



STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NONSIGNIFICANCE (DNS)

Redondo Heights TOD
File No: 20-104353-00-SE

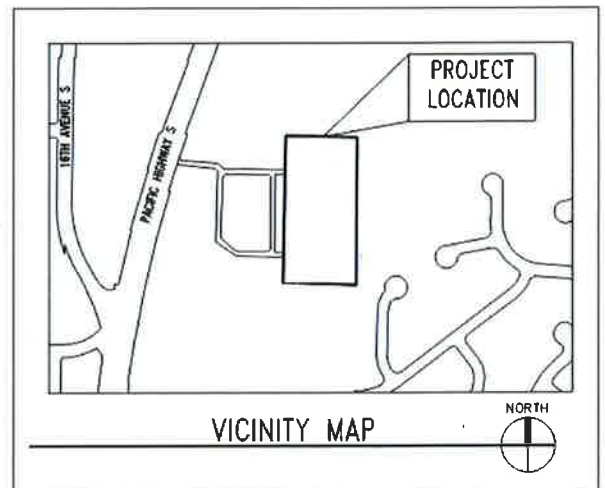
Proposal: The proposal is for a new multi-family development on vacant 5-acre site; 130 units in five 3-story buildings, community center, surface parking, and site improvements.

Proponent: Mancong Lin, Bumgardner Architect, 2111 3rd Avenue, Seattle, WA, 98121, (206) 223-1361

Location: Parcels 720480-0172 and 720480-0174, and 720480-0186 (Silver Shadows)

Lead Agency: City of Federal Way

Staff Contact: Senior Planner Becky Chapin, 253-835-2641, becky.chapin@cityoffederalway.com



The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public by request and at: https://www.cityoffederalway.com/node/1962.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on November 29, 2021. Email comments should be directed to planning@cityoffederalway.com.

Unless modified by the city, this determination will become final following the above comment deadline. Any person aggrieved of the city's final determination may file an appeal. Anyone may appeal this determination to the Federal Way City Clerk (address below), no later than 5:00 p.m. on December 20, 2021, by a written letter stating the reason for the appeal of the determination, along with the required appeal fee. You should be prepared to make specific factual objections. All appeals shall contain a specific statement of the reasons why the decision of the responsible official is alleged to be in error.

Responsible Official: Brian Davis, Community Development Director

Address: 33325 8th Avenue South, Federal Way, WA 98003

Phone: 253-835-2612

Handwritten signature of Brian Davis

Date Issued: November 9, 2021

Signature: Digitally signed 11/9/21 at 9:43 AM





RESUBMITTED  
10/21/2021  
CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT

Department of Community Development  
33325 8<sup>th</sup> Avenue South  
Federal Way, WA 98003-6325  
253-835-2607; Fax 253-835-2609  
[www.cityoffederalway.com](http://www.cityoffederalway.com)

Annotated by  
City of Federal Way  
November 5, 2021

BC

## 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:  
Redondo Heights TOD
2. Name of applicant:  
Multi-Service Center/Shelter Resources, Inc.
3. Address and phone number of applicant and contact person:  
Robin Corak  
P.O. Box 23699 Federal Way, WA 98093  
(253) 838-6810
4. Date checklist prepared:  
October 12th, 2020
5. Agency requesting checklist:  
Federal Way Community Development
6. Proposed timing or schedule (including phasing, if applicable):  
Land Use Permit: November, 2020  
Building Permit: January, 2021  
Construction start: April, 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Wetland Survey, 9/18/2018, by Shelterwood Consulting      Preliminary Technical Information  
Geotechnical Report, 8/24/2020, by Geotechnical Engineers      Report, 1/25/2021, by KPFF  
Traffic Report, by TENW      Parking Analysis, by TENW
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.  
No
10. List any government approvals or permits that will be needed for your proposal, if known.  
Water & sewer certificate, Land Use Permit (including SEPA review, design review, zoning code review), Building Permit

City Annotation: Boundary Line Adjustment (SU)

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.)  
A new multi-family development on a vacant 5-acre site, including 130 units in five 3-story buildings, a 1-story community center, 205 surface parking spaces. Site improvement includes paving, parking, landscape, playground, community garden, bike storage, solid waste coral, etc.
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.  
The lot is bound by S 276th Street at north, undeveloped lots to the east and south, and existing Silver Shadows Apartments to the east. The access is from Highway 99 thru the Silver Shadows. SECTION 33 TOWNSHIP 22N RANGE 4 EAST W.M.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site:

(circle one): Flat, rolling hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?  
Existing site slopes primarily fall within 5%-15%. There are isolated slope areas that fall within 40% to 50%”
- 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.  
glacial till
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No
- 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.  
Approx Cut: 16981 CY  
Approx Fill: 7830 CY,
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Erosion control measures are being proposed to be implemented during clearing and construction activities to mitigate potential for erosion

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

Approximately 65% impervious surface coverage

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Erosion control measures will include but not be limited to silt fence, interceptor swales and dikes, temporary rock construction entrance, inlet protection, and portable sediment tanks to treat construction runoff prior to discharge

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.

The proposal would generate dust and emission typically from this type of construction activities.

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

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
All vehicles and equipment will be properly maintained per state and federal standards. Idling of combustion engines will be minimized.

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.

No surface water body on or in the immediate vicinity of the site.

- 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.

N/A

- 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.

N/A

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

N/A



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

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.

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.

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.

No waste will be discharged into the ground

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.  
Main source of runoff will come from stormwater runoff from project impervious and pervious surfaces. Stormwater runoff will be collected and conveyed to a detention pond and discharged offsite via outfall pipe to existing City storm system and drainage ditch
- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

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

Project does not intend to alter existing site drainage patterns. Proposed conditions will provide flow control mitigation to meet Federal Way drainage requirements

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

Proposed detention vault with flow control structure

#### 4. Plants

- a. Check the types of vegetation found on the site:

- deciduous trees: alder, maple, aspen, other cottonwood
- evergreen trees: 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?

Existing trees and shrubs will be removed as need to facilitate proposed construction. Some mature trees are intended to remain. Tree retention success is dependent upon actual health/condition of tree, final grades, utilities, and construction impacts.

- c. List threatened and 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:

Proposed landscaping shall meet FWRC Section 19.125 requirements. Plant materials selected shall include drought tolerant native and regionally adapted species.

- e. List all noxious weeds and invasive species known to be on or near the site.  
None

#### 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: typical bird and mammals found in urban park  
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.  
none known

- c. Is the site part of a migration route? If so, explain.  
The site is within the path of Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:  
N/A
- e. List any invasive animal species known to be on or near the site.  
none

## 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.  
Electrical heating, cooling and cooking. Solar panel for water heating.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
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:  
The proposed project will comply ESDS v3

## 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.  
No
- 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.  
Typical construction equipment and materials will be stored on site during construction. No toxic or hazardous materials on site after construction.

4) Describe special emergency services that might be required.  
no special requirement

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

b. Noise

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

The traffic from Highway 99

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.

Typical noise associated with construction including traffic and equipment during construction standard working hours. Typical multi-family project traffic after project completion.

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

During construction, operation hours will be limited per City requirements.

**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 site is currently vacant. The site to the north is a parking lot, the immediate properties to the east and south are also vacant. The proposed project will be combined with the existing apartment development to the west by the same owner.

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?

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

- c. Describe any structures on the site.  
None
- d. Will any structures be demolished? If so, what?  
No  
City Annotation: N/A
- e. What is the current zoning classification of the site?  
Multi-family Residential (RM1800)
- f. What is the current comprehensive plan designation of the site?  
Multi-family - 1 DU/1800 SF
- g. If applicable, what is the current shoreline master program designation of the site?  
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
No - see revised Wetland Survey
- i. Approximately how many people would reside or work in the completed project?  
Approximately 240 people would reside in the completed project
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
The proposal is consistent with the current RM zoning and comprehensive plan area designations, and the proposal meets FWRC land use and design requirements.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
N/A

## 9. Housing

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

- 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:

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?

The tallest height of any structure is 39'-6" to top of roof ridge or 35'-0" to mid-point of sloped roof above average building elevation;

The principal exterior building material is composite fiber cement panels

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

none

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

The design will meet City of Federal Way Design Guideline. Massing, modulation, materials, color and details will be carefully studied.

## 11. Light and Glare

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

Typical lighting for landscape, parking, security purposes. Exterior lights will be on timer or photocell and only on after dusk.

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

No

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

Street light from S 267th Street and light from parking lot

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

All exterior lighting will be shielded and directed away from neighboring properties to avoid spillage.

## 12. Recreation

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

Redondo Beach, 2.1 miles; Saltwater State Park, 2.9 miles, Rhododendron Species Botanical Garden, 4.9 miles

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

No

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

The project includes on-site amenities for the residents, including common and private open spaces, play areas, and a community center.

### 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.

No

- 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.

No

- 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.

N/A

- 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.

N/A

### 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 access to the site is from HWY 99 thru the existing Silver Shadows. S 276th Street to the north is currently a private street.

- 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?

The site is currently served by bus on Highway 99, the nearest stop is directly across HWY 99 from the main entry. The Sound Transit Star Lake station is 1/2 mile from the site, currently under construction, expected to open in 2024.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
 205 parking stalls proposed, none 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).  
 A comprehensive Traffic Impact Analysis is prepared for the action, but no project specific mitigation measures are expected to occur beyond payment of traffic impact fees towards planned transportation system improvements.
- 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 site is within 1/2 mile of Sound Transit station
- 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?  
 The project is expected to generated approximately 1,485 daily vehicle trips, with 183 AM peak hour and 198 PM peak hour vehicle trips. No significant truck trip generation is expected. Source data is the *Trip Generation Manual, 10th Edition, ITE, 2017.*
- 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.  
 No
- h. Proposed measures to reduce or control transportation impacts, if any:  
 The project site is within 1/2 mile of a Sound Transit station

**City Annotation:** Per revisions to TIA - The project is expected to generate approximately 618 daily vehicle trips, with 42 AM peak hour and 38 PM peak hour vehicle trips. No significant truck trip generation is expected. Source data is the *Trip Generation Manual, 11th Edition, ITE, 2021.*

**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 number of school age children is expected to be 144 at the time of completion/occupancy. No other significant public services expected.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
 N/A

**16. Utilities**


- a. Circle utilities currently available at the site:  
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
 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.  
Water, sewer, storm water, power, phone/cable/internet

### 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:   
Name of Signee: Mancong Lin  
Position and Agency/Organization: Bumgardner Architects  
Date Submitted: October 18, 2021



## 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:



**Department of Community Development**

33325 8<sup>th</sup> Avenue South  
Federal Way, WA 98003-6325  
253-835-2607; Fax 253-835-2609  
[www.cityoffederalway.com](http://www.cityoffederalway.com)

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.

