This is a non-project action. It is very unlikely that waste material from septic tanks or domestic sewage would be discharged into the ground as the Lakehaven Water & Sewer District has stated that they have no comment on the proposed rezone itself, as no new Lakehaven water/sewer system facilities would be required by or for the proposed land use action itself. Future development of the associated properties would require extension of Lakehaven water and sewer system facilities and installation of sewer service connections as necessary to serve such future developing properties.

c. Water runoff (including stormwater):

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

This is a non-project action. The parcels are presently vacant, therefore, there is presently little runoff.

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

Refer to response to question above. However, any new development would be required to construct a stormwater system with a discharge to an approved stormwater treatment and detention system.

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

No, this is a non-project action.

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

As the area is developed, any water-related impacts will be mitigated in compliance with the City-adopted *2016 KCSWM*, as amended by the City. In addition if these parcels and the Silver Shadows Apartments to the west are under the same ownership when development is proposed, the Water Quality treatment for storm water for both properties will need to be brought up to the current standards.

Staff concurs with the checklist.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

When a specific application is submitted, the kind and amount of vegetation to be removed or altered will depend on City requirements, which would be reflected in an approved tree retention plan.

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

There are no known threatened or endangered species in the vicinity of the proposal.

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

Landscaping would be addressed at the time of development of the area.

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

There are no known noxious weeds or invasive species on or near the parcels.

Staff concurs with the checklist.

5. Animals

- a. **List any birds and other animals which have been observed on or near the site, or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other: x

mammals: deer, bear, elk, beaver, other: x

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

A variety of birds, mammals, and fish native to the Pacific Northwest are found within the City of Federal Way. Species vary depending on whether the area is in a natural versus developed state.

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

There are no known threatened or endangered species known to be on or near these parcels.

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

Federal Way is located within the Pacific Flyway migration route utilized by waterfowl migrating north into Alaska and northern Canada. It is unknown whether there are key rest stops in this area.

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

There are no proposed measures at this time to preserve or enhance wildlife.

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

None known.

Staff concurs with the checklist.

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.**

Either electric or natural gas provided by Puget Sound Energy (PSE) is expected to provide heating for the apartments, once constructed.

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

The maximum height of multi-family dwelling units in an RM 1.8 zone is 35 feet, and, therefore use of solar energy by adjacent properties should not be affected.

- 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.**

There are no plans proposed at this time, and any proposed measures to reduce or control energy impacts can only be determined once a proposal is made.

Staff concurs with the checklist.

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.**

There are none.

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

There is potential arsenic contamination in the soil. The property is within the plume zone of the now-defunct Asarco plant in Tacoma.

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

There are no known hazardous chemical or/conditions that might affect project development and design.

- 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.**

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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

No special emergency services will be required.

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

No measures are proposed to reduce or control environmental health hazards.

b. Noise

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

There are no unusual sources of noise that may affect future multi-family dwellings

- 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)? For internal roads and home construction Indicate what hours noise would come from the site.**

There will be short-term noise associated with construction equipment and long-term noise associated with traffic associated with the new multi-family development.

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

Per FWRC 19.105.040, the City of Federal Way regulates work hours as follows: Development activities and heavy equipment operations are permitted between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, and between 9:00 a.m. and 8:00 p.m. Saturday, and are not permitted on Sundays or holidays observed by the city, unless permission is requested and granted by the Director of Community Development.

Staff concurs with the checklist.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The two parcels are currently vacant. There is the Redondo Park and Ride to the north, vacant land to the south, single family and a detention pond to the east, and the Silver Shadow Apartments to the west. Construction of apartments should not affect land uses on nearby or adjacent properties as there are existing apartments to the northeast and west (Exhibit E).

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?

It is unknown if any of the sites have been used for agriculture or as forest land in the past.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how.

There are no surrounding working farms or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting.

c. Describe any structures on the site.

The subject site is vacant.

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

The site is vacant

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

The current zoning of the area is RS 7.2 (Single family Residential, one unit per 7,200 square feet).

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

The current comprehensive plan designation is Single Family High Density Residential.

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

The site is not located in a designated shoreline master program area.

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

There are no critical areas on either of the parcels.

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

The conceptual site plan shows 130 units of new construction. Based on the April 1, 2018 Office of Financial Management persons per household rate for Federal Way at 2.4, there would be approximately 312 people residing in the completed project.

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

None, the site is presently vacant.

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

Not applicable.

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

The City has adopted Community Design Guidelines, Federal Way Revised Code (FWRC) 19.115, which requires minimum standards for design review to maintain and protect property values and enhance the general appearance of the city.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

There are no agricultural and forest lands of long-term commercial significance within the city.

Staff concurs with the checklist.

9. Housing

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

Conceptual plans submitted with the application show 130 units of work-force and family housing, which is normally middle-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle,

or low-income housing.

The site is vacant, so no housing units will be eliminated.

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

Not applicable.

Staff concurs with the checklist.

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?

Thirty five (35) feet above average building elevation.

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

No views in the immediate vicinity should be altered or obstructed

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

Not applicable.

Staff concurs with the checklist.

11. Light and Glare

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

Development of housing would provide additional household lighting and light emitted from street lighting poles after dark.

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.

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

Federal Way Revised Code (FWRC) 19.105.030, Lighting regulation, prohibits light sources both directable and nondirectable from extending to adjacent properties.

Staff concurs with the checklist.

12. Recreation

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

There are a wide variety of recreational opportunities in the Federal Way area. These opportunities include Dash Point State Park, a 398-acre state park on the west side of the city, operated and maintained by Washington State Parks; Celebration Park, an 84-acre city-owned community park located approximately in the middle of the City with ballfields and walking trails; Town Square Park, a four acre city-owned community park located in the City Center; and recreation trails in the Bonneville Power Administration right-of-way. In addition, Enchanted Park/Wild Waves Theme Park is located in the southern portion of the City.

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

There are no existing recreational uses on the subject parcels.

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

Not applicable.

Staff concurs with the checklist.

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.

It is unknown if there are any historic structures over 45 years old listed in or eligible for listing in national, state, or local preservation registers located near the site.

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.

It is unknown whether there are any landmarks or evidence of Indian or historic use or occupation in the area.

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 Notice of Determination of Non-significance (DNS) will be sent to the Department of Archeology and Historic Preservation and to the Puyallup, Suquamish, and Muckleshoot tribes.

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.

No measures will be proposed until, and if, a project is proposed.

Staff concurs with the checklist.

14. Transportation

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

Pacific Highway South, located to the west, would serve the five-acre parcel via an access easement through the Silver Shadows Apartment complex to the west (Exhibit F). If developed as proposed, the 130 units would be expected to generate more than 250 daily trips; therefore the City's Traffic Division recommends that a second access should be provided. The applicant is working with King County Metro and Sound Transit to acquire a second access to the site via the already improved South 276th Street, which presently serves the Park and Ride.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Sound Transit, King County Metro, and Pierce Transit provide service to the city. There is also a dial-a-ride-transit (DART) service, as well as two park and ride facilities (Twin Lakes and Redondo Heights) and the Federal Way Transit Center. It is anticipated that transit service to these parcels will be from Pacific Highway South. A new light rail station will be constructed at the Star Lake Park and Ride, located north of South 272nd Street. This station is anticipated to open in 2024 and will be about ½ mile as the crow flies from the planned apartments.

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

No parking spaces will be eliminated. The number of required parking spaces are based on number of bedrooms as follows:

Efficiency dwelling units - 1.0 per unit
Studio dwelling units - 1.25 per unit
One bedroom dwelling units - 1.5 per unit
Dwelling units with two bedrooms or more - 2.0 per unit.

Alternatively, an applicant may choose to submit a parking study in accordance with FWRC 19.130.080(2).

The number of required parking spaces is unknown until a development is proposed.

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

The applicant/owner would be expected to construct street improvements consistent with the planned roadway cross-sections as shown in Map III-4 (Exhibit G) in Chapter III of the *Federal Way Comprehensive Plan* (FWCP). Based on the materials submitted, staff conducted a limited

analysis to determine the required street improvements. The applicant would be expected to construct improvements on the following streets to the City's planned roadway cross-sections:

- SR-99 is a Principal Arterial planned as a Type "A" street, consisting of a 90-foot street with curb and gutter, six-foot planter strips with street trees, 8-foot sidewalks, and street lights in a 124-foot right-of-way (ROW). This frontage has been constructed, thus no frontage improvements would be required.
- At such time that S 276th Street may be converted to public right-of-way, it would be classified as a Local, Type "R" street, consisting of a 40-foot street with curb and gutter, 4-foot planter strips with street trees, 6-foot sidewalks, and street lights in a 66-foot right-of-way. It appears that adequate property exists to provide the appropriate right-of-way width.

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

No.

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

Based on the submitted materials for 130 multi-family units and the Institute of Transportation Engineers (ITE) Trip Generation - 10th Edition, land use code 220 (Multi-Family Housing [Low-Rise], General Urban/Suburban Area), the proposed project is estimated to generate approximately 75 new weekday PM peak hour trips. By comparison, the existing zoning would allow approximately 20 single-family lots, which is estimated to generate approximately 22 new weekday PM peak hour trips.

g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Federal Way is considered an urban area, and there is little agricultural or forestry activity.

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

Future development of the area will be subject to development review as required by City regulations. At the time that an application for a development permit is submitted, the Traffic Division will conduct a Concurrency Analysis, which will analyze peak hour impacts of the project to assure that there is adequate capacity to accommodate the proposed development. Supplemental mitigation may be required if the proposed project creates an impact not anticipated in the Transportation Improvement Plan (TIP). The applicants have the option to have an independent traffic engineer licensed in the State of Washington prepare the concurrency analysis consistent with City procedures. Development proposals will also be subject to a traffic impact fee to address system impacts. Site-specific analysis may also be required to address impacts outside of the evening peak hour or safety issues.

Staff concurs with the checklist.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? if so, generally describe.**

Based on increased density, it is likely that there will be a need for increased public services. The requested comprehensive plan amendment and rezone was presented to the members of the City's Development Review Committee (DRC), which includes the Public Works Development Service and Traffic Divisions, the Building Division, South King Fire, Lakehaven Water and Sewer District, and the Police Department. No comments were received from the Building Division, Police Department, Fire Department, or the School District.

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

No measures to reduce or control direct impacts on public services have been identified at this time.

Staff concurs with the checklist.

16. Utilities

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

All services should be available for the proposed future multi-family development. The Lakehaven Water and Sewer District has stated that future development of the parcels would require extension of Lakehaven water and sewer system facilities and installation of sewer service connections as necessary to serve the development.

- 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.**

It is expected that utilities will be provided as follows:

Electricity and natural gas - PSE

Water and sewer - Lakehaven Water and Sewer District

Refuse Service - Waste Management

Telephone – There is a variety of providers including land line providers such as AT&T, and voice over internet providers such as Vonage

Cellular – T-Mobile, AT&T, Verizon, Sprint

Television – Xfinity, DIRECTV, Dish

Internet – Xfinity Internet from Comcast, Century Link

Staff concurs with the checklist.

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: Margaret H. Clark

Printed Name of Signee: Margaret H. Clark

Position and Agency/Organization: Principal Planner, City of Federal Way

Date Submitted: January 8, 2019

Reviewed and concurred with.

Signature: Brian Davis

Printed Name of Signee: Brian Davis

Position and Agency/Organization: Community Development Director, City of Federal Way

Date reviewed: 1/10/19

LIST OF EXHIBITS

Exhibit A	Vicinity Map
Exhibit B	Conceptual Plan
Exhibit C	Soils Map
Exhibit D	Critical areas Map
Exhibit E	Aerial Map
Exhibit F	Future Access Easement Map
Exhibit G	Map III-4 Cross Section Application by Street

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Development of the parcels is not likely to increase discharge to water; or production, storage, or release of toxic or hazardous substances as any future development will be subject to City of Federal Way requirements for drainage and FWRC, Title 19, Division 5, which regulates the use of hazardous materials in Critical Aquifer Recharge Areas. In addition, individual zones within the FWRC regulate storage and treatment of hazardous substances. FWRC Title 7, Public Nuisances provides specific regulations related to air quality and noise. However, increased vehicle traffic generated by additional dwelling units will result in increased emissions to air.

Proposed measures to avoid or reduce such increases are:

Require compliance with City codes and regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As development occurs, trees and other vegetation will be removed.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Per FWRC 19.120.130 Tree and Vegetation Standards, existing trees and vegetation in good health, and not considered to be invasive species, shall be retained on the subject property to the maximum extent possible in all developments. Thirty tree units per acre are required on all developed sites in any multi-family zone. The tree density requirements will be met primarily through the conservation of existing trees. However, in order to provide for continued flexibility in the design of new development, in those situations where a development's design would preclude the retention of the required number of trees, the use of replacement or supplemental tree planting is authorized to meet the required tree unit density.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal should not deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness,

wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection on these parcels.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures are necessary.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This area is not within the shoreline master program area.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increased density would likely increase traffic in this area. However since frontage improvements have already been constructed along SR 99, no further improvements are necessary. At such time that S 276th Street may be converted to public right-of-way, it would be classified as a Local, Type "R" street, consisting of a 40-foot street with curb and gutter, 4-foot planter strips with street trees, 6-foot sidewalks, and street lights in a 66-foot right-of-way. It appears that adequate property exists to provide the appropriate right-of-way width. Development of the parcels as multi-family would also increase the demand for public services. The Lakehaven Water and Sewer District has stated that future development of the area would require extension of Lakehaven water and sewer system facilities as necessary to serve the development.

Proposed measures to reduce or respond to such demand(s) are:

The City would work with public service providers to come up with a solution.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal does not conflict with any local, state, or federal laws or requirements for the protection of the environment.

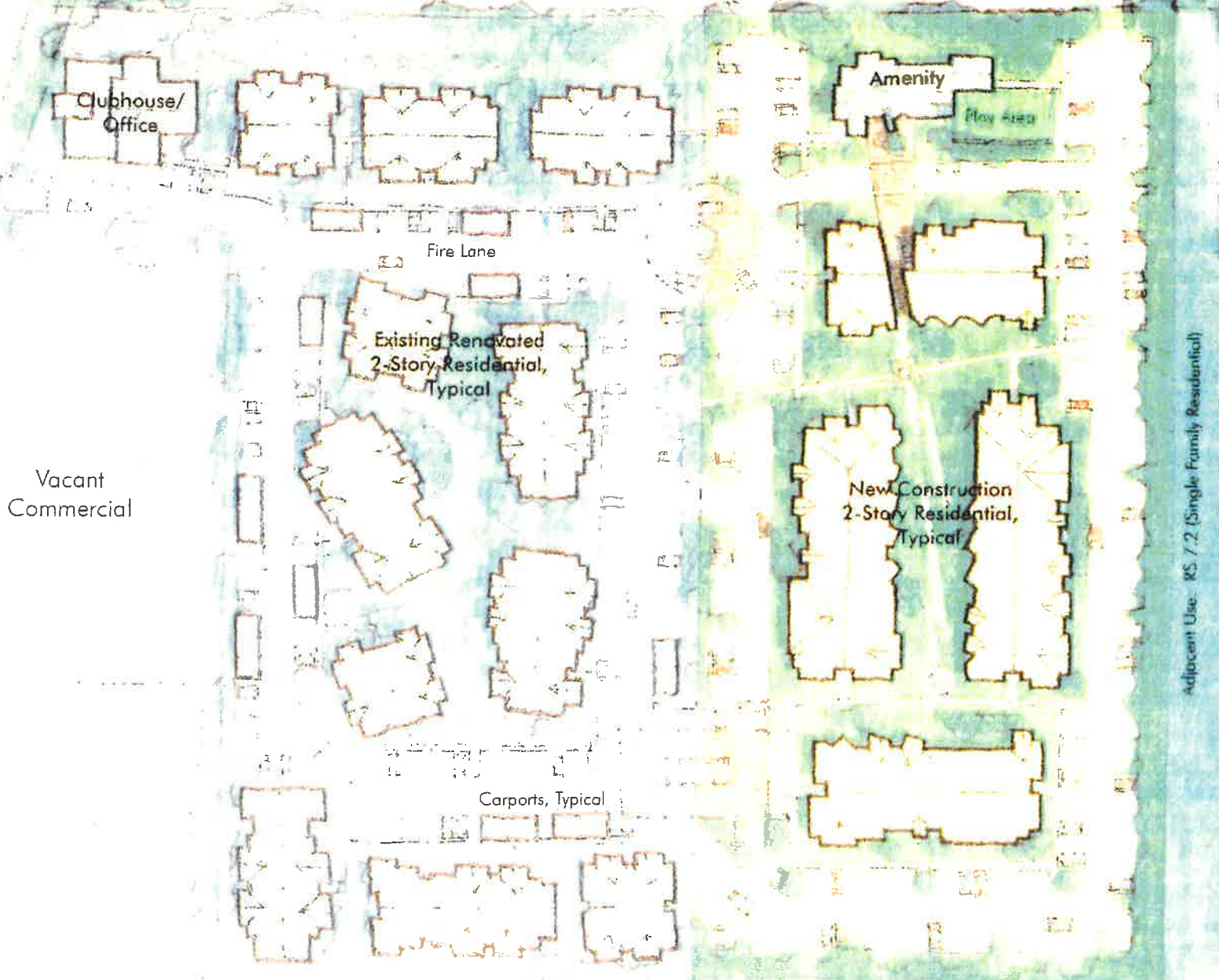
Existing Redondo Heights Park and Ride
Current Zoning: BC (Commercial Business)

EXHIBIT
B

Silver Shadow 132-Unit Renovation

**Kim Property (5 Acres)
130 Units; New Construction**

Potential Future Access Easement (S 276th Street) Future Access Future Access



Vacant Commercial

Existing Renovated
2-Story Residential,
Typical

New Construction
2-Story Residential,
Typical

Adjacent Use: RS 7.2 (Single Family Residential)

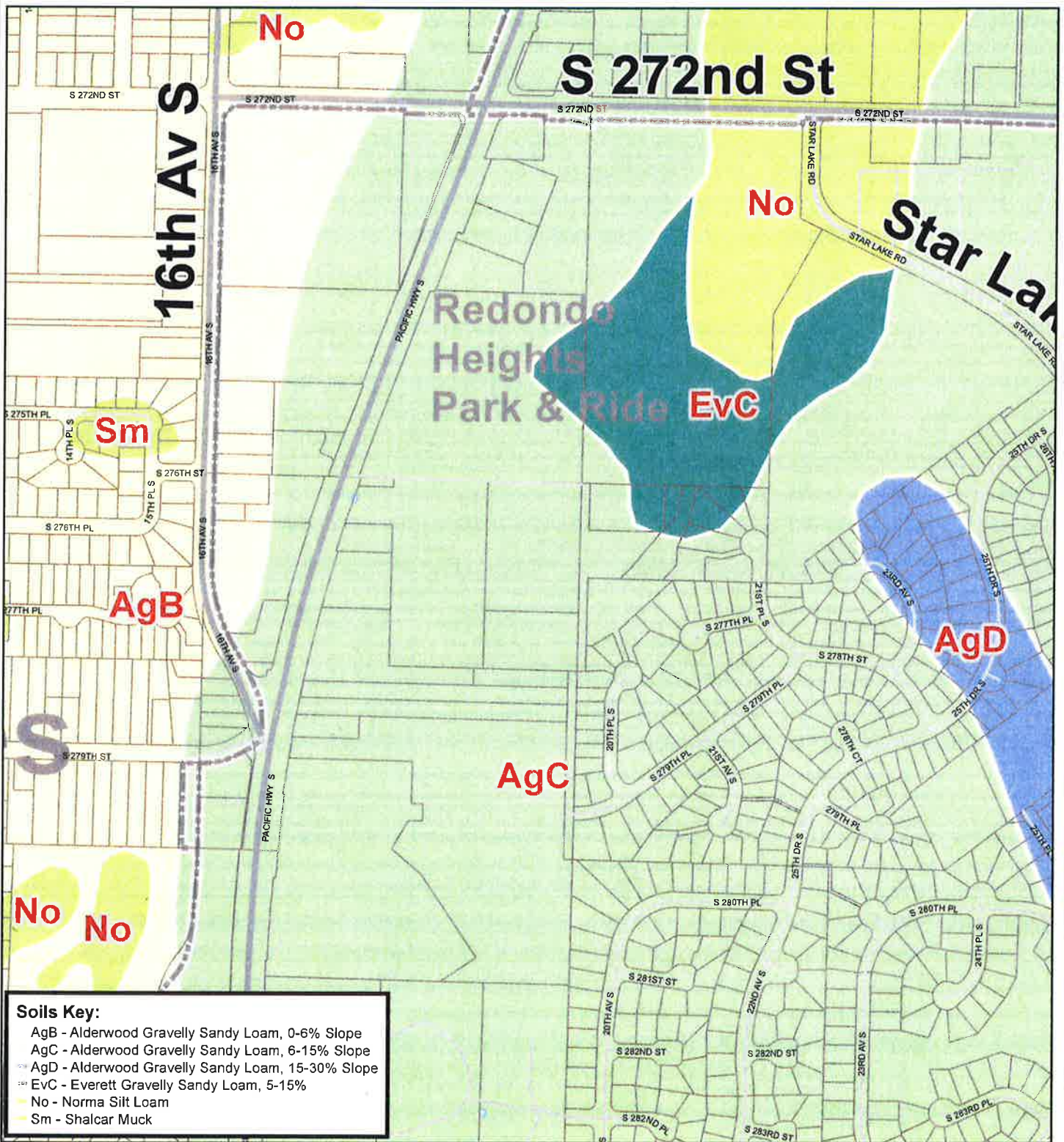
Adjacent Use: BC (Commercial Business)

Adjacent Use: RS 7.2 (Single Family Residential)

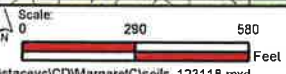


City of Federal Way Regional Soils Map

Map Date: December 2018
 City of Federal Way,
 GIS Division
 33325 8th Ave S
 Federal Way, WA 98003
 (253) 835-7000
 www.cityoffederalway.com



Soils Key:
 AgB - Alderwood Gravelly Sandy Loam, 0-6% Slope
 AgC - Alderwood Gravelly Sandy Loam, 6-15% Slope
 AgD - Alderwood Gravelly Sandy Loam, 15-30% Slope
 EvC - Everett Gravelly Sandy Loam, 5-15%
 No - Norma Silt Loam
 Sm - Shalcar Muck



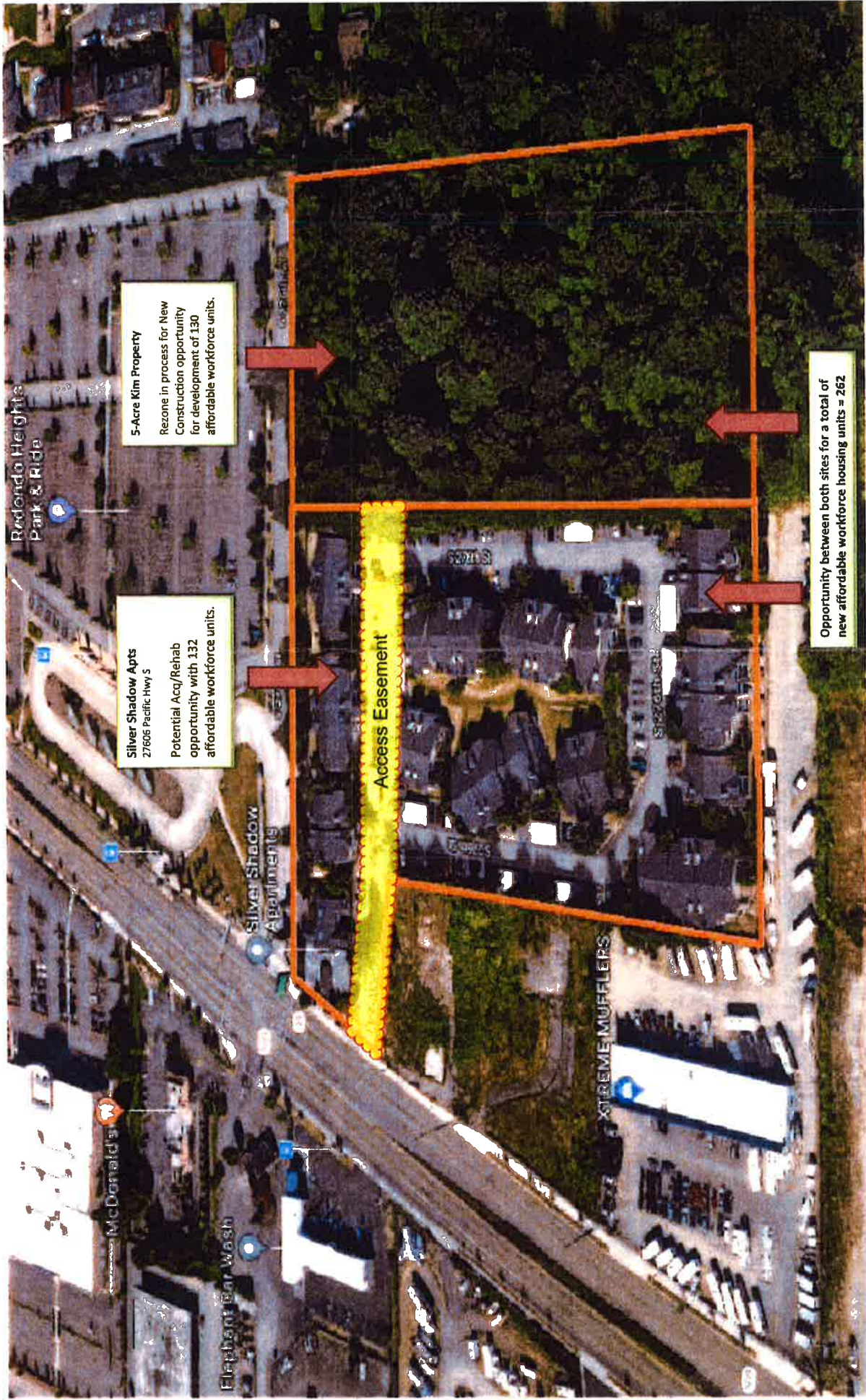
R:\stacey\ICD\Margaret\C\soils_123118.mxd

Map Note: The information presented on this map comes from the 2012 Soil Conservation Service Survey of King County. The entire southern portion of Federal Way was not included, and therefore there is no data for that area. All soil boundaries are approximate. This document is not a substitute for a field survey. The City of Federal Way reserves the right to update this map.



This map is accompanied by 3D graphics and a 3D graphic representation.

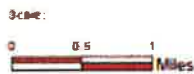
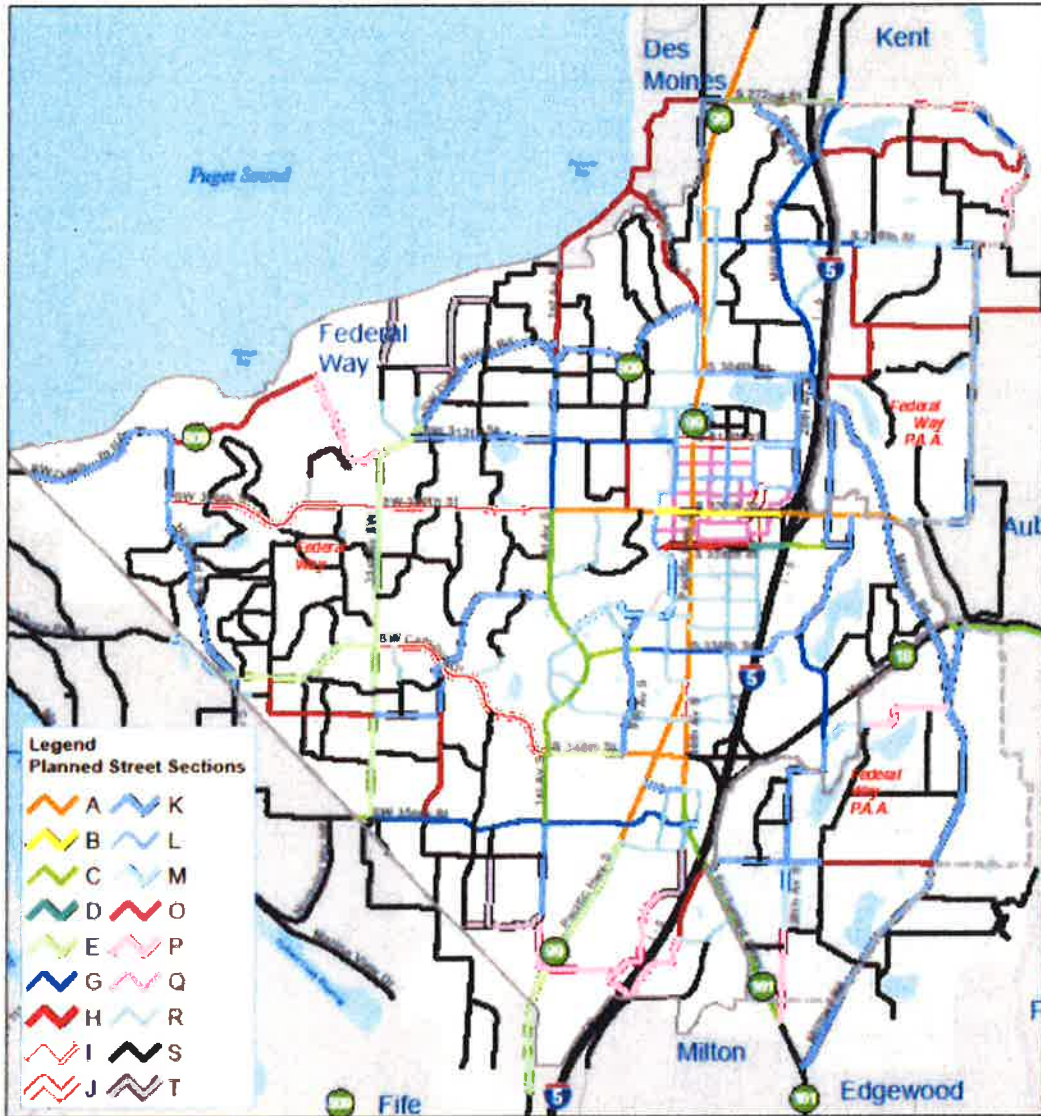
EXHIBIT F



City of
Federal Way
Comprehensive Plan

Map III - 4 Cross Section Application by Street

Map Date: April 2015
City of Federal Way
City Engineer
33325 8th Ave S
Federal Way, WA 98001
253-825-7020
www.cityoffederalway.com



Transportation Element

This map is intended for use as a graphical representation. The City of Federal Way makes no warranty as to its accuracy.