

## Appendix 3

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SEPA Environmental Checklist



**WAC 197-11-960**

**ENVIRONMENTAL CHECKLIST**

**Purpose of checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agencies identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

**1. Name of the proposed project:**

City of Federal Way City Center Planned Action Ordinance

**2. Name of Applicant:**

City of Federal Way

**3. Address and telephone number of applicant and contact person:**

Patrick Doherty, Economic Development Director

City of Federal Way

PO Box 9718

Federal Way, WA 98063-9718

**4. Date checklist prepared:**

Prepared 2003, revised February 2005

**5. Agency requesting checklist:**

City of Federal Way

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

The City of Federal Way has identified an approximately 200-acre area in City Center (see Figure 1) for future designation as a Planned Action. An Environmental Impact Statement (EIS) that evaluates potential significant environmental impacts associated with future development under the Planned Action will be issued in mid 2005. Adoption of the Planned Action Ordinance would follow issuance of the EIS.

No specific development proposals have been prepared or are under review under the Planned Action. No schedule for subsequent environmental review and/or permitting has been established. As market conditions dictate, specific development proposals will be submitted for City of Federal Way review. Please refer to the response to Question 11 for additional phasing information.

**7. Plans for future additions, expansion, or further activity related to or connected with this proposal:**

The project area consists of approximately 200 acres located in the Federal Way City Center (see Figure 1). It is anticipated that specific development proposals within this project area will be proposed and developed consistent with the provisions of the Planned Action Ordinance.

**8. Environmental information that has been prepared, or will be prepared, directly related to this project:**

An EIS is being prepared and will be issued in mid-2006. This EIS will consider potential impacts associated with land use, aesthetics, public services, utilities, air quality and transportation associated with the adoption of a Planned Action Ordinance. Specific detailed traffic analysis will review potential impacts for the time period between 2006 and 2009, followed by a more general, qualitative analysis for the period between 2010 and 2014.

**9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:**

None

**10. List of governmental approvals or permits that will be needed for the proposal:**

Adoption of the Planned Action Ordinance by the City of Federal Way City Council. If proposed developments are consistent with the provisions of the Planned Action Ordinance, no additional project-specific SEPA review will be required. Proposed development that is not consistent with the Planned Action Ordinance will require SEPA review and threshold determination. The information contained in this Checklist and the Planned Action EIS may be used to support the SEPA threshold determination for such projects.

Parcel-specific development proposals will need differing types of permits, depending on the nature of the proposed development. Types of permits that may be required include building permits, grade and fill permits, site plan review, and administrative design review approval.

**11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:**

The City of Federal Way is proposing to adopt a Planned Action ordinance for a portion of the City Center (see Figure 1) in order to provide for future streamlined review of specific development proposals.

The Planned Action designation would apply to proposed residential, retail, office, hotel, civic and structured parking development falling within the development envelope, show in Table 1.

Table 1. Planned Action Development Envelope

<b>Uses</b>	<b>Development Envelope</b>
Retail	750,000 sf
Office	350,000 sf
Lodging	600 rooms
Residential	750 units
Civic	100,000 sf
Structured Parking	750 stalls

*Source: City of Federal Way, 2003*

Additional SEPA review would not be required for future development that is consistent with this development envelope.

**12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:**

The project area proposed for the Planned Action designation is located in the City Center of the City of Federal Way. The project area consists of approximately 200 acres and is bounded on the north by South 312<sup>th</sup> Street; on the south by South 324<sup>th</sup> Street; on the west by Pacific Highway South and on the east by 23<sup>rd</sup> Avenue South. Please refer to Figure 1.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site (underline):**

flat, rolling, hilly, steep slopes, mountainous, other

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

The project area is generally flat or gently rolling. The total elevation change is approximately 100 feet, rising from approximately 400 feet above sea level at S. 320th Street to approximately 500 feet above sea level near S. 312th Street.

**c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.**

The Alderwood soil series predominate in the project area. Soils in the Alderwood series are moderately well drained gravelly sandy loams that are 20 to 40 inches deep.

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

There are no surface indications or history of unstable soils in the project vicinity.

The entire Puget Sound area, including the project area, is located in Seismic Zone 3. This designation indicates that the area may be susceptible to moderately high seismic events. During an earthquake, the project area would be susceptible to strong ground motion and could experience moderately high levels of earthquake shaking.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate the source of the fill.**

Fill or grading could occur in association with specific development proposals. Fill type and/or amount of grading required would be determined at time of building and grading permits.

**f. Could erosion occur as a result of clearing, construction, or use?**

The project area does not contain any designated Erosion Hazard Areas. Potential erosion during construction could occur, but will be mitigated according to Federal, State and local (FWMC Chapter 18) regulations. Therefore, no significant environmental impacts are anticipated.

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

Currently, the project area is almost completely covered with impervious surface, including structures, parking lots, internal circulation lanes, public rights of way, sidewalks and other paved areas. Pervious surfaces include landscaped areas around buildings and in parking areas and some undeveloped sites in the project area.

Future development would meet the impervious surface requirements for the City Center Core and Frame zoning districts. Although these districts do not establish a maximum lot coverage limit, these regulations state that lot coverage will be limited by required

buffers, setbacks, parking lot landscaping, surface water requirements and other similar requirements. It is anticipated that future development will likely result in a reduction in impervious surfaces in the project area.

**h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Future parcel specific development proposals shall be designed and approved in accordance with City of Federal Way development regulations, which shall include a review of clearing and grading activities as well as erosion control measures (FWMC Chapter 18). City of Federal Way Building Code standards will mitigate potential impacts associated with the risk of seismic activity. Based on site characteristics, it is anticipated that impacts to the earth can be avoided or will be reasonable mitigated. No significant unavoidable adverse impacts are expected.

**2. Air**

**a. What types of emissions to the air would result from the proposal (e.g., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

A complete air quality analysis is contained in the Draft EIS on this proposal. Please refer to this document for a discussion of potential air quality impacts, mitigating measures and significant unavoidable adverse impacts.

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

Please see the response to Question 2.a, above.

**c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

Please see the response to Question 2.a, above.

**3. Water**

**a. Surface:**

**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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

City Center, including the project area, is located in the Hylebos Creek Basin. Drainage from this basin flows southward to join West Hylebos Creek within the West Hylebos Wetlands State Park, located south of 348th Street. From this point, West and East Hylebos Creeks both flow south, generally paralleling Interstate-5. The two streams meet in northeast Tacoma, becoming Hylebos Creek, which is a tributary to Puget Sound at Commencement Bay via the Hylebos Waterway.

Based on the City of Federal Way Wetland Atlas, the project area does not contain any designated wetlands. Wetlands are identified in the surrounding vicinity, including:

- Steel Lake – wetlands are located north and east of the project area, around Steel Lake and in Steel Lake Park.
- Easter Lake – wetland area located northwest of the project area, on the northwest side of Easter Lake.
- Celebration Park – wetlands are located west and southwest of the project area, in Celebration Park.

In addition, small wetland areas are located south and southeast of the project area in developed residential areas in the vicinity of South 330<sup>th</sup> Street and 24<sup>th</sup> Avenue South.

**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.**

No, future parcel specific development proposals would not require work in, over or adjacent to these wetlands.

**3. Estimate the amount of fill and dredge material that could 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 materials.**

Future development would not result in fill or dredge material placed in or removed from surface water or wetlands in the project area.

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

Future development proposals are not expected to require surface water withdrawals or diversions.

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

No portion of the project area is located in a 100-year flood plain.

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

Future development is not expected to result in the discharge of waste materials to surface waters.

**b. Ground**

- 1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Future development of the project area could result in increased demand for domestic water and may increase groundwater withdrawals. Future potential water demand and usage is discussed in the Draft EIS on this proposal. Please refer to the Utilities section of the Draft EIS (Chapter 3.6) for discussion of potential future water demand.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.**

Wastewater resulting from future development will be discharged to the sanitary sewer system. Please refer to the utilities discussion of the Draft EIS (Chapter 3.6) for this proposal for an analysis of potential impacts to the sanitary sewer system.

**c. Water Runoff (including storm water)**

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Storm water from the project area currently comes from paved roads, parking areas and buildings. Under the proposal, the sources of storm water runoff would not change from current conditions. Depending on the amount of impervious surface resulting from re-development of specific sites, water runoff could be reduced if impervious surfaces are reduced.

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

No, waste materials are not anticipated to enter ground or surface waters.

**d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Future parcel specific development would be required to comply with City development regulations for lot coverage, storm water standards and domestic water and sanitary sewer requirements. Please refer to the Utilities discussion in the Draft EIS (Chapter 3.6) for this proposal for additional discussion of potential impacts to water and sanitary sewer utilities. Based on the characteristics of the project area, it is anticipated that impact to water can be avoided or reasonable mitigated. No significant unavoidable adverse impacts are anticipated.

#### 4. Plants

a. **Types of vegetation found on site:**

**Deciduous trees:** X

**Evergreen trees:** X

**Shrubs:** X

**Grass:** X

**Pasture:**

**Wet Soil Plants:** X

**Water Plants:**

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

Vegetation in the area is mainly comprised of ornamental landscaping (grasses and shrubs) located at the edges of properties, around buildings, as well as, native and nonnative grasses and shrubs growing in vacant lots. Depending on the location and character of future parcel specific development, some existing ornamental landscaping may be removed. However, future development will incorporate vegetation pursuant to the requirements of City of Federal Way landscape and buffer requirements.

c. **List threatened or endangered species or critical habitat known to be on or near the site.**

No threatened or endangered plant species are known to be located on or near the project area.

d. **Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.**

As parcels re-develop, landscaping is likely to be added pursuant to the City's landscape, buffer and site plan requirements.

#### 5. Animals

a. **Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Fish, amphibians, and reptiles have only been observed near the project site.

**Fish:** bass, chinook salmon, coho salmon, steelhead, bull trout, cutthroat trout, herring, shellfish, other

**Amphibians:** Pacific treefrog, red-legged frog, northwestern salamander, long-toed salamander, other

**Reptiles:** lizards, common garter snake, northwestern garter snake, painted turtle, other

**Birds:** red-tailed hawk, great blue heron, bald eagle, songbirds, ducks, crows, waterfowl, northern flicker, other

**Mammals:** raccoon, opossum, deer mouse, vagrant shrew, Townsend's vole, Townsend's mole, little brown rat, black-tailed deer, bear, elk, beaver, other

**b. List any threatened or endangered species or critical habitat near the site.**

Wintering bald eagles are occasionally observed in Steel Lake Park, approximately .1 mile north of City Center. An active bald eagle territory with two nest locations is mapped by WDFW along the south shore of Poverty Bay, approximately 1.5 miles west of the project area. The WDFW priority habitat and species database documents a 1997 record of a bald eagle nest tree site approximately 1.2 miles southeast of the proposed action between North Lake and SR-161.

According to the Priority Habitat and Species database, Hylebos Creek supports coho salmon, winter steelhead trout, and resident cutthroat trout. No wetlands or streams affiliated with Hylebos Creek are located in the study area. One unnamed stream/trunk drainage system is located south of S. 324th Street (City of Federal Way, Comprehensive Plan 2003).

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

No.

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

Future parcel specific development in the project area is not expected to impact wildlife in the surrounding area. No measures to preserve wildlife are necessary or proposed.

## 6. Energy and Natural Resources

**a. What kinds of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Development in the City Center will mainly be comprised of retail, office, and residential uses. Electricity and natural gas will be the main sources of heat and cooling for the buildings. Please refer to the Draft EIS (Chapter 3.6) for further discussion of potential energy and natural resource impacts, mitigation measures, and significant unavoidable adverse impacts.

**b. Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

No.

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

Future development activities will be designed and approved in accordance with the requirements of the City's Building and Energy Code (FWMC Chapter 5). Please see response to question 6.a, above.

## 7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste that could occur as a result of this proposal? If so, describe.**

Future uses allowed under the Planned Action designation will include office, retail, residential, civic and structured parking. Environmental health hazards associated with these uses are not anticipated. Use of any hazardous materials would be subject to state law and the City Building and Fire Codes (FWMC Chapter 5).

1. **Describe special emergency services that might be required.**

During construction activity for any specific parcel, the project contractor will conduct safety meetings and have in place emergency services contingency information for local emergency support services contracts, i.e., police, ambulance, fire, etc. in accordance with Labor and Industries Standards.

Long-term use of specific parcels would be subject to City Fire Codes for handling of hazardous materials.

2. **Describe proposed measures to reduce or control environmental health hazards.**

Future activities in the project area shall comply with City Fire and Zoning Codes, as well as state and federal regulations.

- b. **Noise**

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

City Center is a developed urban area with typical urban noise levels. The dominant noise sources are vehicular traffic and aircraft. There are no external noise sources in the vicinity that would affect the proposed development of the project area.

2. **What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?**

As parcels are developed, construction activities could result in noise impacts. Construction noise generation would depend on the type of equipment being used and the amount of time it is in use. The noise due to most on-site construction activities would likely be negligible because of the existing traffic and commercial background noise levels. Typical construction hours would not exceed 7:00 am to 8 p.m. on weekdays and 9:00 a.m. to 8 p.m. on weekends (FWMC Chapter 10). Typical construction equipment noise levels are shown below in Table 2.

Table 2. Typical Construction Equipment Noise Levels

Construction Activity	Types of Equipment	Range of Noise Levels (dBA)	
		At 50 ft	At 1000 ft
Clearing	Bulldozer	77-96	51-70
	Dump Truck	82-94	56-68
Grading	Scraper	80-93	54-67
	Bulldozer	77-96	51-70
Paving	Paver	86-88	60-62
	Dump Truck	82-94	56-68
Stationary Equipment	Generators	71-82	45-56
	Compressors	74-87	48-61

The range of sound levels presented stem from the variety of types of equipment that may be used for particular tasks as well as the different sound levels that may be produced by different operational modes of the same equipment. For example, some equipment will make more noise when handling heaving loads than when simply idling.

Source: U.S. Environmental Protection Agency, 1971.

Over the long-term, future uses permitted under the proposed Planned Action designation are not expected to be associated with any unusual noise sources and would be generally consistent with the nature of existing uses in the project area. Therefore, operational noise levels are not expected to change substantially from current levels.

**3. Describe proposed measures to reduce or control noise impacts, if any.**

Future construction activities and operations shall be conducted in accordance with applicable local and state laws and regulations. WAC 173-60-030 identifies environments based on property use for human habitation. WAC 173-60-040 takes into consideration these receiving properties and establishes maximum permissible noise levels to protect receiving properties that are more sensitive.

**8. Land and Shoreline Use**

**a. What is the current use of the site adjacent to the properties?**

A complete land use analysis is contained in the Draft EIS (Chapter 3.2) on this proposal. Please refer to this document for a discussion of potential land use impacts, mitigating measures and significant unavoidable adverse impacts.

**b. Has the site been used for agriculture? If so, describe.**

Please see the response to Question 8.a, above.

**c. Describe any structures on the site.**

Please see the response to Question 8.a, above.

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

Please see the response to Question 8.a, above.

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

Please see the response to Question 8.a, above.

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

Please see the response to Question 8.a, above.

**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? If so, specify.**

The project area does not contain any areas classified as environmentally sensitive by the City of Federal Way.

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

Please see the response to Question 8.a, above.

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

Please see the response to Question 8.a, above.

**k. Describe proposed measures to avoid or reduce displacement impacts, if any.**

Please see the response to Question 8.a, above.

**l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Please see the response to Question 8.a, above.

**9. Housing**

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

Future development under the proposed action could result in a maximum of 750 multi-family residential housing units. Future housing could serve a range of income levels, but is anticipated to be offered at market rates. Please refer to the Draft EIS (Chapter 3.2) for further discussion of potential housing impacts, mitigation measures, and significant unavoidable adverse impacts.

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

No residential units are anticipated for elimination.

- c. Describe proposed measures to reduce or control housing impacts, if any.**

Please see the response to Question 9.1, above.

#### **10. Aesthetics**

- a. What is the tallest height of any of the proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?**

An aesthetics analysis focusing on potential view, shadow and light/glare impacts is contained in the Draft EIS (Chapter 3.3) on this proposal. Please refer to this document for a discussion of potential view, shadow, and light/glare impacts, mitigating measures and significant unavoidable adverse impacts.

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

Please see the response to Question 10.a, above.

- c. Describe proposed measures to reduce aesthetic impacts, if any.**

Please see the response to Question 10.a, above.

#### **11. Light and Glare**

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

An aesthetics analysis focusing on potential view, shadow and light/glare impacts is contained in the Draft EIS (Chapter 3.3) on this proposal. Please refer to this document for a discussion of potential view, shadow, and light/glare impacts, mitigating measures and significant unavoidable adverse impacts.

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

Please see the response to Question 11.a, above.

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

Please see the response to Question 11.a, above.

- d. Describe the proposed measures to reduce or control light and glare impacts, if any.**

Please see the response to Question 11.a, above.

## 12. Recreation

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

Please refer to the Draft EIS (Chapter 3.5) for a discussion of potential recreation impacts, mitigation measures, and significant unavoidable adverse impacts.

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

Please see the response to Question 12.a, above.

- c. **Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

Please see the response to Question 12.a, above.

## 13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Based on existing documents on file at the Washington State Office of Archaeology and Historic Preservation (OAHP), there are no archaeological sites or historic places within a one-mile radius of the project area.

- b. **Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.**

None presently identified.

- c. **Describe proposed measures to reduce or control impacts, if any.**

No mitigating measures are needed or proposed.

## 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.**

A complete transportation analysis is contained in the Draft EIS (Chapter 3.4) on this proposal. Please refer to this document for a discussion of potential transportation impacts, mitigating measures and significant unavoidable adverse impacts.

- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Please refer to the response to Question 14.a, above.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

Please refer to the response to Question 14.a, above.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**

Please refer to the response to Question 14.a, above.

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

Please refer to the response to Question 14.a, above.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Please refer to the response to Question 14.a, above.

- g. **Describe proposed measures to reduce or control transportation impacts, if any.**

Please refer to the response to Question 14.a, above.

## 15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally explain.**

A public services analysis is contained in the Draft EIS (Chapter 3.5) on this proposal. Please refer to this document for a discussion of potential public service impacts, mitigating measures and significant unavoidable adverse impacts. Police, Fire and EMS, Parks and Recreation, Electricity, Natural Gas, Telecommunications, energy, water and sewer services are analyzed in the Draft EIS.

Health care services are not anticipated to be impacted by the proposal. St. Francis Community Hospital serves the project area. The hospital is located approximately 2 miles southwest of the project area, along S. 348th Street.

Mirror Lake Elementary, Sacajawea Junior High, and Federal Way High School serve educational needs within the project area. These schools have recorded an average annual increase enrollment of 2% since 2000. The Federal Way Public Schools serve 120,000 residents, and operate 36 schools within the 35 square miles of District area. Currently there are an estimated 40 students living in the project area, the proposed action would allow up to 750 residential units by 2014, which is estimated to yield a total of 161 students\*. No significant unavoidable impacts are anticipated on local public schools.

- b. **Describe proposed measures to reduce or control direct impacts on public services.**

Please refer to the response to Question 15.a, above.

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\* Source: Calculated using a student yield multiplier of 0.215 for multifamily units, provided by Geri Walker, Federal Way Public School District, February 2005.

**16. Utilities**

**a. Underline utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems,  
other

**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.**

A public services/utilities analysis is contained in the Draft EIS (Chapter 3.6) on this proposal. Please refer to this document for a discussion of potential public service/utilities impacts, mitigating measures and significant unavoidable adverse impacts. Electricity, Natural Gas, Telecommunications, energy, water and sewer services are discussed in the EIS.

**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: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(DO NOT 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?**

As noted in Part B of the Checklist, the proposal is not anticipated to increase the likelihood or discharge of waste materials to water sources, no significant impact to air, or the release of hazardous substances. Impacts to noise sensitive receivers in the immediate vicinity that could be impacted by the proposed developments are discussed in the Draft EIS (Chapter 3.2).

**Proposed measures to avoid or reduce such increases are:**

Standard BMPs and application of local, regional, or State laws to avoid any unforeseen impacts.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

No impacts are anticipated; please refer to Part B, Questions 4 and 5 above.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None required.

**3. How would the proposal be likely to deplete energy or natural resources?**

Please refer to B.6.a.

**Proposed measures to protect or conserve energy and natural resources are:**

Please refer to B.6.c.

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?**

There are no environmentally sensitive areas, parks, scenic rivers, historic or cultural sites, floodplains, or prime farmland in the project area.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

None applicable.

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?**

See B.8.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

See B.8.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

See B.14.d. and B.16.

**Proposed measures to reduce or respond to such demand(s) are:**

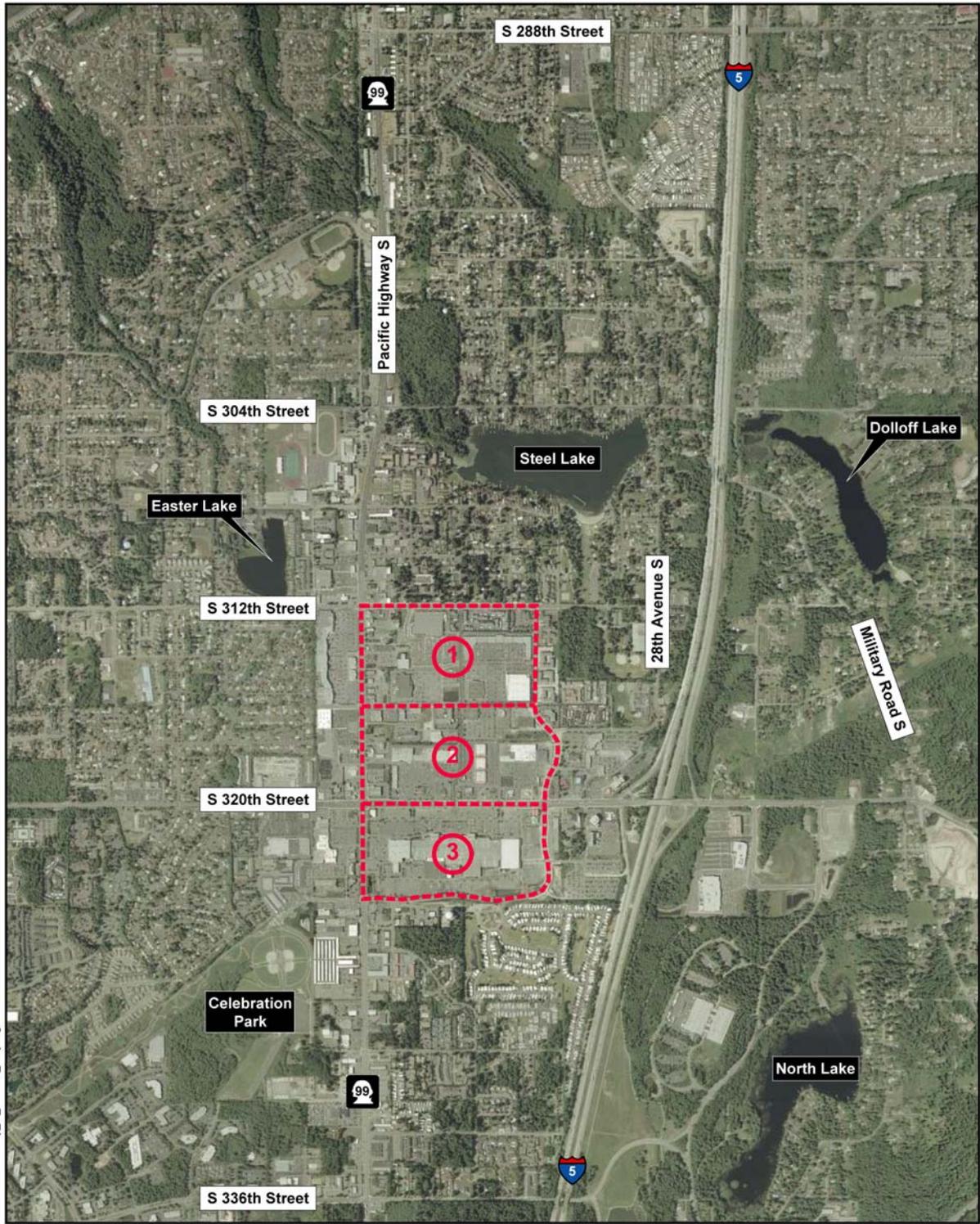
See B.14.d. and B.16.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Proposed future developments will comply with City zoning, building, and construction codes. No conflicts are anticipated.

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H:\PROJECTS\City\_of\_Federal\_Way\Figures

Source: Terraserver USA  
Photo Date: June 13, 2002



## Federal Way City Center Planned Action

Prepared by:



**Figure 1:**  
City Center Sub Area