

FINAL STAFF EVALUATION FOR ENVIROMETNAL CHECKLIST (SEP15-0029)

Date: December 2, 2015

Project: 8th Street Townhomes Rezone

Applicant: Alan Keimig
The Keimig Associates
216 'A' St. NW
Auburn, WA 98001

Property Owner: Parmjit Khaira
Khaira Enterprises, LTD
3317 Auburn Way N.
Auburn, WA 98002

Location: The project site is located east of the existing FedEx facility (3702 'C' St. NE), on the west side of Auburn Way N., approximately 300 ft. north of 37th St. NE.

Parcel No. King County Parcel No. 333990-0510.

Parcel Size: 21,000 sq. ft.

Proposal: Rezone a 21,000 sq. ft. parcel from R-7 Residential (5-7 dwelling units per acre) to R-20 (15-20 dwelling units per acre) to allow for eventual construction of an 8-unit townhome development.

Existing Zoning: R-7 Residential

Existing Comprehensive Plan Designation: High Density Commercial

.....
A. BACKGROUND:

Pursuant to WAC 197-11-340(2), the City of Auburn is required to send any Determination of Non-Significance (DNS) which may result from this environmental review, along with the checklist, to the Washington State Department of Ecology (DOE), U.S. Army Corps of Engineers, or other agencies with jurisdiction, affected tribes, and interested parties. Therefore, the City will not act on this proposal for fifteen days after the issuance of a DNS.

- 8. Other Environmental Information:** Other environmental information prepared or will be prepared directly related to this proposal includes:
- Site and Landscape Plan Sheets, prepared by The Keimig Associates

10. Other Approvals/Permits Needed:

- SEPA: None
- Rezone: Hearing Examiner and City Council Approval(s)
- Development: Architectural and Site Design Review, Building, FAC, Grading, and Storm Permits, Etc.

B. ENVIRONMENTAL ELEMENTS:

1. Earth: Concur with checklist.

The project site is essentially flat, with some areas containing slight slopes (~1%) There is no prime farmland within or adjacent to the project site and the soils are classified as Urban Land (Ur).

The site is mostly undeveloped with the exception of a mobile home, a few small outbuildings, and a gravel parking area. The site will require approximately 1,100 CY of cut and fill to level the site and make a suitable foundation for development.

To minimize potential erosion impacts to water quality of water bodies downstream, contract specifications will require a Temporary Erosion and Sedimentation Control Plan (TESCP) to be developed and implemented consistent with Best Management Practices (BMPs) per the 2009 City of Auburn Surface Water Management Manual (SWMM).

2. Air: Concur with checklist.

Short term impacts on air quality, such as an increase in local suspended particulate levels, would occur during construction activity associated with the project. To minimize short term impacts to air quality, contract specifications will require the development and implementation of dust and emission control measures such as watering and sweeping and turning off equipment and vehicles when not in use, as consistent with the City's Construction Standards.

3. Water:

A. Surface: Concur with checklist.

No surface water bodies are located on or near this site.

B. Ground: Concur with checklist.

Along with future civil plan submittals, the Applicant will submit a soil study / Geotechnical Report to determine the feasibility of on-site infiltration facilities. The project site is located within the City's Groundwater Protection Zone 3 which require preparation of both a mitigation plan and monitoring plan, consistent with ACC 16.10.120(E)(1).

C. Runoff/Storm water: Concur with checklist.

Initial indications from the Applicant indicate that the soils on-site are conducive for infiltration and pervious concrete is proposed for the parking and drive areas. The project will be required to comply with applicable stormwater requirements (City, DOE, etc.).

D. Proposed Measures to Reduce or Control Surface, Ground, and Runoff Water Impacts: Concur with checklist.

Best Management Practices (BMPs) will be employed during and after construction to control any impacts to ground/surface/storm water.

4. Plants: Concur with checklist.

No threatened or endangered species are known to be on or near the site. Per the City's eGIS maps, there are no priority habitats or any other fish and wildlife habitat within proximity of the project site.

D. Landscape Preservation and Use of Native Plants: Concur with checklist.

The Applicant has indicated that 100% of the vegetation to be utilized for landscaping will be native and drought tolerant. ACC 18.50.040(C)(2)(a) requires a minimum of 50% of trees and shrubs to be native to the region.

5. Animals: Concur with checklist.

No threatened or endangered species are known to be on or near the site. Per the City's eGIS maps, there are no priority habitats or any other fish and wildlife habitat within proximity of the project site.

6. Energy and Natural Resources: Concur with checklist.

Impacts to energy and natural resources will be consistent with what is expected for a typical multi-family use. The project will comply with applicable building and energy codes.

7. Environmental Health: Concur with checklist.

No environmental health hazards above normal construction activities are expected and risk reduction measures consistent with the City's Construction Standards will be implemented and followed.

B. Noise: Concur with checklist.

No long-term changes to existing noise levels are anticipated. Short-term changes to noise levels from construction are expected; these activities will be subject to City noise and construction hour standards.

8. Land and Shoreline Use: Concur with checklist.

The current zoning designation of R-7 Residential is not consistent with the Comprehensive Plan Land Use Designation of High Density Residential. The appropriate implementing zones for the High Density Residential designation are R-16, R-20, and R-MHC. The Applicant has requested a rezone to R-20 Residential which allows between 15 and 20 dwelling units per acre, which, for a 21,000 sq. ft. parcel requires between 7 and 10 dwelling units; the proposed townhome development is intending to provide 8 dwelling units. One existing rental house will be demolished with a maximum of four people displaced.

9. Housing: Concur with checklist.

One rental unit will be removed and replaced with 8 new rental units, providing housing for approximately 24-32 individuals (per the Applicant).

10. Aesthetics: Concur with checklist.

Eventual development of the townhomes will be subject to the Multi-Family & Mixed-Use Design Standards in addition to the development standards of the R-20 zoning district.

11. Light and Glare: Concur with checklist.

A lighting plan will be required, consistent with Chapter 18.55 ACC 'Outdoor Lighting' and the applicable standards in the Multi-Family & Mixed Use Design Standards.

12. Recreation: Concur with checklist.

Pedestrian amenities will be required to be provided per the Multi-Family & Mixed-Use Design Standards. In addition, park impact fees are paid along with residential development. Several recreation facilities are located near the project as well, as indicated in the checklist.

13. Historic and Cultural Preservation: Concur with checklist.

No historic or culturally sensitive places or objects are present on the site, nor would any be affected by this project.

14. Transportation: Concur with checklist.

Access to the site will be via a private road from 8th St. NE, through the property adjacent to the south, via an existing 20-ft. access easement. Adequate parking will be provided on-site, with 2 spaces for each unit. Public transit is available at the intersection of 9th St. Ne and Auburn Way N.

A Traffic Impact Analysis is not required for this project as it does not generate more than 30 new peak PM trips and, in addition, the Traffic Engineer has indicated that this rezone does not necessitate a TIA.

Traffic impacts will occur with the eventual development of the townhome project and will require payment of applicable traffic impact fees.

15. Public Services: Concur with checklist.

16. Utilities: Concur with checklist.

C. CONCLUSIONS:

The proposal can be found to not have a probable significant adverse impact on the environment.

The City reserves the right to review any future revision or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.

Prepared by: Thaniel Gouk, Senior Planner, Community Development and Public Works
Department, City of Auburn