

## 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:* [\[help\]](#)

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 and/or 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:*

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:* [\[help\]](#)

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 nonprojects) questions in Part B (Environmental Elements) that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND** [\[help\]](#)

1. **Name of proposed project, if applicable:** [\[help\]](#)  
"Greenline Business Park"

2. **Name of applicant:** [\[help\]](#)  
Applicant: Federal Way Campus, LLC  
Agent: ESM Consulting Engineers, LLC

3. **Address and phone number of applicant and contact person:** [\[help\]](#)  
Applicant: Tom Messmer c/o Federal Way Campus, LLC  
Address: 11100 Santa Monica Blvd, Suite 850  
Los Angeles, CA 90025  
310-261-4382

Agent: Eric LaBrie c/o ESM Consulting Engineers, LLC  
Address: 33400 8<sup>th</sup> Avenue South, Suite 205  
Federal Way, WA 98003  
(253) 838-6113

4. **Date checklist prepared:** [\[help\]](#)  
April 30, 2018

5. **Agency requesting checklist:** [\[help\]](#)  
City of Federal Way

6. **Proposed timing or schedule (including phasing, if applicable):** [\[help\]](#)  
Land Use Process Approval Winter 2018  
Ground Work Spring 2018  
Construction Summer 2018  
Completion Summer 2019

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** [\[help\]](#)  
No this proposal is a single project that will not require future additions, or further activity outside of building construction.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** [\[help\]](#)

- Evaluation of Trees by Brian Gilles Consulting, dated 9/20/17;
- Title Report by Chicago Title, dated 8/8/2017;
- Wetland Delineation and Mitigation Report by Talasaea, dated 10/27/17;
- Geotechnical Report by GeoEngineers, dated 9/19/17;
- Pavement Analysis by GeoEngineers, dated 8/29/17;
- Noise Study by Ramboll dated April 2018;
- Air Quality Report by Ramboll dated April 2018;
- Transportation Impact Analysis by TENW dated April 27, 2018;

- Preliminary Technical Information Report addressing relevance of the 9 Core and 5 Special Requirements of 2016 King County Surface Water Design Manual by ESM Consulting Engineers, LLC, dated 9/20/17;
- Cultural resources Archival Study, Greenline Business Park Project, Federal Way, Washington by Cardno, Inc dated 3/16/18;
- Visual Impact Exhibit prepared by Craft Architects, dated 3/22/2018;
- JARPA prepared by Talasaea and submitted to United States Army Corps of Engineers on 10/19/2017

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.** [\[help\]](#)  
 An administrative decision has been applied for with the City of Federal Way to authorize underbrush removal on portions of the property of which the proposed Greenline Business Park is located. A Joint Aquatic Resource Permit Application has also been submitted to USACE and DOE for review.

10. **List any government approvals or permits that will be needed for your proposal, if known.** [\[help\]](#)  
 Section 404 U.S. Army Corps of Engineers, Commercial Grade & Fill City of Federal Way, SEPA Threshold Determination, Process IV Land Use Review, NPDES Construction Stormwater Discharge Permit, Right-of-Way Use Permit, and Forest Practice Class-IV- General Application.

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.)** [\[help\]](#)  
 The proposal for Greenline Business Park seeks to develop 3 new buildings of varying sizes. The Technology Center will remain; however, the parking lot associated with the Tech Center will be reconfigured to allow for construction of the new buildings. Building A will be ±638,000 SF in size, Building B will be ±282,500 SF in size, and Building C will be ±147,500 SF in size. Pond #1 that receives stormwater runoff from Building A and associate parking will be located across Weyerhaeuser Way S. Ponds # 2, #3, #4 and #5 will be located between the property boundary adjacent to I-5 and wetlands located west of the existing loop road that travels behind the Tech Center. Site access will be provided by 4 driveways located on Weyerhaeuser Way S. Right-of-Way dedication and frontage improvements along Weyerhaeuser Way S. and S 336<sup>th</sup> Street required to meet the City's Comprehensive Plan are also proposed as part of the Greenline Business Park Development.

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.** [\[help\]](#)  
 A site plan with vicinity map has been included with the Land Use Application package. The current site address for the Weyerhaeuser Technology Center (WTC) is 32901 WEYERHAEUSER WAY S FEDERAL WAY, WA 98001. The northern portion of the development is located in the NE Quarter, of Section 16, Township 21, Range 4. The southern portion of the development is located in the SE Quarter of Section 16, Township 21, Range 4. See Exhibit A of the title report included with the Land Use application for a complete legal description of the property.

The largest building will be located north of the WTC and the two other buildings will be located south of the WTC.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

- a. **General description of the site** [\[help\]](#)  
(underline/circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
The site slopes down to the west and south from about Elevation 450 feet in the northwest to about Elevation 394 feet in the south.
- b. **What is the steepest slope on the site (approximate percent slope)?** [\[help\]](#)  
±15%
- 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.** [\[help\]](#)  
Varying thicknesses of forest duff and/or topsoil and sod were encountered from ground surface to depths ranging from about 1 to 18 inches in most of the explorations. All explorations encountered and  
Were terminated in glacial deposits. Dense to very dense glacial till was typically encountered beneath a loose to dense or stiff to very stiff weathered till.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** [\[help\]](#)  
None
- 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.** [\[help\]](#)  
The purpose of site fill and grad activities is to provide an adequate and level building and parking surface. There will be ±308,200 cubic yards of cut and ±275,700 cubic yards of fill for a net cut quantity of ±32,500 cubic yards. During final engineering, additional work will be done to balance the site.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** [\[help\]](#)  
Erosion could occur as a result of clearing and construction, particularly if earthwork is completed during periods of rainfall. TESC measures will be implemented as approved by the City prior to construction.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** [\[help\]](#)  
32 acres (±1,393,920 Square Feet) out of 146 acres= ±21% of the site
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** [\[help\]](#)  
The owner will institute an erosion control plan to be used during earthwork and construction.

### 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. [\[help\]](#)**  
Some heavy machinery exhaust and dust particulates generated primarily by construction equipment.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)**  
No
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)**  
All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emissions laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emissions laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.

### 3. Water

- a. **Surface Water [\[help\]](#)**
  - 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. [\[help\]](#)**  
There is 1 man-made fish-bearing stream on-site that originates from the discharge point of the on-site stormwater pond for the Tech Center. There are 63 wetlands within the Site. North Lake abuts the eastern edge of the Site. See attached Wetland report prepared by Talasaea Associates for more details. All wetlands ultimately discharge to Hylebos Creek to the south via surface or groundwater connections.
  - 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. [\[help\]](#)**  
Yes. Approximately 0.421-acre (18,340 square feet) of wetlands will be impacted. While no impacts are proposed to the onsite stream feature, the stormwater pond which provides the majority of flow to the stream will be modified as part of the proposed development. See attached plans for details.
  - 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. [\[help\]](#)**  
Total wetland fill to equal ±13,428 square feet (0.308 acres). Source of fill will be from site native soil or structural fill from an approved provider.
  - 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)**  
No
  - 5) **Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan. [\[help\]](#)**  
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. [\[help\]](#)**

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. [\[help\]](#)

No

- 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. [\[help\]](#)

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) 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. [\[help\]](#)

Run-off from impervious surfaces will be collected and directed into on-site stormwater detention and water quality treatment facilities. Once detained and treated for water quality, the storm water will be released to the downstream system, including the off-site wetlands.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not as proposed

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

No - discharge will occur at the natural location.

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

The project contractors, users, and personnel will utilize onsite Best Management Practices. Attached drainage plans show runoff from impervious surfaces will be directed to on site stormwater detention pond.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Native

Native trees and shrubs will be removed during site construction, as well as areas of non-native trees, and a small portion of open field. Some wetlands will be impacted, but the remaining wetlands will remain post-development with their associated buffers.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No native threatened and endangered plant species observed or known to occur on or immediately adjacent to the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. [\[help\]](#)

Buffer enhancement with native trees and shrubs will be done as appropriate.

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

Himalayan blackberry, English ivy, English holly, creeping buttercup

## 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: [\[help\]](#)

birds: hawk, songbirds, other: eagle

mammals: rabbits, squirrels, coyote

fish: no fish were observed within the stream; North Lake is stocked with rainbow trout, and has large-mouthed bass.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No listed species are known to occur on or near the Site. North Lake is adjacent to the eastern edge of the Site at its closest point, and bald eagles are known to periodically use this lake for foraging.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountains and Pacific coast regions of Canada the United States and Mexico, south to where it becomes blended with other flyways in Central and South America. However, the site is not known to be used by migratory fowl.

- d. Proposed measures to preserve or enhance wildlife, if any. [\[help\]](#)

A corridor will be provided between remaining wetlands with their associated buffers and the required forested buffer along the western property boundary.

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

Bullfrog, large-mouthed bass

## 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. [\[help\]](#)**  
Electrical energy will be the primary source of power serving the project. Natural gas maybe used to satisfy incidental energy needs.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)**  
No. Proposed building heights will not exceed 42 feet above grade. No existing development utilizes solar energy in proximity to which the shadow cast from the building has any effect.
- 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. [\[help\]](#)**  
No, plans included in the Commercial Grade & Fill Permit. Energy conservation will be addressed in the building permit documents.

## 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. [\[help\]](#)**  
None known.
  - 1) **Describe any known or possible contamination at the site from present or past uses.**  
None known.
  - 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.**  
None known.
  - 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.**  
None Known at this Time
  - 4) **Describe special emergency services that might be required.**  
None anticipated
  - 5) **Proposed measures to reduce or control environmental health hazards, if any.**  
State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.
- b. **Noise**
  - 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)**  
The primary source of noise near the project site is from vehicular traffic along Weyerhaeuser Way S, Hwy-18, and Interstate-5. It is not anticipated to materially impact the proposed project in any way.



- 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.** [\[help\]](#)  
 Short-term impacts would result from the use of construction equipment during the site development. Construction would occur during permitted construction hours and always in compliance with the City of Federal Way noise regulations. Long-term impacts would be those vehicular trips associated with R&D-, distribution-, manufacturing or office-type uses. Noise generated from the proposed building and office operations is not expected to impact surrounding properties.
- 3) **Proposed measures to reduce or control noise impacts, if any:** [\[help\]](#)  
 Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help mitigate the impacts of potential construction noise.

## 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.** [\[help\]](#)  
 Existing uses on these parcels include the Weyerhaeuser Technology Center, passive and active private recreation spaces, access and parking areas, and stormwater facilities.

This proposal is in conformance with the Concomitant Agreement made by and between the City of Federal Way and Weyerhaeuser Company on August 23, 1994, as well as the applicable portions of the 1994 Federal Way Code that was in effect at that time.

North- Office Park (OP-01)  
 East- North Lake, Single Family Residential  
 West- Interstate-5  
 South- Corporate Park (CP-01)

The proposed development may have a minor, long term impact with respect to the additional traffic of deliveries and employee trips.

- 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?** [\[help\]](#)  
 No
- 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.**  
 No impact. The site exists on land previously owned by Weyerhaeuser Company and home to the Weyerhaeuser Technology Center (to remain).
- c. **Describe any structures on the site.** [\[help\]](#)

The Weyerhaeuser Technology Center is used as office space and includes lab spaces for R & D. The shape is slightly irregular but primarily rectangular. The front façade is covered with glass windows the exterior construction is primarily reinforced concrete.

- d. **Will any structures be demolished? If so, what?** [\[help\]](#)  
No
- e. **What is the current zoning classification of the site?** [\[help\]](#)  
Corporate Park- 01
- f. **What is the current comprehensive plan designation of the site?** [\[help\]](#)  
Corporate Park
- g. **If applicable, what is the current shoreline master program designation of the site?** [\[help\]](#)  
Urban Conservancy
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** [\[help\]](#)  
Yes, site reconnaissance conducted by Talasaea resulted in discovery of 63 wetlands within the Site. North Lake abuts the eastern edge of the Site. A copy of the wetland delineation (existing conditions) report was submitted with this environmental checklist.
- i. **Approximately how many people would reside or work in the completed project?** [\[help\]](#)  
It is anticipated that approximately 900± people would work at the completed project at varying shifts.
- j. **Approximately how many people would the completed project displace?** [\[help\]](#)  
None
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** [\[help\]](#)  
N/A
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** [\[help\]](#)  
The project will be developed in accordance with applicable City of Federal Way development and land use codes and the approved Annexation and Concomitant Agreement to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable Development Regulations.
- m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.**  
None proposed

## 9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** [\[help\]](#)  
N/A
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** [\[help\]](#)  
N/A

- c. **Proposed measures to reduce or control housing impacts, if any.** [\[help\]](#)  
N/A

## 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?** [\[help\]](#)  
± 42 feet, 1- story, concrete cast formed walls or blocks
- b. **What views in the immediate vicinity would be altered or obstructed?** [\[help\]](#)  
There is a 100' managed forested buffer running parallel to I-5 and a 50' managed forest buffer running parallel to the northern property line. Views north from S 336<sup>th</sup> ST would be altered by the site of Building B and Building C. No regulated views will be impacted.
- c. **Proposed measures to reduce or control aesthetic impacts, if any.** [\[help\]](#)  
The Concomitant and Pre-Annexation agreement have provided measures to control aesthetic impacts through the requirement of the managed forest buffers as well as the Landscape provisions.

## 11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** [\[help\]](#)  
Parking lot lighting would occur dusk through dawn at completed project. Minimal glare would occur from sunlight reflected off parked cars. Additionally, the headlights of traveling vehicles would occur any time of day.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** [\[help\]](#)  
No
- c. **What existing off-site sources of light or glare may affect your proposal?** [\[help\]](#)  
None
- d. **Proposed measures to reduce or control light and glare impacts, if any.**  
N/A

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** [\[help\]](#)  
Private pedestrian trails meander throughout property, and a public fishing access is located on North Lake to the east.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** [\[help\]](#)  
A portion of the private trails (within the wooded area) will be covered by the proposed site development.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** [\[help\]](#)  
A continuous sidewalk will be installed along Weyerhaeuser Way S which will provide for pedestrian connectivity.

### 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 located on or near the site? If so, specifically describe. [\[help\]](#)

The Weyerhaeuser Technology Center was constructed in 1978 and is located on the site. The Weyerhaeuser Headquarters building located near the site was constructed in 1969, which makes it 48 years old. Pursuant to CFR 36, Chapter I, subsection 60.4 criteria for evaluation, the Weyerhaeuser Headquarters building may be eligible.

- 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. [\[help\]](#)

No known landmarks or evidence have been observed on or near the project site. As listed in SEPA Checklist item A.8, a professional study of the project site and surrounding area was conducted by Cardno, Inc and their findings documented in the included report dated 3/16/18.

- 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. [\[help\]](#)

The methods used to assess the potential impacts included GIS data analysis, WISAARD GIS data review, site investigation and archival review as documented in the included report by Cardno, Inc, 03/16/18.

- 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.

Cardno, Inc recommends that a Monitoring and Inadvertent Discovery Plan (MIDP) be developed to outline steps to be taken by the applicant to minimize potential impacts to any currently unknown intact archeological resources in the event of an inadvertent discovery during construction. If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

### 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. [\[help\]](#)

The project site is primarily served by Weyerhaeuser Way S, with a southern boundary bordered by S 336<sup>th</sup> St. There are 4 access points proposed along Weyerhaeuser Way S, which connects to S 320<sup>th</sup> St which connects to I-5.

- 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? [\[help\]](#)

The site is serviced by Pierce County Transit route 501. The closes transit stop is located within a half mile to the south on S 336<sup>th</sup> St.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There were originally 660 parking stalls serving the Technology Center. The final project will result in a total of 1,466 parking stalls.

**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).** [\[help\]](#)

Yes, the frontage along Weyerhaeuser Way South will require frontage improvements per City of Federal Way Road Section K; however, the Transportation Impact Analysis identified a need for an additional SB lane on Weyerhaeuser Way S. A modified Section K will likely need to be installed.

FW Road Section K, provides 3 vehicle lanes (2 for each direction of travel plus a turning lane), a 5' bike lane (for each direction of travel, 6' of planter strip, and 8 feet of sidewalk on each side of the ROW.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** [\[help\]](#)  
Not expected.
- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?** [\[help\]](#)  
For new building area of 1,068,000 SF, the site is estimated to generate 3,217 new vehicle trips per day with 427 trips occurring during the weekday AM peak hour and 427 trips during the weekday PM peak hour. Trucks are estimated to account for 13% of the site trips. These estimates were based on the ITE Trip Generation Manual, 10<sup>th</sup> edition.
- f. **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.**  
Not expected.
- g. **Proposed measures to reduce or control transportation impacts, if any.** [\[help\]](#)  
Applicant provided street improvements to Weyerhaeuser Way South and payment of the City's transportation impact fees is expected, which will help fund City-wide transportation improvements.

## 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.** [\[help\]](#)  
The completed building/office facilities would result in a slight increased need for public services to include fire protection, police protection, and health care.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** [\[help\]](#)  
The increased demand will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this development. Also the proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.

## 16. Utilities

- a. **Underline/circle utilities currently available at the site:** [help]  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

\_\_\_\_\_

The above listed utilities are either available on-site or will be extended as necessary to serve the site.

- 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.** [help]  
Lakehaven Utility District will provide water and sewer connection.  
Puget Sound Energy will supply electricity and gas  
Telephone: Century Link, Verizon, Comcast  
Fire Protection: South King Fire & Rescue

**C. SIGNATURE** [HELP]

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: Matthew Reider

Printed Name of Signee: Matthew Reider

Position and Agency/Organization: Assistant Planner at ESM Consulting Engineers, LLC

Date Submitted: 4/30/18