

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.

The City has provided the attached SEPA checklist as a fillable form to ensure consistent formatting throughout the document. **It is required that the attached SEPA checklist is used for all SEPA review applications** and if it is not used, the application will be deemed incomplete. If the provided space is not enough to fit your answer in, attach your full answer to the end of the SEPA checklist.

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.

For Applicant

For City Use

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Quarterra Mixed-Use Garden Apartments

2. Name of applicant:

Quarterra Multifamily Communities, LLC

3. Address and phone number of applicant and contact person:

- Contact Person: Brad Machat
- Address: Quarterra Multifamily Communities
1325 4th Ave, Suite 1300
Seattle, WA 98101
- Phone #: 206-708-2294
- Email: brad.machat@quarterra.com

4. Date checklist prepared:

January 9, 2025

5. Agency requesting checklist:

City of Enumclaw

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

Construction anticipated to begin Q4, 2025 and end by Q4, 2028

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

A Monitoring and Inadvertent Discover Plan (MIDP) will be developed as part of the reporting for work for the DAHP permit that is planned to be submitted.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Feasibility Report, by PanGEO, dated August, 2024
Wetland and Fish and Wildlife Habitat Assessment report by Soundview Consultants, dated November, 2024
Arborist Report by Soundview Consultants, dated January 2025
Phase 1 Environmental Site Assessment, by Atlas Geosciences NW, dated November 8, 2024
Traffic Impact Analysis Report by TenW, dated January 15, 2025
A Cultural Resources Report by HDR, will be prepared. Targeting late-February 2025 for completion.

For Applicant

For City Use

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.

As noted in item #8 above, preliminary steps for an eventual DAHP permit submission are in-progress.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Enumclaw Permits: Boundary Line Adjustment, Commercial Building Permit, Plumbing and Mechanical Commercial Permit, Demolition Permit, DRB Approval, Land Disturbance Activities Permit, Permanent Signage Permit, ROW Application, Critical Areas Permit / WSDOT: Channelization Plan / WA Ecology: NPDES Coverage

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. 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.)

The project proposes to construct: 216 apartment homes across 9 three-story buildings, a central clubhouse and outdoor pool/spa area,⁴¹ townhome units in 8 three-story buildings, and approximately 15,000 square feet of retail/commercial space across 3 buildings, along with associated and requisite parking, open space and recreation space, road extensions and improvements, and utility extensions and services on an assemblage of four parcels of 13.97 acres.

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.

- Address: 23515, 24631, and 24711 SE 440th Street

- Parcel #: 2320069156, 2320069041, 2320069213, and 2320069188

- Legal Description

see attached

For Applicant

For City Use

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Flat, rolling, hilly, steep slopes, mountainous, other:

The site is generally sloping from east to west with an average slope of approximately 4%. There are 3 existing homes and associated outbuildings on the site.

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

approximately 10%

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.

The site consists of 6-12 inches of topsoil over 10-12 feet of medium dense brown and gray-brown silty sand with clay and clayey sand, over medium dense silty fine to medium sand.

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

None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

We estimate approximately 20,000 cubic yards of excavation from the site, and approximately 40,000 cubic yards of needed fill. On-site soils are generally assumed to be unsuitable for re-use as structural fill, and so excavated material will be substantially hauled off and needed fill material will be substantially imported. The source of fill material is not yet known, but will be shared with the city prior to permit issuance.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Yes, erosion may occur as a result of clearing and/or construction activities. See below for a description of measures to mitigate this risk.

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

Approximately 75% of the site will be impervious surfaces after construction.

For Applicant

For City Use

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

The project will implement erosion control best management practices during construction, and will adhere to city and state monitoring and reporting requirements. A TESC plan will be part of the LDA permit, and the project will obtain NPDES coverage from Ecology.

2. [Air Find help answering air questions](#)

- 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.

Emissions will occur from vehicles and equipment during construction, and from tenant and customer vehicles when completed. Future business uses may include additional emissions (e.g. from commercial kitchen exhaust)

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

The site is adjacent to State Route 164 which is a high-capacity roadway and a source of vehicle emissions.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. During construction, equipment and vehicles will be maintained in good working order. No specific measures are proposed for control of emissions following construction.

3. [Water Find help answering water questions](#)

- a. [Surface Water: Find help answering surface water questions](#)

- 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.

There is one Category III wetland (Wetland 1) off-site in close proximity to the west of the site. There is one off-site Type Ns stream (Stream 1) located approximately 270 feet off-site to the north of the subject property across public ROW. One artificially induced wetland area was identified on the north central area of the site that appears to be resulting from the decommissioned/non-functional ditch along the south side of State Route-164 that is discharging hydrology onsite. Additional details regarding the artificially induced wetland area can be found in section 5.1.1 of the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants (November 2024).

- 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.

There is one Category III wetland (Wetland 1) off-site in close proximity to the west of the site. There is one off-site Type Ns stream (Stream 1) located approximately 270 feet off-site to the north of the subject property across public ROW. One artificially induced wetland area was identified on the north central area of the site that appears to be resulting from the decommissioned/non-functional ditch along the south side of State Route-164 that is discharging hydrology onsite. Additional details regarding the artificially induced wetland area can be found in section 5.1.1 of the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants (November 2024).

For Applicant

For City Use

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.

The proposed project does not propose any direct wetland impacts or fill of wetlands.

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

No surface water withdrawals are proposed

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

No portion of the site is within mapped 100-year floodplain.

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 waste material is proposed to be discharged to any surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No groundwater withdrawal is proposed for drinking water or any other purposes. Incidental perched groundwater encountered during utility trenching or other excavations will be pumped to discharge with surface runoff.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None proposed.

For Applicant

For City Use

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.

Runoff will occur from all building, paved, and landscape and open space areas on-site. Stormwater runoff will be collected and conveyed in a series of pipes and catch basins to an on-site detention pond. Stormwater quantities and additional detail are provided in the drainage report submitted to the City with this checklist.

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

Yes, urban runoff does contain heavy metals, hydrocarbons, suspended solids, fertilizers, etc. that can be detrimental to surface waters. The project will provide enhanced water quality treatment for all pollution generating surfaces prior to infiltration.

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

The project will maintain the site's natural point of discharge which is off-site downstream to the northwest.

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

During construction, best management practices will be implemented as previously described. The project will comply with all applicable Ecology and City stormwater requirements including enhanced water quality treatment and stormwater flow control. The project will also be required to investigate the feasibility of low-impact development best management practices as part of the LDA permit.

4. **Plants** [Find help answering plants questions](#)

a. Check the 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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

Mostly undeveloped agricultural fields of tall fescue (*Schedonorus arundinaceus*), creeping buttercup (*Ranunculus repens*), velvet grass (*Holcus lanatus*), narrow leaf plantain (*Plantago lanceolata*), common dandelion (*Taraxacum officinale*), hairy cats ear (*Hypochaeris radicata*), oxeye daisy (*Leucanthemum vulgare*), apple trees (*Malus pumila*), and English hawthorn (*Crataegus monogyna*). Forested areas near the residences and along the eastern boundary consist of Douglas fir (*Pseudotsuga menziesii*), grand fir (*Abies grandis*), and sweet cherry (*Prunus avium*), with an understory of nonnative invasive Himalayan blackberry (*Rubus armeniacus*).

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

Generally the entire site outside of any protective buffers will be cleared of existing vegetation.

For Applicant

For City Use

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species were identified on the subject property.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

The site will be planted with native and PNW adapted plants and vegetation that are hardy and drought resistant.

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

Himalayan Blackberry, reed canary grass, and oxeye daisy.

5. Animals [Find help answering animal questions](#)

- a. List any birds and other animals that 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:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Songbirds were observed flying over the site during the wetland delineation and habitat assessment completed by Soundview. Red tailed hawks could potentially fly over the site as they are commonly seen along highways and open fields. Mammals that could potentially utilize the site and adjacent offsite wetland and riparian areas may include deer, raccoon, and possum. According to the WDFW and NWIFC-SWIFD fish mapping tool, offsite Stream 1 is a Type Ns stream and does not contain any documented fish presence.

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site. According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. The subject property contains large, open grassy fields that are seasonally mowed. No suitable breeding or foraging habitat for north American wolverine, yellow-billed cuckoo, marbled murrelet, or northwestern pond turtle occur within 300 feet of the subject property. Additionally, no suitable habitat for bull trout is found on or within 300 feet of the subject property, as Stream 1 has low channel complexity, and water temperatures that are not suitable for bull trout.

- c. Is the site part of a migration route? If so, explain.

The site is within the broad path of the Pacific Flyway.

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

The offsite wetland buffer extending onto the site will be preserved and protected.

For Applicant

For City Use

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

None known.

6. **Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

- 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 proposal will primarily utilize electricity for energy needs (heating and cooling of interior spaces, hot water, etc.). Propane tanks will be used for onsite BBQs and pool/spa heating as well as for any potential cooking requirements in the retail/commercial buildings.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project poses no apparent impact to solar energy potential on 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 proposal will include some on-site solar and will meet or exceed applicable energy code.

7. **Environmental Health** [Find help with answering environmental health questions](#)

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

Yes, see below.

- 1. Describe any known or possible contamination at the site from present or past uses.

- a. 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.

A Phase 1 ESA was completed by Atlas Geosciences NW in November, 2024. The ESA identified data gaps relative to past oil heat use on 2 existing home sites. One home site has incomplete records indicating if a past oil tank was above or below ground, and another home site lacks soil testing to confirm a properly decommissioned oil tank did not contaminate surrounding soils. Additional study will be completed to determine whether either of these items have resulted in contamination on-site.

For Applicant

For City Use

- b. 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.

Some construction materials and chemicals used during construction will qualify as toxic and/or hazardous. In the developed condition, no specific toxic or hazardous materials are planned to be stored or used on-site; however, apartment tenants in the residential portion of the site, and/or retail or commercial operations in the retail/commercial portion of the site may store materials typically found in those uses.

- c. Describe special emergency services that might be required.

No special emergency services are anticipated to be required.

- d. Proposed measures to reduce or control environmental health hazards, if any.

Construction materials and chemicals will be stored and used following best practices and following manufacturers recommendations.

b. Noise

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

The project is adjacent to SR164 which is a high-capacity roadway, and therefore a source of noise

- 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)?

Noise generated during construction will generally be from construction vehicles and equipment and will be what is typical for this scope and scale of development in this region. Noise generated from the finished development will be just what is typical for rental apartment housing and low-rise retail/commercial development.

- 3. Proposed measures to reduce or control noise impacts, if any.

No specific measures are proposed.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 large-lot, single-family residential homes with surrounding unworked pasture. We do not anticipate that the proposal will have any adverse effect on current, adjacent land uses.

For Applicant

For City Use

- 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 because 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?

The site has likely been used for agricultural purposes as some point in the past; however, the site is not currently used for agricultural purposes and is not zoned for agricultural use.

- 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?

We do not anticipate any impact from this proposal on surrounding working farm or forest land operations. Conversely, we do anticipate any impact to this proposal from surrounding operations.

- c. Describe any structures on the site.

On the 4 parcels there are currently: a two-story, wood house built in 1917 with a detached wood garage built in 1932, a two-story, wood house built in 1926 with a detached wood garage built in 1994, and a one-story, wood house built in 1953.

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

All existing structures will be demolished.

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

General Office with a Mixed-Use Overlay

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

Office with a Mixed-Use Overlay

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

For Applicant

For City Use

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No portion of the site has been classified as a critical area by the city or county; however, the project biologist has mapped a Category III wetland on the north, central portion of the site. Additionally, the King County Sensitive Area map identifies one offsite wetland to the south of the subject in an area that has been developed with residential homes under a separate project.

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

Approximately 500 people in the residential portion of the project. The number of anticipated retail/commercial employees will not be known until the retail/commercial end users are determined.

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

Two people currently reside in one existing home.

- k. Proposed measures to avoid or reduce displacement impacts, if any.

The residents are willing sellers of their property, who will be fairly compensated.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will obtain city design review approval prior to construction.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None proposed.

9. [Housing Find help answering housing questions](#)

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

The proposal provides attainable housing in the form of 216 apartment units and 41 townhomes. 20% of the apartment units will qualify for MFTE status.

For Applicant

For City Use

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

Three, middle-income homes will be eliminated.

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

None proposed.

10. **Aesthetics** [Find help answering aesthetics questions](#)

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

The residential buildings are three stories with a maximum building height of 35 feet as measured from the average finished grade to the midpoint of the sloped roof for each building. The height to the roof ridge is approximately 39 feet. The principal wall material is an engineered synthetic wood siding with a variety of textures and colors. This includes board and batten, horizontal lap siding of different heights, and vertical siding. The roof consists of hip and gabled roof forms with slopes ranging from 3:12 to 8:12 and comprised of composition shingles. Each building facade has been articulated to comply with Section 19.38 Mixed-Use Development and Design Standards in the Enumclaw Municipal Code.

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

No views are anticipated to be obstructed in the immediate vicinity. The community will be visible from adjacent areas.

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

The project will obtain design review approval from the city, prior to construction.

11. **Light and Glare** [Find help answering light and glare questions](#)

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

Construction activity will primarily occur during daylight hours and will not require site lighting; however, during portions of the year when city permitted work hours extend before dawn, site lighting may be used for site logistics and safety. Vehicle headlights will result from the residential and retail/commercial portions of the site. Typical pedestrian oriented, building porch and entry lights will be utilized in the residential areas. Retail/commercial uses are not yet identified, but will include lighting for business signage, parking lots, and other lighting typical of retail/commercial uses. Lighting may be used at any time from any of these uses, but will predominantly occur during morning and evening hours.

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

No light or glare from the finished project is anticipated to pose a safety hazard or interfere with views.

For Applicant

For City Use

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

None known.

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

Construction will follow all city rules and regulations regarding working hours. Lighting for the finished project will follow all city lighting regulations.

12. Recreation [Find help answering recreation questions](#)

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

Mahler Park is approximately 0.3 miles to the northwest of the park.

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

No, it would not.

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

As a redevelopment of private land this proposal does not negatively impact recreational opportunities for the general public.

The proposal is subject to, and will pay, City Park Impact Fees. The proposal is also subject to "open space" requirements that will be constructed onsite. Apartment residents will enjoy access to a well amenitized clubhouse and pool/spa area.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.

The 3 existing homes and 2 detached parking garages are over 45 years old.

For Applicant

For City Use

- 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.

An archaeological survey was completed on-site. The initial survey yielded scattered pre and post contact archaeological findings consisting of “low density stone tools and stone tool debris”. Debris is scattered about from logging and/or agricultural uses in the past with low likelihood of a dense concentration onsite

- 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.

An archaeological survey conducted by HDR which included close interval probing.

- 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.

The project will obtain an Archaeological Site Alteration and Excavation Permit to further investigate and survey the site findings prior to a DAHP Permit submission. The project will perform required mitigation measures as required by DAHP.

14. [Transportation Find help with answering transportation questions](#)

- 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 project is adjacent to 440th Street SE, State Route 164, and Highpoint Way ROW (currently improved with just a pedestrian path). The project proposes to continue Highpoint Way from its current terminus at the SE corner of the project site, north to SR164. The project proposes driveway access to all 3 adjacent roadways. See plans submitted with this checklist.

- 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?

King County Metro provides transit service in the vicinity and the nearest transit stop is located approximately 650 feet east of the site on SR 164 (west of Farrelly Street) and provides service to King County Metro DART Route 915 providing service between Enumclaw and Auburn.

- c. 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).

The project proposes to build a two-way paved roadway with curb and gutter, landscape strip, and sidewalk from the current terminus of Highpoint Way to SR164. The project proposes extension of sidewalk along SR 164 along the project frontage. The project proposes half-street improvements on SE 440th Street along the project frontage.

For Applicant

For City Use

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

It will not.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is estimated to generate 2,020 new vehicular trips per weekday. Peak volumes are expected to occur during the AM peak period (7-9 AM) and during the PM peak period (4-6 PM). Trucks are anticipated to account for less than 3% of the weekday vehicular trips. These estimates are based on methodology documented in the ITE Trip Generation Manual (11th edition).

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No impact is anticipated on movement of agricultural or forest products.

- g. Proposed measures to reduce or control transportation impacts, if any.

Measures to reduce transportation impacts will include frontage improvements along all 3 frontages including construction of Highpoint Way from its present terminus to SR164. The applicant will also be required to pay transportation impact fees at the time of building permit issuance which will help fund transportation improvements throughout the city.

15. **Public Services** [Find help answering public service questions](#)

- 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 proposes 216 new apartment units, 40 new townhome units, and up to 15,000 square feet of new retail/commercial space. These uses along with temporary construction activity will require public services typical for these uses in this area.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will pay requisite impact fees, and new roadways and buildings will be designed and constructed to meet all applicable requirements for emergency access.

For Applicant

For City Use

16. Utilities [Find help answering utilities questions](#)

a. 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.

The project will be served by city water and sewer utilities which will be extended through the site. Sewer will be extended to the site from approximately 600 feet west of the site. Stormwater utilities in the public ROW will be owned and maintained by the City, on-site will be owned and maintained by the property owner. Existing overhead telecommunications along the north edge of the site will be relocated with frontage improvements, but will remain overhead. Electrical power is provided by PSE, and will be extended underground throughout the site. The site is served by multiple telecommunication providers. Trash will be serviced by Waste Management.

C. Signature [Find help about who should sign](#)

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.

DocuSigned by:
Bradley Machat
0C4A770E62278E

Type name of signee: Bradley Machat

Position and agency/organization: Vice President Quarterra Multifamily Communities

Date submitted: 1/23/2025