



Location: 400 W. Gowe • Mail to: 220 4th Avenue South • Kent, WA 98032-5895
 Permit Center (253) 856-5302 FAX: (253) 856-6412
 www.ci.kent.wa.us/permitcenter

Planning Services

Environmental Checklist Application Form

Public Notice Board and
Application Fee...See Fee Schedule

Please print in black ink only.

To be completed by Staff:

Application # ENV-2022-4 KIVA # RPSW-2221350
 Received by: MBLU Date: 4/18/22 Processing Fee: _____

A. Staff review determined that project:

- Meets the categorically exempt criteria.
- Has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.
- Has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.
- Has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.
- An Environmental Impact Statement for this project has already been prepared.

Signature of Responsible Official Date

B. Comments:

C. Type of Permit or Action Requested:

D. Zoning District:

To be completed by Applicant:

SEPA CONTACTS AND PROFESSIONALS

Please fill out applicable boxes for all different professionals:

Applicant		
Name: Kyle Siekawitch		
Company Name: Bridge Industrial		
Contact Person: Kyle Siekawitch		
Address: 10655 N.E. 4th Street, Suite 212		
City: Bellevue	State: WA	Zip: 98004
Phones(s): 425-749-4325	Fax:	
Email: ksiekawitch@bridgeindustrial.com		

Architect		
Company Name: Synthesis		
Engineer Name: Randy Brown		
ID#:	Exp. Date:	
Address: 12503 N.E. Bel-Red Road, Suite 100		
City: Bellevue	State: WA	Zip: 98105
Phones(s): 425-646-18818	Fax:	
Email: randy.brown@synthesis.com		

Property Owner #1 <small>(if more than 1 property owner, use additional sheets)</small>		
Name:		
Company Name: Bridge Industrial		
Contact Person: Kyle Siekawitch		
Address: 10655 N.E. 4th Street, Suite 212		
City: Bellevue	State: WA	Zip: 94004
Phones(s): 425-749-4325	Fax:	
Email: ksiekawitch@bridgeindustrial.com		

Engineer		
Company Name: Barghausen Consulting Engineers, Inc.		
Engineer Name: Dan Balmelli		
ID#: 25672	Exp. Date: 9/23/2021	
Address: 18215-72nd Avenue South		
City: Kent	State: WA	Zip: 98032
Phones(s): 425-251-6222	Fax:	
Email: dbalmelli@barghausen.com		

Project Contact <small>(person receiving all project communications if different from applicant)</small>		
Name: Dan Balmelli / Betsy Dyer		
Company Name: Barghausen Consulting Engineers, Inc.		
Contact Person: Dan Balmelli / Betsy Dyer		
Address: 18215 - 72nd Avenue South		
City: Kent	State: WA	Zip: 98032
Phones(s): (425) 251-6222	Fax: (425) 251-8782	
Email: dbalmelli@barghausen.com/bdyer@barghausen.com		

Consultant		
Company Name: Barghausen Consulting Engineers, Inc.		
Engineer Name: Dan Balmelli		
Contact Person: Betsy Dyer		
Address: 18215 – 72nd Avenue South		
City: Kent	State: WA	Zip: 98032
Phones(s): 425-251-6222	Fax:	
Email: dbalmelli@barghausen.com/bdyer@barghausen.com		

Contractor Not selected yet		
Company Name: Not selected yet		
Engineer Name:		
ID#:	Exp. Date:	
Address:		
City:	State:	Zip:
Phones(s):	Fax:	
Email:		

To be completed by Applicant:

a. Background Information:

1. Name of Project: Maralco Kent Redevelopment

2. Name of Applicant: Bridge Industrial

Mailing Address: 10655 N.E. 4th Street, Suite 212, Bellevue, WA 98004

3. Contact Person: Kyle Siekawitch, Bridge Industrial / Dan Balmelli, Barghausen Engineers

Telephone: 425-749-4325 / 425-251-6222

(Note that all correspondence will be mailed to the applicant listed above unless a project contact is designated here and on Page 2 of application.)

4. Applicant is (owner, agent, other): Owner

5. **Location.** Give general location of proposed project (street address, nearest intersection of streets and section, township and range). The site is located on the southwest corner of South 202nd Street and 80th Avenue South The site is within a portion of the SE ¼ of Section 1, Township 22N, Range 4E, W.M., Kent, King County, WA
Site Address: 7730 South 202nd Street

6. Legal description and tax identification number

a. **Legal description (if lengthy, attach as separate sheet.):** North half of Lot 25 and all of Lots 26 and 27, O'Brien Station Garden Tracts No. 2, according to Plat thereof, recorded in Volume 15 of Plats, page 66, in King County, Washington. See attached ALTA survey and title report.

b. **Tax identification number:** 631500-0300

7. **Existing conditions:** Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage, natural features, etc. (If necessary, attach a separate sheet). The site contains an abandoned industrial building previously used as an aluminum smelter with paved parking, stockpiles of Dross, a by-product of the smelting process, and a small residential structure. The site also contains a Category IV wetland (Wetland A) on the eastern portion and two drainage ditches to be treated as a Type 2 stream (Stream Z).

8. Site Area: 12.05 acres Site Dimensions: Approx. 630 ft. x 1080 ft.

9. **Project description:** Give a brief, complete description of the intended use of the property or project including all proposed uses, days and hours of operation and the size of the project and site. (Attach site plans as described in the instructions): The proposed project consists of redeveloping the site for construction of an approximate 178,703 square foot warehouse building on the 12.05-acre site located in the City of Kent, King County, Washington. Along with building construction, the project will include demolition of the existing industrial building previously used as an aluminum smelter, removal and cleanup of contaminated soils per Department of Ecology regulations and removal of a residential structure also located on the site. Other site improvements will include grading activities, stormwater facility, water and sanitary sewer extensions and connections, landscaping, franchise utilities and frontage road improvements along South 202nd Street and 80th Avenue South. The eastern portion of the site contains a Category IV wetland (Wetland A) and two drainage ditches to be treated as a Type 3 stream (Stream Z). Portions of the western portion of the wetland will be filled and wetland creation and wetland enhancement will take place on the remaining portion of the wetland on the site. Three potentially regulated wetlands (Offsite Wetlands B-D) are located offsite and are not expected to be impacted.

10. **Schedule:** Describe the timing or schedule (include phasing and construction date, if possible). Construction to start summer of 2022 or as soon as applicable permits are issued.

11. **Future Plans:** Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain. There are no future plans beyond the scope of work outlined in this document.

12. **Permits/Approvals:** List all permits or approvals for this project from local, state, federal, or other agencies for which you have applied or will apply as required for your proposal.

Agency	Permit Type	Date Submitted*	Number	Status**
City of Kent	SEPA			
City of Kent	Critical Areas Approval			
City of Kent	Industrial Design Review			
City of Kent	Critical Area Permit			
City of Kent	Demolition Permit			
City of Kent	Building Permit			
City of Kent	Plumbing and Mechanical Permits			
City of Kent	Fire Permit			
Wash. State Dept. of Labor and Industries	Electrical Permit			
City of Kent	Grading Permit			
City of Kent	Civil Construction Permit			

City of Kent	Water Permit			
City of Kent	Sanitary Sewer Permit			
City of Kent	Street and Street Cut Permit			
City of Kent	Flood Zone Permit			
Department of Ecology	NPDES			
USACE	Section 404			

*Leave blank if not submitted
**Approved, denied or pending

13. **Environmental Information:** List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. _____
- Environmental Checklist _____
- Geotechnical Engineering Report _____
- Stormwater Site Plan _____
- Stormwater Pollution Prevention Plan _____
- Wetland and Fish and Wildlife Assessment Report _____
- Conceptual Mitigation Plan _____
- _____
- _____

14. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are known to exist to our knowledge. _____
- _____
- _____
- _____
- _____

b. Environmental Elements

**Evaluation for
Agency use only**

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)?
The site is predominantly flat. The steepest slope is approximately 25 percent.

- 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 significance and whether the proposal results in removing any of these soils.
Per the geotechnical information report, the site is underlain by granular fill soils and Dross waste material from the aluminum smelting process. One to three feet of existing medium dense to dense sand and gravel fill was found underlying three-inches of asphalt pavement in the northern paved area of the site. A concrete slab over dense sand and gravel fill was found in the southeast corner. Refer to the geotechnical engineering report prepared by Terra Associates, Inc. for additional information.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None are known to exist to our knowledge.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Approximately 6,050 cubic yards of cut and 54,288 cubic yards of fill will be used to prepare site for building construction. Source of fill is unknown at this time but will be from an approved source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, depending on weather conditions at the time of construction, erosion could occur as a result of construction activities.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 70 percent of the site will be impervious surface upon project completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A temporary erosion and sedimentation control plan will be designed per City of Kent standards and implemented for the construction phase of the project to reduce and control erosion impacts.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities of known. During the construction phase of the project, emissions from construction equipment would be present from approximately 7 am to 6 pm Monday through Friday. Upon project completion, emissions from vehicular traffic to and from the site would be present from approximately 7 am to 6 pm Monday through Friday.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are known to exist to our knowledge.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. Construction equipment will comply with state emissions standards. No other specific measures are proposed.

3. Water

- a. Surface Water:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. A Category IV wetland (Wetland A) and two drainage ditches to be treated as a Type 3 stream (Stream Z) are located on the site.

**Evaluation for
Agency use only**

ii. 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. Yes, 18,038 square feet of onsite wetland will be impacted by the redevelopment project. Wetland mitigation in the form of wetland creation and enhancement will total 62,194 square feet and buffer enhancement will total 4,994 square feet. Refer to the Wetland and Fish and Wildlife Assessment Report prepared by Soundview Consultants.

iii. 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. Approximately 13,044 square feet of fill will be placed in the wetland to prepare the site for proposed redevelopment.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. Dewatering may be required during construction depending on weather conditions.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Yes, the site is located within a 100-year flood plain per FIRM map panel 53033C0986G, dated August 19, 2020.

vi. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No waste materials will be discharged to surface waters.

b. Ground Water:

i. Will ground water be withdrawn from a well for drinking 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 ground water? Give general description, purpose, and approximate quantities, if known. No water discharged to ground water under this proposal. Dewatering may be necessary during the construction phase of the project.

- ii. 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 materials will be discharged into the ground. All sanitary sewer effluent will be collected and routed into the existing City of Kent sanitary sewer system.

c. Water Runoff (including storm water):

- i. 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. The source of runoff will be from building rooftop and pavement areas. Stormwater will be routed through a modular wetland for water quality treatment and then to an underground detention vault. Stormwater from the vault will be released to the existing wetland to the south of the site.

- ii. Could waste materials enter ground or surface waters? If so, generally describe. No waste material will enter ground or surface waters under this proposal.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. A storm drainage plan will be designed per City of Kent standards and constructed to control runoff water impacts from the proposed redevelopment.

4. Plants

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

Deciduous tree: alder, maple, aspen, other _____

Evergreen tree: fir, cedar, pine, other _____

Shrubs

Grass

Pasture

Crop or grain

Orchards, vineyards or other permanent crops

- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- Water plants: water lily, eelgrass, milfoil, other _____
- Other types of vegetation Himalayan blackberry, non-native invasive Canadian thistle, poison hemlock, beaked hazelnut, colonial bentgrass _____

- b. What kind and amount of vegetation will be removed or altered? All vegetation on the western portions of the site to be redeveloped will be removed. In additional, a total of 18,038 square feet of vegetation will be removed for direct and indirect wetland impacts to support the proposed development. The existing conditions of the wetland are degraded due to the dominance of non-native invasive species and debris waste plies. Wetland creation and enhancement activities and non-compensatory buffer enhancement will include the removal of non-native invasive species and replanting of disturbed areas with native trees, shrubs, and groundcover. Refer to the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants (2022) and included with this submittal.
- c. List threatened or endangered species known to be on or near the site. No threatened and endangered plant species are known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Approximately 46,422 Square feet of depressional wetland will be created and approximately 15,772 square feet of remaining wetland and 59,113 square feet of associated buffer area will be enhanced. For further details, please refer to the Conceptual Mitigation Plan prepared by Soundview Consultants (2022). Landscaping will be designed to City of Kent standards and constructed to enhance vegetation on the site. Areas of wetland to be filled will be mitigated on the site.
- e. List all noxious weeds and invasive species known to be on or near the site. Himalayan blackberry, colonial bentgrass, common lady fern, hairy brackenfern, Canadian thistle and poison hemlock are known to be on the site.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened or endangered species known to be on or near the site. There are no known threatened or endangered species on or near the site to our knowledge.

- c. Is the site part of a migration route? If so, explain. The site, located in Western Washington, lies within the regional Pacific Flyway Migratory Route for birds.

- d. Proposed measures to preserve or enhance wildlife, if any. The removal of contaminated soils, wetland enhancement and implementation of new landscaping per City of Kent standards will enhance wildlife on or near the site.

- e. List any invasive animal species known to be on or near the site. There are no known invasive animal species on or near the site to our knowledge.

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. The proposed building and site will use electricity for lighting and other energy needs and natural gas for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. It is not anticipated that the project will affect the use of solar energy by adjacent properties.

- 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 building will meet the current energy code requirements. No other specific measures are proposed.
-
-

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 result of this proposal? If so, describe. No.
-
-

- i. Describe any known or possible contamination at the site from present or past uses. The site was previously an aluminum smelter plant and the byproduct of the process, Dross, remains in areas on the site.
-
-

- ii. Describe existing hazardous chemical conditions that might affect project development and design. This includes liquid and gas transmission pipelines located within the project area and in the vicinity. Stockpiles of Dross, the byproduct of aluminum processing, is located on the site and will be removed and the site cleaned per Department of Ecology regulations.
-
-

- iii. 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. Fuel necessary for construction equipment would be on the site during the construction phase of the project. No hazardous chemicals are anticipated to be on the site upon project completion.
-
-

- iv. Describe special emergency services that might be required. Other than fire, police, and medical services already available in the area, no other special emergency services are anticipated.
-
-

- v. Proposed measures to reduce or control environmental health hazards, if any. A spill prevention plan will be implemented by the contractor for use on the site during the construction phase of the project. No other specific measures are proposed.
-
-

b. Noise:

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

Noise generated from vehicular traffic on area roadways would exist but would not be anticipated to affect the proposed project.

- ii. 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. On a short-term basis, noise from construction equipment would be present from approximately 7 am to 6 pm Monday through Friday. On a long-term basis, noise from vehicular and truck traffic to and from the site could be present 24/7.
-
-

- vi. Proposed measures to reduce or control noise impacts, if any. Construction equipment will be maintained, and the use of perimeter and on-site landscaping will help to contain noise levels generated by the proposed redevelopment.
-
-

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 or nearby or adjacent properties? If so, describe.

The site is an abandoned aluminum smelter. BNRR is located to the west and South 202nd Street is located to the north. All surrounding properties in this area are development as industrial or warehouse use.

- b. Has the site been used or working farmlands or working forest lands? If so, describe. Due to the location of the site in the Kent valley area, it is possible the site was used for agriculture in the past. There are currently no working farm or managed forest lands on or near the site.
-
-

**Evaluation for
Agency use only**

- c. 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 yet been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There are no agricultural or forest lands on or near the site to our knowledge.

- i. 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: The proposed development would not be anticipated to affect any working farm or managed forest lands.

- d. Describe any structures on the site. One industrial use building and a residential house are located on the site.

- e. Will any structures be demolished? If so, what? All structures will be removed for construction of the proposed project.

- f. What is the current zoning classification of the site? The zoning classification is I-3 – Heavy Industrial .

- g. What is the current comprehensive plan designation for the site? The comprehensive plan designation is Industrial.

- h. If applicable, what is the current shoreline master program designation of the site? N/A

- i. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. The eastern portion of the site contains a wetland and a stream.

j. Approximately how many people would reside or work in the completed project? The exact use of the building is unknown at this time, but per Washington-amended building code, the maximum number of people for the suggested typical warehouse-type occupancy (5% office and 95% warehouse), the calculated number would be 258 people.

k. Approximately how many people would the completed project displace? No persons will be displaced.

l. Proposed measures to avoid or reduce displacement impacts, if any. No specific measures are proposed.

m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. The project is an allowable use within the current zoning designation and will be designed to meet City of Kent zoning and development standards.

n. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long term commercial significance, if any. There are no working farm or managed forest lands near the site to our knowledge.

9. Housing

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. One abandoned residential structure will be removed.

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? Maximum parapet height will be no more than 85-foot as allowed by City of Kent zoning and design standards. The building exterior walls will be constructed of tilt-up concrete panels.

- b. What views in the immediate vicinity would be altered or obstructed? Some views from adjacent properties will be altered by as a result of the redevelopment, however, it is not anticipated that any views will be entirely blocked.

- c. Proposed measures to reduce or control aesthetic impacts, if any. The building will be designed to meet city of Kent design standards. No other measures are proposed.

11. Light and Glare

- a. What type of light or glare will the proposals produce? What time of day would it mainly occur? Glare from building window glass could be present during daylight hours and light from building and parking lot lighting could be present during early morning and evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? It is not anticipated that any potential light or glare produced by the proposed redevelopment of the site would be a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal? Light from vehicular traffic on area roadways and from adjacent developed properties would be present but would not be anticipated to be a safety hazard.

- d. Proposed measures to reduce or control light and glare impacts, if any. Window glass will be non-glare and lot lighting will be shielded and directed inward. The use of onsite perimeter landscaping will also help to contain light produced by the development to within in the site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? There are no recreational opportunities on or near the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. No specific measures as proposed.

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.
No structures on the site are over 45 years old. There is one residential house built located long the northern propoery line that is not shown on County records. A search conducted using the Washington Information System for Architectural or Archeological Records Data (WISAARD) did not list this structure.

- 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.
None are known to exit to our knowledge. No studies have been prepared to date.

- 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.
No assessment of the site has been prepared to date. A search of the site and surrounding areas using the WISAARD data base did not list any properties on or near the site with potential cultural or historic impacts.

- 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.
No specific measures are proposed. If cultural artifacts were uncovered on the site during construction, the proper agencies would be contacted.
-
-

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. Access to the site will be provided via two driveways onto South 202nd Street.
-
-
- b. Is 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? No, the nearest transit stop is King County Metro Bus Route 153 at the intersection of South 200th Street and East Valley, approximately 1/2-mile from the site.
-
-
- c. How many parking spaces would the completed project or non-project proposal have? How many would the project eliminate? Approximately 178 parking spaces will be provided. No parking will be eliminated
-
-
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Yes, half street frontage road improvements along South 202nd Street and 80th Avenue South may be required to include pavement, curb/gutter, sidewalk, street trees, street lighting, and right-of-way dedication as determined necessary by the City of Kent.
-
-
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
-
-

- 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 non-commercial passenger vehicles). What date or transportation models were used to make these estimates? Per the ITE Trip Generation Manual, 10th Edition, Land Use: 150 Warehousing, approximately 310 daily trips are anticipated to be generated by the proposed project with approximately 39 new weekday AM peak hour trips and approximately 42 new weekday PM peak hour trips.

- 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. There are no farm or forest lands on or near the site to our knowledge.

- h. Proposed measures to reduce or control transportation impacts, if any. Construction of roadway improvements and payment of City of Kent traffic mitigation fees will reduce transportation impacts.

14. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The project is a redevelopment of the site and is not anticipated to create a significant increase to public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. Construction of updated utility systems, payment of system development charges and payment of fire and park impact fees and traffic mitigation fees will control impacts to public services.

15. 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. _____

Electricity: Puget Sound Energy

Natural Gas: Puget Sound Energy

Water: City of Kent

Sanitary Sewer: City of Kent

Telephone: CenturyLink

Cable: Comcast

Refuse Service: Republic Services

C. Signature

I swear under penalty of perjury that all information provided on this document is true and correct to the best of my knowledge.

Signature: *Daniel K. Balmelli*

Printed Name: Daniel K. Balmelli, P.E.

Position and Agency/Organization: Executive Vice President, Barghausen Consulting Engineers

Date: April 8, 2022