



State Environmental Policy Act (SEPA) Woodway Pointe

May 30, 2017

A. Background

1. Name of proposed project, if applicable:

Woodway Pointe

2. Name of applicant:

Pointe Wells, LLC

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

Applicant:

Point Wells, LLC
2633 Cherry Avenue
Signal Hill, CA 90755

Contact:

BD Giddings Engineering PLLC
Benjamin Giddings
10826 NE 108th Street
Kirkland, WA 98033
(425) 218-3471

4. Date checklist prepared:

May 30, 2017

5. Agency requesting checklist:

Town of Woodway

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

Preliminary Approval: 2017
Construction Plan Approval: 2017-2018
Construction: 2018
Final Approval: 2018-2019

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

No, there are no future additions or expansions beyond the construction of the plat improvements and single-family residences.

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

- a. SEPA checklist
- b. Woodway Pointe Preliminary Plan Set
- c. Geotechnical Design Report
- d. Geotechnical Engineering Study
- e. Geotechnical Slope Stability Analysis
- f. Subsurface Conditions Report
- g. Preliminary Stormwater Report
- h. Critical Areas Plan
- i. Woodway Annexation Area Traffic Impact Analysis
- j. Annexation and Development Agreement

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.

There are no pending government approvals or other proposals directly affecting the property covered by the proposed action.

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

- a. SEPA determination
- b. Preliminary plat approval
- c. JARPA
- d. Plat construction plan approval
- e. Final plat approval
- f. Building permit approval

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.)

The Proposed Action consists of a thirty-six (36) lot single-family plat located within the jurisdictional authority of the Town of Woodway. The total project site is 36 acres and the Proposed Action will create 24 acres of permanent protected open space (wetlands, streams and buffers) and 12 acres of developed area (lots, roads and public open space). The proposal requires the construction of roads, slope stability measures, utilities (stormwater, water, sewer, power, gas and communication), lots, parks, and homes.

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.

Vacant Parcels located at the western terminus of 238th Street SW in Woodway Washington (NE ¼ & SE ¼, NW ¼, Section 35, Township 27 N, Range 3E, W.M)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The eastern portion of the site includes a moderately sloped upper shelf area and the western portion of the site includes a steep bluff transition to Puget Sound.

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

Approximately seventy 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.

Project soils, in descending order of depth include topsoil, Vashon Till, Advance Outwash, Lawton Clay, and Pre-Frasier sandy silts. There are no agricultural uses on the site.

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

Yes, a number of existing geologic hazards are present on the project site. Hillside hazards include erosion, sloughing and shallow landslides and stream hazards include channel erosion, bank sloughing and dam failure. Hazards are discussed in detail in the Geotechnical Design Report and they are summarized below.

Groundwater seepage from the contact layer between the upper Advanced Outwash soil deposits and the deeper impervious Lawton Clay deposits (the "Contact Layer") has resulted in soil erosion and sloughing along the middle portion of the hillside and progressive erosion has triggered localized landslides and the loss of hillside vegetation. These hazards are prevalent along the Contact Layer located south of Middle Creek. This segment of the Contact Layer is also adversely impacted by surface flows and shallow groundwater seepage generated by the wetland areas and existing paved roadways located up gradient and to the east as well as the cut banks left from the abandoned Heberlein Road corridor. Heberlein Road was vacated in 1962; however, the original roadway and associated cut banks transected the Contact Layer south of Middle Creek and sloughing and isolated slides are prevalent along the old roadway corridor.

Soil erosion and sloughing along the Contact Layer north of Middle Creek is minor or non-existent. There are no wetlands systems located up gradient from this segment of the Contact Layer and hillside stability is not adversely impacted by surface flows, shallow groundwater seepage or abandoned roadway corridors like the areas south of Middle Creek.

Significant erosion, sloughing, localized slides and vegetation loss has occurred along the steep banks bordering North Creek. Hillside hazards in this area are caused by stormwater discharges from the existing Woodhaven bubble-up stormwater outfall (the "Woodhaven Outfall"). Stormwater

discharges from the Woodhaven Outfall flow directly onto the advance outwash soils and are conveyed west by sheet flow and shallow groundwater flow to the adjacent steep slope. Discharges onto the steep slope have caused significant hillside erosion and continue to cause progressive damage to the hillside and stream corridor. Stormwater discharges from the Woodhaven Outfall have increased the flow in North Creek to more than four times the erosion-causing threshold established by the Department of Ecology (DOE) and they present an ongoing threat to the stability of the North Creek stream channel and the adjacent steep slopes. Stormwater discharges from the Woodhaven Outfall exceed 500 gallons per minute during heavy rainfall events. This high rate of flow is currently released less than 75-feet from the edge of the adjacent steep slope and immediate action is required to prevent further hillside damage and to prevent the infiltration of stormwater into the Advance Outwash deposit.

Middle Creek is also subject to in stream flows that are significantly greater than the DOE erosion-causing threshold with existing stream flows at three times the threshold value. The primary source of flow to Middle Creek is from the existing 238th Street stormwater outfall (the “238th Street Outfall”). The outfall collects stormwater from the developed areas located east of the site and it discharges un-treated and un-detained stormwater runoff onto the project site near the headwaters of Middle Creek. The Middle Creek stream channel and banks are currently stable; however, the increased flow rates resulting from the 238th Street Outfall are detrimental to the long-term stability of the stream channel and the adjacent steep slopes.

Chevron Creek is not impacted by elevated in stream flows like North Creek and Middle Creek and existing flows are only slightly greater than the DOE erosion-causing threshold. The upper and lower sections of Chevron Creek are stable and the middle section of the stream is adversely impacted by an abandoned diversion structure and associated appurtenances. The diversion structure is in poor repair and a sudden failure of the structure would cause an uncontrolled release of impounded water resulting in significant damage to the downstream channel and drainage facilities.

- 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.

Construction of the plat infrastructure and lots will require the excavation of approximately 150,000 cubic yards of material. Excavated materials will include organic soils (topsoil), structural soils (till and outwash) and nonstructural soils (silt and clay). Approximately 100,000 cubic yards of material will be moved and placed on-site and the remaining material will be removed from the site and trucked to a permitted off-site location. In general, the organic and structural soils will be placed on-site and the non-structural soils will be removed from the site.

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

Yes, there will be a temporary increase in erosion potential during construction.

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

Approximately sixteen percent of the site.

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

Temporary erosion control measures will be implemented to mitigate the existing hazards created by the Woodhaven Outfall and minimize construction phase erosion and impacts to earth. These measures include:

- Construction of a temporary above ground pipeline to safely convey existing flows from the Woodhaven Outfall to Middle Creek.
- Preservation of existing vegetation within open space areas of the project site.
- Limited construction access and stabilization of exposed soils.
- Construction of temporary sedimentation, flow control and conveyance facilities to mitigate construction phase stormwater discharges. A detailed discussion of proposed construction stormwater control measures is presented in the Preliminary Stormwater Report and Sheet G2 of the Woodway Pointe Preliminary Plan Set.

Permanent mitigation measures are required to address the Hillside and Stream hazards summarized in Section B.1(d) above. The full implementation of these measures is required to assure the long-term geotechnical stability of the bluff, the project site and the three stream systems flowing through the site.

- Existing stormwater discharges onto the steep slopes adjacent to North Creek from the Woodhaven Outfall will be eliminated and mitigation measures will be implemented to reduce North Creek flows to below the DOE erosion-causing threshold. Mitigation measures will also be implemented to prevent water from the Woodhaven Outfall from being infiltrated into the soil layers adjacent to the steep slope.
- Existing stormwater discharges of un-treated and un-detained water into the headwaters of Middle Creek from the 238th Street Outfall will be eliminated and mitigation measures will be implemented to reduce Middle Creek flows to below the DOE erosion-causing threshold.
- Existing surface water flow paths discharging onto or adjacent to the steep slope will be eliminated and all surface flows will be collected in a piped conveyance system.
- The existing dam, diversion structure and appurtenances located on Chevron Creek will be removed and the original stream channel and riparian corridor will be restored.
- The infiltration of stormwater runoff will be minimized in all areas of the project site and surface runoff from rooftops, driveways, roadways, yards, and parks will be collected in a piped conveyance system.

- Proposed drainage facilities will be designed to convey all flows in excess of the DOE erosion-causing threshold directly to Puget Sound through a piped outfall system.
- Groundwater seepage from the contact layer between the Advance Outwash deposit and the Lawton Clay deposit located south of Middle Creek will be collected and conveyed to a piped drainage system.
- Building setbacks from the top of the steep slope will be established to protect structures from localized slope hazards.

The slope mitigation recommendations presented above are the basis of design for the proposed site improvements, stormwater facilities, stream mitigation measures and slope mitigation measures contained in the Woodway Pointe Preliminary Plan Set.

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.

Construction of the plat improvements will result in a temporary increase in diesel exhaust emissions and dust. Post-construction home occupancy will result in a permanent increase in automobile emissions and household heating emissions.

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

The site is subject to odors from the adjacent petroleum processing operation.

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

Dust control measures will be implemented during site grading to minimize the generation and transport of dust.

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.

Ten wetlands (Q through Z) were identified on the subject site based on observed hydrophytic vegetation, surface hydrology, and hydric soils. The wetlands comprise approximately 10.2 acres of the site with 1.5 acres of Class 4 wetlands and 8.7 acres of Class 3 wetlands. Wetland boundaries and classifications are shown on Sheet W1 of the Woodway Pointe Preliminary Plan Set.

Eight streams that combine into three Category III stream systems (Chevron Creek, Middle Creek and North Creek) were identified and

flagged on the project site. None of the streams are identified as fish bearing by the Washington Department of Fish and Wildlife.

The site is located less than a quarter mile from Puget Sound and the stream systems discharge to Puget Sound through two outfalls. Middle Creek and North Creek merge off-site and flow into Puget Sound through the North Ditch Outfall. Chevron Creek flows into the adjacent Point Wells piped conveyance system, merges with flows from the Woodway Outfall and flows into Puget Sound through Point Wells Outfall 3.

Stream corridors, classifications and off-site flow paths are shown on Sheet W1 of the Woodway Pointe Preliminary Plan Set and Figure 1 of the Woodway Pointe Preliminary Stormwater Report.

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

Yes, the project will require working within and adjacent to the wetlands and streams described above. Work will include road construction, culvert installation, bridge installation, grading, clearing, home construction, mitigation, formal landscaping and native landscaping. Construction work limits and post-construction development limits are shown on Sheets W6 and W7 of the Woodway Pointe Preliminary Plan Set.

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.

Approximately 2,500 cubic yards of fill material will be placed within the wetland and stream corridors as part of the proposed road construction, grading, slope mitigation improvements and wetland mitigation. Construction work limits and post-construction development limits are shown on Sheets W6 and W7 of the Woodway Pointe Preliminary Plan Set. Fill materials will be sourced from on-site locations or imported from certified gravel pits.

Mitigation measures are required to compensate for the loss in functions and values associated with the proposed stream and wetland impacts. To fully mitigate for project impacts the following measures are recommended:

- A bridge will be constructed over Chevron Creek for the Road A crossing to avoid permanent stream impacts and to maintain wildlife crossing corridors.
- The abandoned diversion structure and associated piping on Chevron Creek will be removed and the original stream channel will be re-established to restore connectivity within the riparian corridor.

- The release of un-treated and un-detained stormwater into Middle Creek from the existing Woodway 238th Street Basin will be terminated and mitigation measures will be implemented to reduce Middle Creek flows to below the DOE erosion-causing threshold.
- The release of storm water onto the upper banks of North Creek from the existing Woodhaven Basin bubble-up spreader will be terminated and North Creek flows will be reduced to below the DOE erosion-causing threshold.
- Wetland X will be rehabilitated and restored by grading minor topographic depressions to mimic historic conditions, removal of invasive plants and replanting with native trees and shrubs.
- Wetland W will be re-established in the footprint currently occupied by the Chevron Creek diversion structure and the associated buffer will be enhanced through the removal of invasive plants and replanting with native trees and shrubs.

The minimum required restoration area, per WMC 16.10.320.E.5, is 34,679 SF and the proposed restoration area is 56,890 SF. Final wetland and stream boundaries and proposed wetland restoration ratios are shown on Figure W2 of the Preliminary Plan Set and mitigation areas are shown on Figure W6 of the Preliminary Plan Set.

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

No.

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

No.

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

No.

b. Ground 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.

Subsurface drains will be installed to collect shallow groundwater and convey it to the piped stormwater collection system.

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.

No waste material will be discharged into the ground, the project will be served by a public sewer system.

c. Water runoff (including stormwater):

1) 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.

Water runoff from the site to Puget Sound is generated by i) rainwater falling directly onto the site (36 acres of on-site drainage), ii) rainwater falling on areas located upstream from the site (69 acres of off-site drainage), and iii) baseline flows in the existing stream systems passing through the site.

All flows from the site are conveyed to Puget Sound through Point Wells Outfall 3 and the North Ditch Outfall. Woodway Outfall and Chevron Creek flows are discharged through Point Wells Outfall 3 and Middle Creek and North Creek flows are discharged through the North Ditch outfall. Stream corridors and off-site flow paths are shown on Sheet W1 of the Woodway Pointe Preliminary Plan Set and Figure 1 of the Woodway Pointe Preliminary Stormwater Report.

Existing flows in Middle Creek and North Creek exceed the DOE erosion-causing threshold flow. Middle Creek flows are three times greater than the DOE threshold and North Creek flows four times greater than the DOE threshold.

The North Creek flow exceedence is due to the large influx of water from the upstream Woodhaven Basin and the Middle Creek flow exceedence is due to the large influx of water from the upstream 238th Street Basin.

The Middle Creek channel and associated side slopes are stable and bank erosion from the existing flow rates does not appear to be an imminent danger to health and safety; however, continued stream flows in excess of the DOE erosion-causing threshold are detrimental to the long-term stability of the stream channel and surrounding slopes. The proposed mitigation measures shown on the Woodway Pointe Preliminary Plan Set will reduce the post-development Middle Creek flow rates to below the DOE threshold.

The North Creek channel and associated side slopes are adversely impacted by the existing flow rates and immediate action is required to mitigate ongoing damage caused by the Woodhaven Basin Outfall. The proposed mitigation measures shown on the Woodway Pointe Preliminary Plan Set will reduce the post-development North Creek flow rates to below the DOE threshold.

Existing and proposed peak discharge rates from the site are summarized below. Proposed discharge rates are based on

implementation of the mitigation measures presented in the Woodway Pointe Preliminary Stormwater Report and shown on The Woodway Pointe Preliminary Plan Set.

Woodway Outfall

Existing Discharge: 14.30 cfs
Proposed Discharge: 13.89 cfs
Reduction: 0.41 cfs (3% reduction)

Chevron Creek

Existing Discharge: 1.57 cfs
Proposed Discharge: 1.26 cfs (meets DOE Protection Standards)
Reduction: 0.31 cfs (20% reduction)

Middle Creek

Existing Discharge: 4.81 cfs
Proposed Discharge: 1.02 cfs (Meets DOE Protection Standards)
Reduction: 3.79 cfs (79% reduction)

North Creek

Existing Discharge: 1.67 cfs
Proposed Discharge: 0.23 cfs (Meets DOE Protection Standards)
Reduction: 1.44 cfs (86% reduction)

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

Yes, Middle Creek is currently subjected to the direct discharge of untreated storm water runoff from the existing 238th Street Basin. All petroleum and chemical contamination from roadways and lots located in the 238th Street Basin is currently transported directly to Middle Creek.

The proposed action includes mitigation measures to prevent the direct discharge of untreated stormwater runoff from entering Middle Creek, North Creek and Chevron Creek. Under the proposed action, all flows from pollution generating surfaces will be routed through on-site detention and cartridge filtration facilities to comply with current DOE treatment standards.

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

Yes, the proposed mitigation measures will reduce peak flows in Middle Creek, North Creek and Chevron Creek to less than the DOE erosion-causing threshold.

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

The Proposed Action includes the stormwater mitigation measures and improvements identified below. These measures were specifically designed, located and sized to improve and protect the geotechnical stability of the bluff and the three stream channels flowing through the site.

- The existing Woodhaven Basin bubble-up outfall will be eliminated and mitigation measures will be implemented to reduce North Creek flows to below the DOE erosion-causing threshold.
- The existing discharge of un-treated and un-detained water into the headwaters of Middle Creek from the 238th Street Basin will be eliminated and mitigation measures will be implemented to reduce Middle Creek flows to below the DOE erosion-causing threshold.
- The abandoned dam, diversion structures and associated piping located on Chevron Creek will be removed and the original stream channel will be restored.
- Existing surface water discharges flowing west onto the steep slope will be eliminated and all surface flows will be conveyed to a piped conveyance system.
- The infiltration of storm runoff will be minimized on all areas of the site.
- The proposed drainage system will be designed to convey all flows in excess of the DOE erosion-causing threshold directly to Puget Sound.

The proposed mitigation measures and improvements are presented in the Woodway Pointe Preliminary Stormwater Report and shown on The Woodway Pointe Preliminary Plan Set.

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?

Vegetation located within the proposed public roads, slope mitigation areas, and private lot areas will be removed. This includes grass, shrubs, and mixed forest cover. Approximately 14.0 acres of the site vegetation will be removed during construction, 2.5 acres of which will be replanted with native trees and shrubs. The net loss of vegetated area will be 11.5 acres.

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:

Approximately 2.5 acres will be replanted and 1.4 acres will be enhanced with native trees and shrubs. Areas subject to replanting and enhancement

include site areas impacted by slope mitigation improvements, stream and wetland buffer enhancements, wetland re-establishment, and wetland restoration.

- e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry, Scotch Broom, Butterfly Bush, and Tansy Ragwort.

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:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

The Washington Department of Fish and Wildlife does not identify any fish presence for any of the on-site streams. The “fish” category has been checked above to reflect the presence of fish in Puget Sound, which is located less than a quarter mile from the site.

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

No threatened or endangered species are known to be on the site. There are a number of threatened or endangered species present in Puget Sound, which is located adjacent to the project. These species include, but are not limited to, Orca whales, Humpback whales, Chinook salmon and Steelhead.

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

The site is located within the coastal portion of the Pacific flyway migration route.

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

The preservation and enhancement of wildlife corridors on the site will be accomplished as follows:

i) Two-thirds (24 acres of the available 36 acres) of the site will be set aside as permanent open space to maintain primary wildlife corridors.

ii) A bridged crossing over the Chevron Creek riparian corridor will be provided to maintain wildlife corridors.

iii) The abandoned diversion structure and associated piping on Chevron Creek will be removed and the original stream channel will be re-established to restore connectivity within the riparian corridor.

iv) Wetland W will be re-established in the footprint currently occupied by the Chevron Creek diversion structure and the associated buffer will be enhanced through the removal of invasive plants and replanting with native trees and shrubs.

v) Wetland X will be rehabilitated and restored to match historic conditions through the removal of invasive plants and replanting with native trees and shrubs.

vi) The release of un-treated and un-detained stormwater into Middle Creek from the existing Woodway 238th Street Basin will be terminated and

mitigation measures will be implemented to reduce Middle Creek flows to below the DOE erosion-causing threshold to maintain and protect the riparian corridor.

vii) The release of stormwater onto the upper banks of North Creek from the exiting Woodhaven Basin bubble-up spreader will be terminated and North Creek flows will be reduced to below the DOE erosion-causing threshold to maintain and protect the riparian corridor.

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

No known invasive species.

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.

Primary energy needs for heating, lighting and cooking will be met by electricity and natural gas.

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

No.

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

Energy conservation measures will be incorporated into the design and construction of all new dwelling units. Anticipated measures include, but are not limited to, efficient building envelopes, high efficiency HVAC equipment and duct systems, and high efficiency water heating systems.

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.

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

Past uses of the site may have included the conveyance and storage of petroleum based products. Surface and subsurface site investigation conducted to-date have not identified any areas of contamination; however, contaminated areas of the site may be found during site construction. If contaminated areas are found, appropriate measures will be taken during construction to remove and mitigate the contaminated areas in accordance with state and federal law.

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.

No chemical hazards or conditions have been identified that would impact or affect the proposed action.

- 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.

The proposed action does not include the storage or production of any toxic or hazardous chemicals. Diesel and gas will be consumed on-site during the construction process.

- 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:

Stormwater runoff from all areas subject to vehicular traffic and spills will be conveyed through a piped system and treated prior to release to downstream receiving waters, consistent with spill containment procedures developed for construction.

b. Noise

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

Existing noise levels are typical of a residential area adjacent to a navigable water way and they do not adversely impact the proposed action.

- 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.

Noise will be generated from traffic, plat construction and home construction. Noise sources will be limited to approved working hours as stipulated by Town code and will terminate when construction of the plat and homes is completed. Traffic and residential noise will be present throughout the life of the project and should match existing ambient noise levels.

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

Construction will be limited to approved working hours as stipulated by Town code.

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 site is currently vacant and the adjacent uses include single-family residential, railroad, and industrial petroleum storage and processing.

The proposed action will impact the existing single-family neighborhood by adding 36 new homes. There are no anticipated impacts to the adjacent railroad or industrial uses.

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?

No farm or forest lands.

c. 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:

No.

d. Describe any structures on the site.

There are no above ground building structures present on the site. A dam/diversion structure is located within the Chevron Creek channel and an underground liquid storage vault is located at the end of the existing turnaround. The original purpose of the vault is not known.

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

The dam/diversion structure located within the Chevron Creek channel and the underground vault will be removed.

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

The current zoning is UR Urban Restricted Zone per the Town of Woodway Municipal Code Chapter 14.36.

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

Urban residential use.

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

Not applicable.

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

Yes, the site contains steep slopes, wetlands and streams. The final, post-averaging and post-restoration, critical area limits with their associated buffers are identified on Sheet W5 of the Preliminary Plan Set.

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

Approximately 125 people will reside in the 36 single-family homes located within the completed project.

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

None.

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

None.

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

The proposed action will be completed in accordance with Woodway Municipal Code Chapter 14.36, the Woodway UR Urban Restricted Zone Standards, and the Annexation and Development Agreement.

n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

The proposed action will create thirty-six high-income single-family housing units.

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

No housing units or building structures will be eliminated.

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

The proposed action will be completed in accordance with Woodway Municipal Code Chapter 14.36, the Woodway UR Urban Restricted Zone Standards, and the Annexation and Development Agreement.

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?

Approximately 30 feet from the average final grade as defined by Section 1.4.3 of the Annexation and Development Agreement. The principal exterior building material will be wood. Note that the maximum building height of 25 feet is measured to the midpoint of the gable; therefore, the maximum ridge height will be approximately 30 feet.

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

The proposed action will impact view corridors from nine existing houses located along the eastern boundary of the site. Three of the impacted houses are located north of 238th Street SW and six are located south of 238th Street SW.

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

Aesthetic impacts to existing single-family uses located east of the proposed action will be minimized by:

i) The existing ground surface between proposed Lots 1, 2, 3 and 4 and the eastern project boundary will be lowered by up to eight feet to reduce view corridor impacts to existing houses located north of 238th Street SW. A

rockery with a maximum height of 8 feet will be required along the eastern boundary of Road B to accommodate the lower ground surface.

ii) The final pad elevation of proposed lots 25, 26, 27, 28, 29, and 30 will be 25 to 40 feet below the centerline elevation of 115th Place W to reduce view corridor impacts to existing houses located south of 238th Street SW.

iii) View obstructing vegetation will be permanently removed from 11.5 acres of the site and permanent planting covenants will be established to limit tree heights located on private lots to a maximum of 30 feet.

11. Light and Glare

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

Indoor and outdoor residential lighting glare from the proposed action will occur between sundown and sunup.

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

Lighting glare will not be a safety hazard but it may interfere with existing view corridors.

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:

Exterior project lighting will be limited to down-lighting fixtures and proposed lots within the view corridor will be lowered as discussed in Section 10c above.

12. Recreation

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

The main entrance to the Woodway Reserve park facilities and trail-head is located one-third of a mile from the eastern boundary of the proposed action.

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:

The proposed action includes a combination of hard surface multi-use pathways (3,200 feet), soft surface trails (550 feet), passive open space (1,044,000 sf), and formal parks (26,000 sf).

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? 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.

Unknown.

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.

Review of designated historic sites in Snohomish County.

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.

None.

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.

Access to the property is currently provided by 238th Street SW.

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?

The nearest transit stop is less than a mile away at the corner of NW 196th Street and 24th Avenue NW.

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

The completed project will include a minimum of three parking spaces per dwelling unit through a combination of driveways and on-street parking.

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 project will require new public roads, a private access alley, and paved multi-use pathways.

Road A and Road B, as shown on the Preliminary Plan Set, will be public roadways. Road A is an extension of 238th Street SW and Road B is a short roadway stub off of Road A.

A private access alley will be required to serve proposed Lots 19 through 30. The private access alley is for non-emergency vehicles and will be used for private access and trash service.

Paved multi-use trails are provided adjacent to all proposed public roads and along the southern site boundary. A portion of the paved multi-use trail will be designed to accommodate emergency vehicle access.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed action will generate 343 new average daily trips with 36 new PM peak-hour trips. The intersection of Woodway Park Road and 238th Street SE will continue to operate at a level of Service A at full build-out. The complete traffic analysis is presented in the Woodway Annexation Area Traffic Impact Analysis.

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:

None.

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.

The proposed action will increase the need for public services.

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

Property tax revenues will be used to offset impacts to public services.

16. Utilities

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

The following utilities are currently available at the site: electricity, natural gas, water, refuse service, telephone, cable TV, and sanitary sewer.

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.

Water and sewer utilities will be provided by Olympic View Water & Sewer District, electric power will be provided by Snohomish County PUD, natural gas will be provided by Puget Sound Energy, cable and phone service will be provided by Verizon and/or Comcast. No major off-site improvements are required to facilitate utility service from any of the providers.

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: _____



Name of signee: Benjamin Giddings

Position and Agency/Organization: BD Giddings Engineering PLLC

Date Submitted: 5/30/17