



Comprehensive Plan Map Amendment and Rezone Application – Silver Lake Townhomes 1 July 2016

Environmental Checklist

A. Background

1. Name of proposed project, if applicable: **Silver Lake Townhomes**
2. Name of applicant: **Isaac Liu (Rich Trend USA Properties)**
3. Address and phone number of applicant and contact person:
Maurice Diaz
SMR Architects
117 South Main Street, Suite 400
Seattle, WA 98104
4. Date checklist prepared: **June 27, 2016**
5. Agency requesting checklist: **City of Everett, Planning and Development**
6. Proposed timing or schedule:
Pending an approval of the rezone in early 2017, the applicant wishes to initiate design development and pursue a public works and building permit immediately afterwards.
7. Do you have any plans for future additions or expansion?
Aside from the proposed Townhouse development, there are no plans for future additions or expansions.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related for this proposal:
A Wetland Delineation report was issued on September 21, 2015.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Upon Approval of the Rezone, and for the Townhouse Development: City of Everett Public Works Permit; City of Everett Building Permit(s)
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal.
A 16-unit development of townhouses (condominium duplexes) are proposed for this site.
12. Location of the proposal.

Parcel A: Lots 1 and 2, City of Everett Short Plat Number 1202-030-06 under recording number 200906085032, situate in the County of Snohomish County, State of Washington.

Parcel B: Lots of 1 through 8, City of Everett Short Plat Number 1202-006-07 under recording number 200906085033, situate in the County of Snohomish County, State of Washington.

Parcel C: A non-exclusive easement for ingress, egress over and across the following described tract; beginning at a point 30 feet

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south and 190 feet west of the northeast corner of said government lot 1; thence S 0 22 West Northeast Corner of A tract to Harry L. Miller Etux a deed recorded under recording number 1468562; thence east 22.5 feet; thence north 0 22 east 319.67 feet to the south line of County Road; thence west 25 feet to the point of beginning.

B. Environmental Elements

1. Earth.

- a. General description of the site: **Flat. The site has an 8' grade change along the extent of the N-S property length of 450', which translates to 1.78% slope.**
- b. What is the steepest slope on the site? **70% at an existing retaining wall near the middle of the north property line.**
- c. What general types of soils are found on the site? **Sand and Gravel**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? **No.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. **The site may be leveled out but no significant filling is considered at this time.**
- f. Could erosion occur as a result of clearing, construction, or use? **No site erosion is perceived or expected.**
- g. About what percent of the site will be covered with impervious surfaces after project construction? **53% impervious (buildings and driveways).**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any? **Retaining walls. Other methods may be proposed during design development.**

2. Air

- a. What types of emissions to the air would result from the proposal during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **During construction, dust, automobile odors, and industrial wood smoke may be generated. Once the project is completed, automobile odors would be generated by the future residents.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal, if any? **None known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Contractor will implement a construction management plan to help mitigate emissions.**

3. Water

- a. Surface:
 - 1) Is there any surface water body on or in the immediate vicinity of the site?
There isn't a surface water body on the site. There is one jurisdictional wetland in a property to the Northwest of

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the site, about 400 feet away. There is a small pond in an adjacent property to the west, about 200 feet away.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? **None perceived.**
 - 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. **None perceived.**
 - 4) Will the proposal require surface water withdrawals or diversions? **None perceived.**
 - 5) Does the proposal lie within a 100-year floodplain? **No.**
 - 6) Does the proposal involve any discharges of waste materials to surface waters. **None perceived.**
- b. Ground:
- 1) Will ground water be withdrawn, or will water be discharged to ground water? **None perceived.**
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. **Domestic sewage. Two existing Sanitary Sewer lines are located under the access roads. They are 8" PVC lines. 16 dwellings would be served by the sanitary sewer lines. Existing stubouts would be retained if possible.**
- c. Water Runoff:
- 1) Describe the source of runoff and method of collection and disposal, if any. Where will this water flow? Will this water flow into other waters. **Stormwater mitigation techniques will be developed as the design of the site plan progress. Bioswales and bioretention ponds may be considered.**
 - 2) Could waste materials enter ground or surface waters? **None perceived.**
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any? **Bioswales and bioretention ponds may be considered.**
4. Plants
- a. Types of vegetation found on the site: **shrubs and grass**
 - b. What kind and amount of vegetation will be removed or altered. **The shrubs and grass will be removed but lawns will be reintroduced as part of proposed landscaping.**
 - c. List threatened or endangered species known to be on or near the site. **None known.**
 - d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any? **Landscaping will be designed and native plantings will be introduced in a site plan.**

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5. Animals
 - a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: songbirds and ducks have been in the wooded area adjacent to the pond to the west.
Mammals: squirrels
Fish: Silver Lake is within 500 feet of the site.
 - b. List any threatened or endangered species known to be on or near the site. **None known.**
 - c. Is the site part of a migration route? **None known.**
 - d. Proposed measure to preserve or enhance wildlife. **None**
6. Energy and Natural Resources
 - a. What kind of energy will be used to meet the completed energy project's energy needs? **At this time, electricity is the only proposed energy source that will be used by the residents.**
 - b. Would your project affect the potential use of solar energy by adjacent properties? **No perceived hindrance at this time.**
 - c. What kinds of energy conservation features are included in the plans of this proposal? **Energy-saving appliances will be used inside the residential units.**
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? **None perceived.**
 - b. Noise
 - 1) What types of noise exist in the area which may affect your project? **The site faces an arterial road, and traffic noise will be present during rush hour commute times.**
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis? Indicate during which hours noise would come from the site. **Noise would be created during construction and then during rush hour commute times.**
 - 3) Proposed measures to reduce or control noise impacts, if any? **Contractor will implement a construction management plan to help mitigate emissions.**
8. Land and Shoreline Use
 - a. What is the current use of the site and adjacent properties? **The site is currently vacant; adjacent properties are single-family detached residential dwellings (houses).**
 - b. Has the site been used for agriculture? **Not to our knowledge.**
 - c. Describe any structures on the site. **There is a 100-foot long retaining wall running along the central axis of the property, going North-South.**

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- d. Will any structures be demolished? **The retaining wall will be demolished and topography will be leveled or another method of soil retention will be incorporated.**
- e. What is the current zoning classification of the site? **The site is currently zoned as an R-1.**
- f. What is the current comprehensive plan designation of the site? **The site is currently a Land Use Designation of 1.2.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as an “environmentally sensitive” area? **Not to our knowledge.**
- i. Approximately how many people would reside or work in the completed project? **The proposed duplex development has 16 units with three bedrooms in each dwelling. This would translate to about $16 \times 4 = 64$ inhabitants on the property.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts? **Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any? **The proposed density would be in line with what is allowable in the projected land use. The site is currently within the Land Use Designation of 1.2 and the proposed Land Use would be 1.3, which implies a slight increase in density and natural progression/growth of the community. The increase in density would be considerate of the neighboring low density.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **16 market-rate units are proposed, which would be high or middle-income.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any? **None.**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s)? **The units would fall under the 28' max height that is allowed in this zone. This 28' height is shared by the neighboring single-family detached dwellings, which implies that the new buildings would fit in scale within the site context.**

What is the principal exterior building material(s) proposed? **Fiber Cement Panel, such as Hardie or SwissPearl.**

- b. What views in the immediate vicinity would be altered or obstructed? **The new buildings would share the same building**

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height as the neighboring houses. The only views that would be altered are the ones that go along the currently vacant lot.

- c. Proposed measure to reduce or control aesthetic impacts, if any? **The new buildings would be governed by multi-family design guidelines as they relate to setbacks, building height, open space, landscaping.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? **That time of day would it mainly occur? No substantial light or glare problems are expected. Window design and exterior lights would be sensitive to glare and reflectivity.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No safety hazards perceived.**
- c. What existing off-site sources to reduce or control light and glare impacts, if any? **None known.**
- d. Proposed measures to reduce or control light and glare impacts, if any? **Light fixtures and windows would be selected with light and glare impacts considered.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Silver Lake is about 500 feet away.**
- b. Would the proposed project displace any existing recreation uses? **None perceived.**
- c. Proposed measures to reduce or control impacts on recreation, if any? **None.**

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? **None known.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None known.**
- c. Propose measures to reduce or control impacts, if any. **Not applicable.**

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The property lies along 116th St SE which is an arterial collector road. 400 feet to the west is State Route 527 (19th Ave SE), another arterial collector road but somewhat more of a busier thoroughfare.**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **The nearest transit stop is within 500 feet away, along SR 527.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **The completed project will**

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have the required 2 per dwelling in each unit (32 total) and housed within ground-level garages. There are also a few opportunities for guest parking on site. No parking spaces would be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets? **Street improvements would occur along 116th St SE, which is along the property's main frontage. Improvements will generally be public.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? **Not applicable.**
- f. How many vehicular trips per day would be generated by the completed project? **Not known. A City of Everett Traffic Engineer (Michael Brick) participated in a Pre-Application meeting for the rezone and he stated that the traffic impact of the new development would not be substantial and cause for concern.**
- g. Proposed measures to reduce or control transportation impacts, if any? **None at this time.**

15. Public Services

- a. Would the project result in an increased need for public services? **No substantial increase perceived.**
- b. Proposed measures to reduce or control direct impacts on public services, if any? **None.**

16. Utilities

- a. Utilities currently available at the site: **Water, Sanitary Sewer, Gas**
- b. Describe the utilities that are proposed for the subject, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Waterlines and Sanitary Sewer stubouts are already present and will be retained, if possible. Refuse service, telephone, and electricity services will be needed and proposed.**

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