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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

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.

Instructions for Lead Agencies

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

Use of Checklist for Nonproject Proposals

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



A. BACKGROUND

1. Name of proposed project, if applicable:

Towne Place Marriott Hotel - Federal Way

2. Name of applicant:

Alessandra Capretti

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

8730 Tallon Lane NE, Suite 200, Lacey, WA 98516
360.352.1465
Contact: Alessandra Capretti

4. Date checklist prepared:

July 10, 2019

5. Agency requesting checklist:

City of Federal Way Planning Department

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

Development Activities anticipated to begin Spring/Summer 2020, with full build out anticipated in 2021.

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

No further additions or activities proposed at this time

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

Wetland Report - Talasaea Consultants Inc.
Geotech Report - GeoResources LLC

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.

None Known at this time

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

Preliminary Plat approval, SEPA Determination, Drainage Plan Approval, Water & Sewer Construction Plan Approval, Grading Permit, NPDES Permit/ SWPP, Final Plat Approval, Utility Permit, Traffic Study, Tree Planting Plan

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.)

Proposed Use: A 5-Story Hotel with related facilities
Site Area: 121,686.60 sq ft; 2.79 acres
Building Footprint: 14,249 sq ft; Building Lot Coverage: 11.7%

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.

Parcel number: 2021049044
Address: 34839 PACIFIC HWY S
FEDERAL WAY 98003

Legal Description: POR SW 1/4 SE 1/4 DAF - BAAP 147.7 FT N OF SW COR NE 1/4 SD SW 1/4 SE 1/4 TH N 179.10 FT TH S 87-07-50 E 702.993 FT TO WLY MGN PACIFIC HWY S TH ALG SD WLY MGN S 21-02-00 W 165.288 FT M/L TAP E OF POB TH W 635.73 FT M/L TO POB TGW POR SW 1/4 SE 1/4 DAF BEG 147.7 FT N OF SW COR OF NE 1/4 SD SW 1/4 SE 1/4 TH S 89-34-47 E TO WLY MGN PACIFIC HWY S TH SLY ALG SD WLY MGN 40.82 FT TH N 86-07-16 TO POB LESS POR FOR R/W PER SCC 15-2-28174-7 KNT DTD 1/26/16

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other See 1b _____

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

According to GeoResources: Surface grades at the site slope down to the west at surface inclinations ranging from 5 to 15 percent. Towards the western end of the site, surface grades increase to approximately 20 to 35 percent down to a wetland area along the western property line. The slope down to the wetland along the sites' western property line is approximately 20 feet tall.

- 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.

According to the USDA Natural Resource Conservation Service (NRCS) database, most of the soils on the site area mapped as Everett-Alderwood gravelly sandy loams, 6 to 15% (EWC). There is a small portion on the north central portion of the parcel that is mapped as the Norma Series which are classified as Coarse-loamy, mixed, superactive, nonacid, mesic Aquandic Humaquepts (No).

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

According to King County's iMap database, there are no indications of unstable soils in the immediate vicinity. According to GeoResources Geo-technical report, there were "no areas of erosion were apparent on the site slopes."

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

The Site work will generate approximately 2,000 CY of cut and 5,500 Cy of fill. Fill material will be sourced from a local approved source.

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

During construction, erosion could occur as a result of denuded soil during or immediately following a storm event. A temporary erosion control plan in accordance with the most current King County Stormwater Manual and City of Federal Way Standards will be implemented to minimize the risk of erosion.

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

Approximately 52% of the site will be covered with materials associated with the proposed development (asphalt/concrete/buildings)

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

The proposed construction methods will adhere to the City of Federal Way TESC measures in accordance with the minimum TESC measures outlined in the 2016 King County surface Water Design Manual and Federal Way Revised Code. A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. At completion of the project, permanent measures will include stormwater runoff detention and water quality facilities as required. The following is a list of BMP's intended to be used onsite: Sediment Control fencing along the property boundary and above Creek, gravel construction entrance, daily street sweep, sediment traps in drainage structures, dust control, silt socks,.

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, there will be increased exhaust and dust particles emissions. After construction, the principle source of minor emissions will be from automobile traffic, lawn equipment, truck deliveries and other typical of the surrounding area.

Air pollution from cars, trucks and buses contribute the following primary pollutants: •Particulate matter (PM)•Volatile Organic Compound (VOCs) •Nitrogen oxides (NOx)•Carbon monoxide (CO)•Sulfur dioxide (SO₂)•Greenhouse gases.

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

There are no known off-site sources of emissions or odor that may affect the project.

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

The following are the proposed measures to reduce or control emissions or other impacts to air: •Construction requiring temporary street closings would be performed during off-peak hours • wherever possible; the existing number of traffic lanes would be maintained to the maximum extent possible •Idling of delivery trucks or other equipment would not be permitted during unloading or other inactive times. •All appropriate dust control measures including watering of exposed areas and dust covers for trucks would be employed during construction of the proposed development.

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.

According to the Existing Conditions Report from Talasaea there is "one stream (trib to Hylebos creek) located within the western half of the property" and "enters from the north and continues off property to the south before co-mingling with Hylebos Creek to the southwest, and one wetland (A) located offsite to the north.



- 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.

The proposed project will require work within 200-feet of the the delineated tributary of West Hylebos Creek (see attached plans in Appendix A). There will be no direct impacts to the creek, and there will be no impacts to the 100-foot creek buffer. There are existing stormwater detention facilities located within 200-feet of the tributary of West Hylebos Creek. A new parking lot and storm facilities will be constructed within 200 feet, but not within the 100 foot buffer.

- 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.

There will be no fill and dredge material placed in or removed from surface waters or wetlands.

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

The proposal will not require any surface water withdrawals or diversions

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

According to King County iMap database and FEMA Flood Maps, 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.

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.

Groundwater will not be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

- 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.

Not applicable, the site will be served by public water. There are no septic tanks proposed as the Hotel will be on the City of Federal Way's municipal sewer system, therefore no discharge into groundwater will occur.

As most of the site will be overlain by the build and sidewalks and all stormwater runoff will be treated and discharged to a municipal stormwater system, there are no chemicals expected to seep into groundwater.

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.

Approximately 1.45 acres 2.79 acre site will be covered with impervious surfacing.

Stormwater runoff generated from these surfaces will be collected via catch basins, treated using mechanical treatment systems, and infiltrated in an on-site underground detention system.

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

It is possible but not anticipated that waste material will enter ground water.

The potential sources of contamination are from parking lots, landscaping, animal waste from pets.

Stormwater runoff from the project site will flow through mechanical treatment systems that will filter out contaminants prior to infiltration.

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

At a minimum, the site will meet the predeveloped runoff rates and should not adversely affect drainage patterns in the vicinity.

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

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

Refer to Talasaea Existing Conditions report

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

There will be no encroachment to the The previous stream mitigation planting mentioned in the Talasaea Existing Conditions Report. The eastern portion of the parcel will be cleared of the existing grasses.

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

The delineated onsite creek is hydrologically connected to West Hylebos Creek, which is fish bearing with Coho and Steelhead (Source: Washington Department of Fish & Wildlife's Salmonscape database) it is assumed these fish could have access to this tributary. According to USFWS IPaC Resource List, the project site of the following threatened species are outside the critical habitat Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo and Bull Trout.

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

Proposed landscaping uses predominantly ornamental vegetation to highlight walkways and entrances, screen vehicles, provide street trees and soften the building. Soils will be conditioned and, where appropriate, low water use plantings are proposed. The proposed irrigation system will utilize water efficient technology. Native plantings will be used to the maximum extent feasible.

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

According to the King County iMap, there is tansy ragwort (oniste) and purple loosestrife on the parcel just north on the project.

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:

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

Please refer to 4c above for list .

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

According to the USFWS IPaC Resource List, the following are a list of birds that may breed in the project area:

Bald Eagle, Great Blue Heron, Olive-sided Flycatcher and Rufous Hummingbird. The project site is within the Pacific Flyway Route.

Many species don't travel the entire flyway while migrating. Instead, most travel the leg of the journey that brings them into warmer temperatures that are closer to the equator.

Among those species using the Pacific Flyway, there are plenty of feeder birds, including: American Crow, American Goldfinch, American Robin, American Tree Sparrow, Band-tailed Pigeon, Black-chinned Hummingbird, Bohemian Waxwing, Brewer's Blackbird, Brown-headed Cowbird, Cassin's Finch, Cedar Waxwing, Chipping Sparrow, Common Redpoll, Dark-eyed Junco, Evening Grosbeak, Fox Sparrow, Golden-crowned sparrow, Hermit Thrush, Hoary Redpoll, Lesser Goldfinch, Northern Flicker, Pine Siskin, Purple Finch, Red-breasted Nuthatch, Red-winged Blackbird, Ruby-crowned Kinglet, Rufous Hummingbird, Song Sparrow, Varied Thrush, Western Meadowlark, White-crowned Sparrow, and Yellow-rumped Warbler

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

No measures planned

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

No known invasive animal species are on or near the site. <https://www.eddmaps.org/distribution/>

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.

Gas and electric heat will be used. (Gas for heating/water, electric for heating in guestrooms)

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

The height of the building and proximately of the building to the property line on the north, may create some additional shading onto the property and building. Currently, there are no visible solar energy measures taken on that 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:

Building will meet all energy code minimums and use LED lighting throughout.

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.

There will be stored chemical onsite. These chemical will be stored in accordance with Occupational and Health Administration (OSHA) requirements. The following is a general list of hazardous chemicals: Oil, Cleaning products,

2) Describe any toxic or hazardous chemical conditions that might affect people, property, or the environment within the project area and in the vicinity.

According to Dept of Ecology's "What's In My Neighborhood" database, there are 9 cleanup sites within 0.5 miles of the project site. The two closest sites to the project area are: Truck Stop Evergreen Industrial Park (cleanup is awaiting) to the southwest of the site and to the north is Chevron 200028 (cleanup started). Neither site is expected to impact the project area.

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.

Nearly all industries, including the agri-food industry and the service industry, use chemicals in variable amounts and must therefore store them, as well as the produced chemical waste before disposal.

4) Describe special emergency services that might be required.

There are no required special emergency services expected.

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

- Provide adequate space for hazardous materials storage compartments and segregate hazardous materials to avoid incompatibility.
- Substitute high hazardous products with those of lower toxicity/physical property

Towne Place Marriott will have chemicals that will be used in the course of the daily activities of operating a commercial facility.

According to the chemical Storage Guidelines from the CDC (<http://www.ehso.com/ChemicalStorageGuidelines.htm>) -Typical storage considerations may include temperature, ignition control, ventilation, segregation and identification. Proper segregation is necessary to prevent incompatible materials from inadvertently coming into contact. A physical barrier and/or distance is effective for proper segregation.

b. Noise

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

The project frontage faces Highway 99 and within 350-feet of S 348th St, therefore the noise from traffic generated by these two major roadways currently exists.

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.

Impacts on noise levels during construction of the Proposed Development would include noise and vibration from the operation of construction equipment. The severity of impacts from these noise sources would depend on the noise characteristics of the equipment and activities involved, the construction schedule, and the distance to potentially sensitive noise receptors. Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance from the construction site. Noise caused by construction activities would vary widely, depending on the phase of construction demolition, land clearing and excavation, foundation and capping, erection of structural steel, construction of exterior walls, etc., and the specific task being undertaken. Increased noise levels caused by construction activities can be expected to be most significant during the early phases of construction before the building is enclosed. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant. Small increases in noise levels are expected to be found near a few defined truck routes and the streets in the immediate vicinity of the Proposed Development Site.

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

The following is a list that the construction company may utilize to reduce control noise levels during construction activities:

- Quieter Equipment • Modifying Existing Old Equipment • Barrier Protection • Maintenance • Noise Perimeter Zones • Work Activity Scheduling

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 current use of the project site and adjacent properties is commercial activities. The zoning designation for the project site is CE- Commercial Enterprise. All adjacent parcels are zoned CE. The proposed project will have no affect on the current land uses on nearby or adjacent properties.

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?

The project site has not been used as working farmlands or working forest lands.

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:

There are no working farms or forested land within the near vicinity, therefore the proposed project will have no affect or be affected by working farm or forest land.

c. Describe any structures on the site.

The project site is currently vacant

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

There will be structure demolished

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

According to the City of Federal Way's zoning map the Project site is currently Zoned Commercial Enterprise (CE)

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

There area no known current comprehensive plan designation for the site

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

There is no shoreline master program designation of the site

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

The creek has been classified as a Critical Area, according to the City of Federal Way's Critical Ara Mapping.
According to the King County iMap database, th project site is within an area susceptibilities to groundwater contamination

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

This project is transient lodging only –not long term. Nobody will reside on the property. During peak shift, there will be 17 employees on site.

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

The project, once completed will no displace any people

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

There are no proposed measures to avoid or reduce displacement impacts as there are no impacts expected.

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

The proposed project is compatible with existing and projected land uses and plans, therefore no measures are proposed.

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

There are no nearby agricultural and forest lands, therefore there are no proposed measures to ensure the proposal is compatible.

9. Housing

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

This is a mid-range hotel (transient lodging) – 90 guest-rooms are being provided.

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

None. Current Site is Bare.

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

No existing housing impacts are expected as this is zoned CE

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?

The highest parapet on the building will be less than the City of Federal Way zoning code requirement of: 45 ft. above average building elevation (AABE) to 55 ft. AABE and four floors. Primary materials on the building include Synthetic Stucco, Wood-look Fiber Cement Panels, and Cultured Stone.

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

The neighboring properties consist of commercial businesses. None of these buildings have windows or views that will be obstructed by this building.

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

The site will be nicely landscaped with outdoor features for guests. The parking levels will be screened from view and blend in with the aesthetics of the building. There will be no aesthetic impacts to the surround

11. Light and Glare

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

This project will include standard commercial interior lighting and exterior site lighting. All exterior site lighting will be shielded and will not cause problems for neighboring properties.

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

There will not be any lighting shining beyond the boundaries of the site and no glare issues with the final building

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

None. Not applicable .

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

There will not be any major impacts. All exterior lighting will be shielded from neighboring properties.

12. Recreation

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

West Hylebos Wetlands Park and Hylebos Blueberry Farms are within 1500 to 2000 feet of the Project Area

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

The proposed project will not displace any existing recreational uses.

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

There are no proposed measures to reduce or control impacts on recreation as there are no expected impacts from the project.

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.

According to the Washington Information System for Architectural and Archaeological Records data (WISSARD) online mapping system, there are no site determined eligible for listing on or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to WISSARD the project area is located in an area at "moderately low to low risk" for having archaeological resources.

- 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.

Washington Information System for Architectural and Archaeological Records data (WISSARD) was used to assess cultural and historic resources. King County and the City of Federal Ways on-line mapping was used to query.

- 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.

There are no proposed measures, as there are no known resources on-site. If an archaeological site is found during the course of construction, the State Historical Preservation Officer will be notified.

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.

The public street and highways serving the site are: Pacific Hwy S, S 348th St, and Highway 15

- 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?

Unknown



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

There are 90 new parking stalls planned. No existing parking stalls will be eliminated.

- 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).

Frontage improvements were recently constructed along the entire property fronting Pacific Highway. At this time, it is not anticipated any new frontage improvements will be required.

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

The project will not use nor occur within the immediate vicinity water, rail or air transportation .

- 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?

Per the 10th ITE Trip Generation Manual, the project is estimated to generate 752 trip ends during a weekday with 54 trip ends occurring during the PM peak hour. This project is expected to generate very little truck traffic but will draw the occasional service or delivery vehicle.

- 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.

The project is not expected to interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no planned measures as part of this project. Frontage improvements will be installed along the project frontage.

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 project would result in an increased need for public services (for example: fire protection, police protection, public transit, health care) . Due to he construction of Towne Place Hotel, there will be an increased need due to employees and people using the hotel.

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

There are no planned measures as part of this project

16. Utilities

- a. Circle utilities currently available at the site:

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



Department of Community Development

33325 8th Avenue South
Federal Way, WA 98003-6325
253-835-2607; Fax 253-835-2609
www.cityoffederalway.com

- 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.

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: *A. Capretti*

Name of Signee: Alessandra Capretti

Position and Agency/Organization: Senior Planner / SCJ Alliance

Date Submitted: September 18, 2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

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.