



Department of Community Development Services  
**RESUBMITTED**  
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Federal Way, WA 98003-6325  
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[www.cityoffederalway.com](http://www.cityoffederalway.com)  
Apr 09 2020  
CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT

## 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:* [\[help\]](#)

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:* [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*“The Woodlands at Redondo Creek”*

2. Name of applicant: [\[help\]](#)

*RMJ Holdings, LLC c/o Dmitriy Mayzlin*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Applicant:*

***Dmitriy Mayzlin***

*RMJ Holdings, LLC*

*9675 SE 36<sup>th</sup> St, Suite 105*

*Mercer Island, WA 98040*

*(206-) 588-1147*

*Contact Person:*

***Savanna Nagorski***

*ESM Consulting Engineers, LLC*

*33400 8<sup>th</sup> Ave S, Suite 205*

*Federal Way, WA 98003*

*(253) 838-6113*

4. Date checklist prepared: [\[help\]](#)

*October 18, 2019*

***Revised April 1, 2020***

5. Agency requesting checklist: [\[help\]](#)

*City of Federal Way*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Process III, SEPA and Preliminary Plat, Approval **Fall 2020***

*Civil and Final Plat Approval Spring 2021*

*Sitework and Construction Summer 2021*

*Completion Fall 2022*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No, once the land use and permit applications are approved for development with the City, construction of the site will begin and homes will be sold to individuals.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- 'Cultural Resources Report' prepared by Columbia Geotechnical Associates, Inc, June 2019;
- 'Arsenic and Lead Soil Assessment', prepared by ECI Environmental Services, July 2019;
- 'Critical Areas Report – Woodlands at Redondo', prepared by Sewall Wetland Consulting, Inc, October 2019;
- 'Tree Conservation Plan' prepared by Washington Forestry Consultants, Inc (WFCI), October 2019;
- 'Preliminary Landscape Plan' prepared by Lyon Landscape Architects, October 2019;
- 'Geotechnical Engineering Study', prepared by Earth Solutions NW, October 2019;
- 'The Woodlands at Redondo Creek Revised Traffic Impact Analysis' prepared by TraffEx, September 2019;
- 'Preliminary Technical Information Report' prepared by ESM, October 2019;
- '**Critical Areas Memo and Mitigation Plan' prepared by Sewall Wetland Consulting, Inc, March 2020;**
- '**Tree Conservation Plan' prepared by WFCI, revised March 2020;**
- '**Preliminary Landscape Plan' prepared by Lyon Landscape Architects, revised March 2020;**
- '**Geotechnical Engineering Study' prepared by Earth Solutions NW, revised March 2020;**

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. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

**All with the City of Federal Way:**

Traffic Concurrency Certificate, Preliminary Plat Approval, SEPA Threshold Determination, Process III Critical Area Buffer Averaging, Forest Practices Permit, Engineering Permit, **Final Plat**, Building Permits for future homes.

Lakehaven Utility District Developer Extension Agreement

**Department of Ecology**

NPDES General Construction Stormwater Permit, "No Further Action" opinion on Voluntary Cleanup

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

*The Woodlands at Redondo Creek site consists of two undeveloped and forested parcels (**King County tax parcels 042104-9012 and 042104-9221**) totaling 21.85 acres on the north side of South 304th Street and the east side of Pacific Hwy S. A portion of the site features a wetland and stream (Redondo Creek) as drainage from Steel Lake. The critical areas and their proposed buffers total approximately 4.9 acres, or 22% of the entire site, contained in Tract A **and H**.*

*In order to accommodate the proposed homes and infrastructure on the sloped and constrained site, the project proposes buffer averaging of the onsite wetland. The total area of construction within the standard buffer is 18,674 SF, which will be compensated with 19,188 SF as extended buffer farther north of the wetland.*

**Widening of the S 304<sup>th</sup> Street roadway for public right-of-way improvements will also impact approximately 3, 850 SF of altered wetland buffer. These improvements will be offsite of the subject project and are considered public improvements, which will be mitigated with additional vegetation planting within the buffer adjacent to the road.**

*Deducting Critical Areas (Tract A), Public Rights-of-Way dedications and Public Purpose lands (Tracts B-I), the net plat area for the project is 9.42 acres. The site plan includes a total of 67 single-family homes meeting RS 5.0 zoning dimension standards and will be served by public roads, water, and sewer.*

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. [\[help\]](#)

*The project includes King County tax parcel 042104-9012 and -9221, which totals approximately 21.85 acres of mixed-zoned (RM 1800, RS 7.2 and primarily RS 5.0) property located in the northeastern portion of Federal Way adjacent to S 304<sup>th</sup> St and Pacific Hwy S.*

*Please see Exhibit A in the included Title Report for legal descriptions.*

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

- a. General description of the site [\[help\]](#)  
(underline/circle one): Flat, rolling, *hilly*, steep slopes, mountainous, other \_\_\_\_\_

*Per the Geotechnical Report provided by Earth Solutions NW, "The site topography is characterized by a moderate westward facing slope spanning the property that descends to a natural stream area. The slope grade reaches approximately 15% or slightly greater near the wetland buffer where a stream is located."*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*The steepest areas onsite are man-made slopes, ±40% at the existing entrance of 20<sup>th</sup> Ave S and at the NW corner adjacent to Pacific Hwy S, all due to ROW grading. Otherwise ±15% across the site.*

- 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. [\[help\]](#)

*Topsoil encountered to depths of about 6-12 inches. Fill was not encountered during the geotechnical exploration. Native soils that were encountered primarily consist of silty sand with gravel (USCS: SM). The USDA "WSS resource identifies Alderwood series soils with varying slopes (AgB, AgC and AcD) as the primary soil units underlying the subject site." Please refer to the Geotechnical Engineering Study prepared by Earth Solutions NW.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*There is an area in the central portion of the site that contains slope inclines at 15% or greater and are underlain by Alderwood series (AgD) soils, which meets the criteria for erosion hazard as defined by the FWRC. Please refer to the Geotechnical Engineering Study prepared by Earth Solutions NW for additional information*

- 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. [\[help\]](#)

*The purpose of the site fill and grade activities are to provide an adequate and level surface for the single-family units and infrastructure. There will be approximately 76,400 cubic yards of usable cut and 90,900 cubic yards of required fill, with a net fill of 14,500 CYDS.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Erosion could occur as a result of clearing and construction, particularly if earthwork is completed during periods of rainfall. TESC measures offered by the Geotechnical Engineer and approved by the City will be implemented prior to construction.*

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

*Approximately 21% of the site will be covered with impervious surfaces, or approximately 200,000 SF.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*The applicant will institute a temporary erosion control plan to be used during earthwork and construction.*

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. [\[help\]](#)

*Some heavy machinery exhaust and dust particulates generated primarily by construction equipment could result during the development phase of this project.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*None known.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emissions laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emissions laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.*

3. Water

- a. Surface Water [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*Yes. There is a Category II wetland with 6 habitat points on the southwestern portion of the subject property. The onsite wetland (Wetland A) drains from and is connected to a wetland and stream, then to Steel Lake, south of S 304<sup>th</sup> St "via a 30" plastic culvert. The flow is determined not to be an*

equalizing culvert, thus separating it from wetlands south of S 304<sup>th</sup> St for the purpose of rating the wetland [onsite]" (see 'Critical Areas Report' provided by Sewall Wetland Consulting).

There is also "an intermittent stream that flows from Steel Lake northerly through the site" (a part of Redondo Creek). This stream "is a ditched feature through the center of Wetland A and drains to the north towards SR 99 where it passes through a trash rack and enters a long culvert system before daylighting to the north and west of SR 99." This stream is a minor stream/non-fish bearing as it is blocked by a natural downstream fish barrier, classified as a Ns stream with a 35' buffer.

- 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. [\[help\]](#)  
Yes. The project proposes **onsite** grading activities within 112.5 feet of the wetland and within 75' of the stream in select locations. **Grading activities for S 304<sup>th</sup> St public improvements are approximately 9' from of the wetland's most southern edge.** Controlled stormwater discharge is also anticipated to occur in close proximity to the creek. None of the activities are proposed to occur within or over stream or wetland features.
- 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. [\[help\]](#)  
*None proposed.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*Not proposed.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan. [\[help\]](#)  
*The site does not lie within a 100-year floodplain.*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
*Not proposed.*

**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. [\[help\]](#)  
*Not proposed.*
- 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. [\[help\]](#)  
*None proposed.*

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. [\[help\]](#)

*The proposed plat infrastructure (i.e. roads, sidewalks, landscaping), and the eventual build out of the individual units would increase the impervious surface area of the site, causing an increase in stormwater runoff volumes and velocities. To mitigate stormwater impacts, the storm drainage improvements for the project consists of a detention facility designed to accommodate the stormwater quantity control requirements for the targeted surface areas as required by the City. All detained and undetained stormwater on the project parcels will be treated to meet the City's water quality treatment standards prior to discharge to the City's stormwater infrastructure. Stormwater will ultimately discharge from the project at the site's natural discharge location near the northwest corner of the property.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*Suspended soils and hydrocarbons associated with automobiles may potentially enter the ground waters via storm water. This would be mitigated with water quality treatment facilities installed per City of Federal Way standards.*

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

*No - discharge will occur at the natural location.*

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

*The project contractors, users, and personnel will utilize onsite Best Management Practices.*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

X deciduous tree: alder, maple,

X evergreen tree: fir, hemlock

X shrubs: salal, fern, salmonberry, plum, blackberry

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Native and non-native tree and shrubs will be removed during site construction in the site developable areas. Invasive species (blackberry) will also be removed from the critical area and buffer and conservation open space tracts.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*No native threatened or endangered plant species were observed or are known to occur on or immediately adjacent to the site.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. [\[help\]](#)

*Native trees and vegetation will be planted as appropriate to restore the critical areas and their buffers. Replacement trees will also be planted across the site. Please refer to the Preliminary Landscape Plan prepared by Lyon Landscape Architects **and the Critical Areas Report and Mitigation Plan prepared by Sewall Wetland Consulting.***

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

*Himalayan blackberry*

## 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: [\[help\]](#)

***Birds, mammals***

***fish: no fish inhabit on the site***

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*No listed species are known to occur on or near the site.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*The entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountains and Pacific coast regions of Canada, the United States and Mexico; and south to where the Pacific Flyway becomes blended with other flyways in Central and South America. However, the site is not known to be used by migratory fowl.*

- d. Proposed measures to preserve or enhance wildlife, if any. [\[help\]](#)

*Native trees **and vegetation** will be planted in buffer **averaging and enhancement** areas, as appropriate. **Additional tree and vegetation planting is proposed throughout the project site.***

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

*No invasive animal species observed on site.*

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

*Electrical energy will be the primary source of power serving the project. Natural gas may be used to satisfy incidental energy needs.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*No, any proposed building height will not exceed 30 feet above grade. No existing development utilizes solar energy in proximity to which the shadow cast from the building has any effect.*

- 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. [\[help\]](#)



*No plans included with the Land Use application. Energy conservation will be addressed in the building permit documents.*

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. [\[help\]](#)  
*None known.*

1) Describe any known or possible contamination at the site from present or past uses.  
*As a result from the Tacoma Smelter Plume, the 'Arsenic and Lead Soil Assessment' provided by ECI Environmental Services states, "The results of the analysis performed on the samples indicate that the average concentrations for Pb (Lead) and As (Arsenic) for the Subject Property are below the concentration indicated by [Ecology Publication] 12-09-086A which would trigger a cleanup action. However, one sample was found to be above the maximum allowed concentration for a discreet soil sample for As, which triggers a cleanup in that area of the Subject Property."*

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.

*See response to 1) above. The project will enter the state's Voluntary Cleanup Program. Additional measures for remediation will be completed, including excavation and removal of the contamination and soil mixing.*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*None proposed.*

4) Describe special emergency services that might be required.

*Emergency medical and 911 services may be required, along with typical fire and police services. Special services are not anticipated.*

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

*State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.*

b. Noise

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

*The primary source of noise near the project site is from vehicular traffic along S 304<sup>th</sup> St and Pacific Hwy S. It is not anticipated to materially impact the proposed project in any way.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

*Short-term impacts would result from the use of construction equipment during the site development. Construction would occur during permitted construction hours and always in compliance with the City of Federal Way noise regulations. Long-term impacts would be those vehicular trips associated with office space. Noise generated from the proposed office operations is not expected to impact surrounding properties.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help mitigate the impacts of potential construction noise. **Tree and vegetation retention and plantings throughout the site will also help reduce any long-term noise impacts.***

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. [\[help\]](#)

*The entirety of the site is forested, undeveloped property. The site is bordered to the north and east with single-family neighborhoods. To the west is a public highway and community businesses. Single-family residences and a regulated lake are south of the project site. **The proposed homes are buffered from the adjacent businesses west of the site with the onsite critical areas and buffer, while they are comparable to the existing homes in the surrounding neighborhood.***

- 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? [\[help\]](#)

***Parcel # 042104-9012 of the property was Designated Forested Land as early as 1983. However, there is no evidence that the property has been worked as forest lands, according to the Department of Natural Resource's FPA records map. The property's forestry designation was removed in May 2019.***

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

***No, the project is not expected to affect surrounding working farm or forest land operations. This project has an estimated 200,000 board feet of harvestable, merchantable timber, calculated by Washington Forestry Consultants, Inc.***

- c. Describe any structures on the site. [\[help\]](#)

*No structures are on the site.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*No structures are on the site.*

- e. What is the current zoning classification of the site? [\[help\]](#)

RS 5.0 – Single Family Residential, within the proposed **single-family lot** development area of the property.  
**The remaining site is zoned RM 1800 and RS 7.2.**

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Single Family, **High Density***

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**The onsite wetland has a Shoreline Environmental Designation for Shoreline Residential.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*The site contains a wetland and a portion of a stream (Redondo Creek) that are regulated by the City.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Approximately **182** people (2.71 people/unit according to the US Census' QuickFacts data from July 2018) will reside at the completed project.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*The project will not displace any permanent residents. The site has several trespassers that setup camp in the forest **of the subject site. The future residents of the proposed development will replace** this small transient population.*

- k. Proposed measures to avoid or reduce displacement impacts, if any. [\[help\]](#)

*The project proposes **67** homes which will positively impact the City's goals for increased quality housing units within the City to provide for the growing population.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. [\[help\]](#)

*The project will be developed in accordance with applicable City of Federal Way development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable Development Regulations.*

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

*None proposed.*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*The project proposes **67** middle-income homes which will positively impact the City's goals for increased quality housing units within the City to provide for the growing population.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No homes will be eliminated.*

- c. **Proposed measures to reduce or control housing impacts, if any.** [\[help\]](#)

*The project proposes 67 homes which will positively impact the City's goals for increased quality housing units within the City to provide for the growing population.*

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?** [\[help\]](#)

*The tallest height for the proposed buildings is 30' above average building elevation.*

- b. **What views in the immediate vicinity would be altered or obstructed?** [\[help\]](#)

*No views will be altered by this development.*

- c. **Proposed measures to reduce or control aesthetic impacts, if any.** [\[help\]](#)

*All healthy trees within Tracts A, D and H, **including some trees within Tract F**, will be retained. Additional landscaping planting is proposed throughout the project with replacement trees. Please see "Preliminary Landscape Plan" prepared by Lyon Landscape Architects.*

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** [\[help\]](#)

*Street lighting would occur from dusk through dawn at completed project. Minimal glare would occur from sunlight reflected off parked cars. Additionally, the headlights of traveling vehicles would occur any time of day. Some glare may be produced by the reflective glass windows during the early morning and late afternoon periods of sunshine but would be retained on site.*

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** [\[help\]](#)

*No, not with the landscaping and setbacks included in the plan.*

- c. **What existing off-site sources of light or glare may affect your proposal?** [\[help\]](#)

*None.*

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

*With appropriate tree and shrub plantings across the site, and following the allowed building heights, glare impacts will be minimized on the site.*

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** [\[help\]](#)

*The proposed subdivision site is located within the vicinity of 3 open space and recreation facilities managed by the City of Federal Way Parks Department, in addition to the proximity to 2 school facilities*

with recreational opportunities.

1. Steel Lake, with the Steel Lake Park recreation area approximately 1.25 miles from the project site. Parking is available at this location that provides a beach with swimming, child's play structure, lawn games and picnic areas;
2. Sacajawea Park is approximately .5 miles from the project site, a reasonable walking distance for new residents. This park contains a child's play structure, soccer field, football field, tennis court, two baseball fields and walking trails;
3. Wildwood Park is located approximately 0.3 miles from the project site equipped with walking trails and natural, picnic and play areas;
4. Wildwood Elementary School is located approximately .35 miles from the new homes, equipped with play equipment and sports fields;
5. Federal Way High School is about the same distance from the site with a track and sports fields. Both school facilities provide additional recreation opportunities outside of school hours.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. [\[help\]](#)

*The project proposes and is required to provide sidewalks on the frontage of S 304<sup>th</sup> St and on internal roadways for pedestrian access. A usable open space with a playground is proposed as part of Tract E. Picnic areas and a small field is also proposed within Tract F.*

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

*There are no structures on the site. The Washington Information System for Architectural and Archaeological Records Data (WISAARD) does not identify any eligible historic buildings or sites near the project 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. [\[help\]](#)

*No known landmarks or evidence have been observed on or near the site. Additionally, WISAARD's interpolated 'Environmental Factors with Archaeological Resources Results' data layer indicates that the site is Low Risk to Moderate Risk of archaeological evidence.*

- 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. [\[help\]](#)

*The method used to assess the potential impacts included WISAARD online map provided by Washington's Department of Archaeology and Historic Preservation.*

- 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.

*If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.*

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

*S 304<sup>th</sup> St and 20<sup>th</sup> Ave S serve the project site.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

*Yes, the site is serviced by Metro Transit RapidRide line A with 2 stops in the local vicinity, one southwest of the project site approximately .5 miles away at the intersection of S 308<sup>th</sup> St and Pacific Hwy S (SR 99), and the second northwest of the site approximately .75 miles from the site entrance at S Dash Point Rd (SR 509) and Pacific Hwy S.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*The final project will result in approximately 4 off-street parking spaces per unit, or 268 in total.*

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

*Development of the project will require roads to be developed for access throughout the site. Expansion and improvements to the current S 304<sup>th</sup> St ROW fronting the property is also part of this project.*

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

*Not expected.*

- e. 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? [\[help\]](#)

*The development of 67 single family residential homes is anticipated to generate 633 average weekday daily trips. It is estimated that the proposed development will create 50 AM peak hour trips and 67 PM peak hour trips. The trip generation estimates are based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition, ITE Code 210 and is provided in the 'The Woodlands at Redondo Creek Revised Traffic Impact Analysis' prepared by TraffEx.*

- f. 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.

*Not expected.*

- g. Proposed measures to reduce or control transportation impacts, if any. [\[help\]](#)

*Payment of the City's transportation impact fee will help fund City-wide transportation improvements.*

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. [\[help\]](#)

*The completed single-family development would result in a slight, increased need for public services to include fire protection, police protection, and health care for the new volume of residents that will reside within the project site.*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*The increased demand will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this development. The proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles. Property taxes generated by the proposed units should be sufficient to offset any increases in public service needs.*

16. Utilities

- a. Underline/circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_


*The above listed utilities are either available on-site or will be extended as necessary to serve 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 the immediate vicinity which might be needed. [\[help\]](#)

*Lakehaven Utility District will provide water and sewer connection.  
Puget Sound Energy will supply electricity and gas  
Telephone: Century Link, Verizon, Comcast  
Fire Protection: South King Fire & Rescue  
School District: Federal Way School District*

C. SIGNATURE [\[HELP\]](#)

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

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

Printed Name of Signee: Savanna Nagorski

Position and Agency/Organization: Planner, ESM Consulting Engineers, LLC

Date Submitted: April 1, 2020