



**THE ORIGINAL SIGNED CHECKLIST
MUST BE SUBMITTED AT TIME OF APPLICATION**

Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

Name of Proposed Project: Silver Creek Apartments

Applicant: Casey+DeChant Architects LLC

Address: 5521 100th St SW Suite A

City/State/Zip: Lakewood, WA 98499 Phone: (253) 584-5207

Agent: Same As Applicant

Address: _____

City/State/Zip: _____ Phone: _____

Location of Project: SW Corner of 176th St & Gem Heights Dr

Address: 17718 Gem Heights Dr. E.

Section: 33 Quarter: 21 Township: 19 Range: 04

Tax Parcel Number(s): 0419336002

Date Checklist Prepared: Sep 25, 2014

Agency Requesting Checklist: Pierce County

GENERAL INFORMATION

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

Spring/Summer 2015

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes No If yes, explain.

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

None

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

Yes No If yes, explain.

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

None

6. Give brief, complete description of your proposal, including proposed uses, size of the project, and site characteristics. 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.

New 182 unit apartment project w/ (21) 2 - 3 st. buildings & 1 common rec. facility w/ managers unit. Common open spaces w/ outdoor amenities. Open on-site parking w/ some free-standing carports and garages.

7. Location of proposal, and directions to the site. Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

SW corner of intersection at 176th St. & Gem Heights Dr.

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)?

5% - 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.

Everett gravelly sandy loam and Neilton gravelly loamy sand. Based on "Custom Soil Resource Report"

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
 Yes No If so, describe.

- 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.

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

No, temporary erosion control measures will be implemented during construction.

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

Approx. 55%

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

State of the art permanent erosion control measures will be taken during the construction process.

2. AIR

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

Typical noise & emissions associated with construction. Completed project will have vehicle emissions associated with a typical apartment complex.

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

No, other than typical vehicle emissions from adjacent streets.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Existing mature evergreen trees will be preserved where possible. Provide new interior & perimeter landscaping to current zoning code standards.

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, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state the stream or river into which it flows.

No

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 for this work.

No

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 and/or the disposal site.

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 floodplain 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.

N/A

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) is/are expected to serve.

None

c. Water Runoff (including storm water):

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.
2. Could waste materials enter ground or surface waters? If so, generally describe.
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

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

4. PLANTS

a. Check types of vegetation found on the site and list specific species:

deciduous tree: alder aspen maple

Other: Cottonwood

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: Typical underbrush associated with heavily treed areas.

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 & underbrush in areas of new construction.

c. List threatened or endangered plant 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:

Existing mature trees will be preserved where possible. New LS per zoning code.

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

None known

5. ANIMALS

a. Circle any birds or animals that have been observed on or near the site, or that are known to be on or near the site:

Birds: hawk heron eagle songbirds other: _____

Mammals: deer bear elk beaver other: Typ. forest rodents

Fish: bass salmon trout herring shellfish other: _____

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

None

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

No

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

Existing mature trees will be preserved where possible.

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

None known

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?

Electric

Describe whether it will be used for heating, manufacturing, etc.

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:

Building design is per current WA State Energy Code requirements.

7. ENVIRONMENTAL HEALTH

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

Possible structure fires associated with apartment buildings.

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

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None. Only fuel in construction equipment fuel tanks.

4. Describe special emergency services that might be required (for example, chemical spills or explosions).

None.

5. Proposed measures to reduce or control environmental health hazards, if any:

Typical on-site safety measures associated with construction of this type.

b. Noise

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

Typical neighborhood & traffic noise associated with residential areas.

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 short-term construction noise & typical long-term residential noise.

3. Proposed measures to reduce or control noise impacts, if any:
LS perimeter of site & interior parking areas.

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.
Current use vacant.
Residential to south & north. Assisted living to west. Commercial & residential to east.
- 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 oversized 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

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

CC (South Hill Community Plan)

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

MPC

- 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 an "environmentally sensitive" area? If so, please specify.

No

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

Approximately 300

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

None

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

None

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

Building design to conform to zoning code standards.

- m. Proposed measures to ensure the proposal is compatible with nearby 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 it would be high, middle, or low-income housing.

182 High to Middle income units.

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

None

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

None

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?

Approx. 30 feet high at eave. Mixture of wide & narrow horizontal siding and cedar look and vertical board & batt accent siding.

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

None

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

None

11. LIGHT AND GLARE

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

Typical car headlight glare at night in parking areas. All buildings & parking area lights will be shielded.

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

No

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

None

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

Perimeter landscaping

12. RECREATION

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

Silver Creek community clubhouse & recreation area is located to the south approx. 1/2 mile.

- 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:

No impacts on current recreation areas. Completed project will have recreation building w/ swimming pool, sport court, open space w/ covered area and a exercise trail around site with workout stations periodically.

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

- 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

- c. 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.

From Meridian Ave. west on 176th St. E, Left on Gem Heights to project entry.
From Canyon Rd, east on 176th St. E, right into project entry.

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

Yes, Pierce Transit stop for route 402 is near corner of 176th & Gem Heights.

- c. How many parking spaces would the completed project or non-project proposal have? 320

How many would the project eliminate? None

- 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).

No frontage improvements. Possible extension of existing 176th center median to prevent illegal turns and ensure the access operates as right-in/right-out only.

- e. Will the project 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? 1,210

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Peak volumes are 4pm - 6pm. No additional commercial or non-passenger vehicles anticipated due to type of project being residential.

- 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:

None proposed.

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:

Yes, typical Fire, Police, Paramedic & School associated with 182 new apartment units.

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

None Proposed

16. UTILITIES

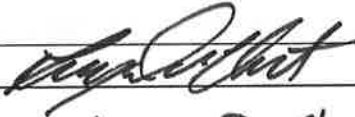
- a. Identify existing utilities by name including: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system; other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity that might be needed.

Connect to existing water & sewer with on-site construction required.
Connect to existing phone, electric & cable lines as required.

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: Larry DeChant

Position and Agency/Organization: Casey + DeChant Architects LLC

Date Submitted: _____