Permits

# SEPA Checklist

LAKE FOREST PARK
Washington
17425 Ballinger Way NE
Lake Forest Park, WA 98155
206-368-5440

Permit # *Staff use*

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.

| | | | |
|---|---|---|---|
| **Owner of Record:** | AML DEVELOPMENT LLC | | |
| **Property Address:** | 3803 NE 155th St, Lake Forest Park WA 98155 | | |
| **Property Owner Phone:** | 206-508-2704 | **Email:** | adam.lundberg@live.com |
| **Property Owner Mailing Address** (if different than project address): | 12055 Lakeside Pl NE,Seattle WA 98125 | | |
| **Tax Parcel No:** | 6744701588 | | |

| | | | |
|---|---|---|---|
| **Owner's Authorized Agent:** | Marsha Mawer-Olson | | |
| **Authorized Agent Phone:** | 425 401 6828 | **Email:** | marsha@veerarchitecture.com |

## PERMIT APPLICATION FEES

**Fees must be paid at time of application**

| | |
|---|---|
| Application Fee | $ 700 |
| Signage Fee | $ 200 |
| Additional Signage (if required) - - - - - - - - $25 each | |
| SUBTOTAL | |
| Technology Fee (5% of Subtotal) | |
| TOTAL FEES | |

***Please complete the attached checklist & submit to*:**

**City of Lake Forest Park, City Hall**
**17425 Ballinger Way NE**
**Lake Forest Park, WA 98155**
**Attn: Planning and Building Department**

### Questions?

For more information, please contact the Planning Department
aplanner@cityoflfp.com
206-957-2837

### Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:
**http://www.cityoflfp.com/**
Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155
206-368-5440

**Instructions for application:**

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 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.

## A. Background

1. Proposed Project:

2. Date checklist prepared: 08/08/2022

3. Agency requesting checklist: City of Lake Forest Park

4. Proposed timing or schedule (including phasing, if applicable): Begin construction as early

5. Do you have any plans for future additions, expansion or further activity related to or connected with proposal? If yes, please explain. No

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

   Geotechnical report, sensitive area tree removal/replacement report,

7. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: No

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

   Demolition, Clearing and Grading, Engineering and Building permits

9. Give a 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.

   Residential townhome project with live-work commercial space in 6 of 11 units. Concrete slab on grade and below grade walls, wood framing on base level and 3 levels above.
   Units range from 1,503 SF to 2,954 SF and all are 3 bedrooms. 2 of the largest units have an additional living/sleeping space on the garage level. Live-work spaces range from 61-106 SF for a total of 530 SF of commercial space for the project. 14 parking stalls proposed on the property and another 4 parallel stalls are planned for street parking. The site area is 30,541 SF and we propose 14,492 SF of floor area in the building.

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

Project address is 3803 NE 155th Street, Lake Forest Park, WA. Tax Parcel # 674470-1588. Located in Section 15, Township 26 N, Range 04E, W.M.

## B. Environmental Elements

### 1. Earth

a.) General description of the site (circle one)

Flat Rolling Hilly Steep Slopes Mountainous Other _____

b.) What is the steepest slope on the site, and its approximate percent slope?

Steep slope area is primarily composed of slopes ranging from 40%-60% with small limited areas up to 80%.

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

Primarily silts and sands. Site is largely made up of non-native fill.

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

Yes

Adjacent property to the East has had a known landslide.

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

Approximately 700 cubic yards of cut and 400 cubic yards of fill are proposed. A balanced approach is proposed for cut and fill. Geotech recommends little onsite soil can be reused for fill. The remaining fill to be imported structural fill per Geotechnical recommendations.

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

Yes

Temporary erosion and sediment control (TESC) measures will be implemented. By implementing the TESC measures pursuant to city regulations, the applicant will mitigate potential erosion effects during and after construction.

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

40%

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

TESC measures will be implemented during the construction of this project. Project is designed respecting the erosion buffers. Building will be supported on piles per geotech recommendation to avoid compromising the slope.

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

During Construction: Dust and emissions from construction and equipment and excavation activities.
After Construction: Automobile emissions from residents and patrons of the building.
The amount of emissions will be compatible with the established character of the neighborhood.

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:

Measures will include maintaining all power tools, equipment, and construction machinery in good working order.

3. Water

a.) Surface water

i. 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.

Yes

A Type II stream is located to the south of the property. Stream discharges to Lake Washington to the East.

ii. 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. Yes

Construction will occur adjacent to Type II stream. Limits of clearing and grading to be maintained no closer than 120' from stream. See TESC plans.

iii. 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, fill located within structure to achieve req'd finish

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known No

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

No

vi. 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 water

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing 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

None.

c.) Water Runoff (including stormwater)

i. Describe the source of runoff (including storm water) 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

Run-off from the roof will be collected in gutters and tight-lined to the proposed storm water collection system and released to the city of Lake Forest Park storm water system.

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

No

No, the only waste material will come from motor vehicles. Water carrying that material will go through an oil water separator prior to entering the storm water system.

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

No

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

A storm water collection system is proposed to collect water run-off from the site and the structure. The storm water will release into the city storm water system. Areas that are not required to be paved will be planted.

4. Plants

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

- [x] Deciduous tree: alder, maple, aspen, other
- [x] Evergreen tree: fir, cedar, pine, other
- [x] Shrubs
- [x] 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?

All existing vegetation within the clearing and grading limits outlined will be removed. Tree replacement shall be provided per the tree preservation guidelines.

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

None

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

Landscaped areas will be provided to comply with the city of Lake Forest Park Zoning Code landscape requirements.

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

None

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. (I.e. any birds, fish, mammals, specifics if possible)

Birds - hawks, herons, eagles and/or songbirds

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

None

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

The entire area is part of the Pacific Northwest flyway.

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

Preserve vegetation on the majority of the site.

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

None known

6. Energy & Natural Resources

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

Electric for heating, appliances, and lighting.

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

The project would provide partial shading to the properties north of the project site

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 be designed to meet all applicable energy code requirements.

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

During construction there is limited risk of fire associated with heavy equipment and motor vehicles. This is typical for all construction. The building will be designed to meet applicable code requirements.

b) Describe any known or possible contamination at the site from present or past uses

Previous land use is residential, no contamination is known to exist on the site.

c) 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

No hazardous conditions are known

d) 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

The use of this project is residential with a typical construction process - no toxic or hazardous or toxic chemicals will be present

e) Describe special emergency services that might be required

No anticipated need for emergency services, occasional aid services may be required for residents.

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

The project will be constructed in accordance with OSHA regulations. The proposed occupancy is not prone to producing environmental health hazards.

8. Noise

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

Vehicle traffic noise.

b) 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.

Short Term: Associated noise from construction activities during allowed construction hours.
Long Term: Traffic noise generated by the proposed project.

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

Perform construction during normal working hours established by the city of Lake Forest Park. Any noise generated will comply with City Noise Standards.

9. Land & 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

Single family residential and small businesses. Proposed project will be the same

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 non-farm or non-forest use?

N/A

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

No

d) Describe any structures on the site.

One single family house and detached garage.

e) Will any structures be demolished? If so, what?

Existing single family house and detached garage.

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

SG-C Southern Gateway - Corridor

g) What is the current comprehensive plan designation of the site?

SG-C Southern Gateway - Corridor

h) If applicable, what is the current shoreline master program designation of the site?

N/a

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

Yes

Steep slopes greater than

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

Approximately 35 will live/work here.

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

One single family residence.

l) Proposed measures to avoid or reduce displacement impacts, if any:

N/a

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

N/a

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

N/a

10. Housing

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

11 units of middle/high income housing.

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

1 unit middle

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

N/a

11. Aesthetics

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

Approx. 51' above average grade. Primary material will be fiber cement panel with rev

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

East and Southeast views from parcels to the north and west of the propertymay be obstructed or altered.

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

The design meets SG-C guidelines including those regarding pedestrian experience and elevation features such as canopies, window patterns, roof modulation and material color/pattern.

12. Light & Glare

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

Exterior lighting in parking/pedestrian spaces will be the most visible and is designed to meet SG-C guidelines from dusk to dawen

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

No, exterior glazing will be non-reflective in nature. Exterior lighting will be shielded.

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

None, other than adjacent street lights.

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

Exterior lighting is designed to prevent light spillage onto other parcels. Exterior building finishes and glazing will be non-reflective in nature. The proposal will meet the city lighting standards.

13. Recreation

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

Acacia Memorial Park and the Burke-Gilman

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

No

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

Design features 700 SF of pedestrian oriented outdoor space. This space is open to the public and adds value to the neighboring properties.

14. Historic & 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 No

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

No

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.

N/a

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.

N/a

15. 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

The project will be accessed from NE 155th Street, which is a two lane two way, dead end street. Parking as accessed directly from NE 155the Street. 155th Street connects to NE Bothell Way with provides access to I-5 and I-405. Access from NE 155th street onto NE Bothell Way currently only permits right turns. Access to NE 155th Street from Bothell way is currenly only permitted by right turn.

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? No

Northbound, the nearest transit stop is located at NE 153rd St and NE Bothell Way
Southbound, the nearest transit stop is located at NE 155th St and NE Bothell Way,
however, the nearest crosswalk to access the Southbound transit is at NE 153rd Street.

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

11 on site stalls and 4 parallel street stalls

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)

Yes

The right of way edge along NE 155th Street will be developed to city standards as part of this project.

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?

See attached parking demand

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 No

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

The proposal will meet the City transportation standards. Appropriate on-street parking restrictions in the vicinity of the site driveway to ensure sufficient sight line visibility for motorists. Traffic impact fees will be assessed. See attached parking demand study.

16. 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

No

Public services such as fire, police, postal, health care, schools and other services are already available within the vicinity of the project.

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

Impact fees will be assessed.

17. Utilities

a. Circle utilities currently available at the site:

electricity - natural gas - water - refuse service - telephone - sanitary sewer - septic system - other _____

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.

All of the above utilities are proposed for the project and are available on or adjacent to the site.

## 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: Marsha Mawer-Olson Digitally signed by Marsha Mawer-Olson DN: C=US, E=marsha@veerarchitecture.com, O=Veer Architecture, CN=Marsha Mawer-Olson Date: 2022.08.09 09:49:07-07'00'

Name of signee: Marsha Mawer-Olson

Position and Agency/Organization: Project Manager, Veer Architecture

Date Submitted: 08/10/2022

## D. Supplemental Sheet for Non Project 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? Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

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

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

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