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PLANNING DEPARTMENT PM

BY _____



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SEPA ENVIRONMENTAL DOCUMENTS

If an application for a land use or building permit is subject to environmental review under Chapter 43.21C RCW, all SEPA environmental documents must be submitted with the filing of a land use permit or building permit application or the City will not accept the application.

The following is a list of the environmental documents that must be submitted with the land use or building permit application:

1. **Environmental Checklist.** The checklist form can be obtained from the Kirkland Planning Department.
2. **Road concurrency test decision memo.** Applicants must pass road concurrency *before* submitting for a land use or building permit and the environmental documents. Concurrency application forms are available from Public Works or the Planning Departments. If the application passes road concurrency, the Public Works Department's Transportation Engineer will provide the applicant or applicant's traffic engineer with a concurrency test decision memo and traffic information that needs to be included in the Traffic Impact Analysis. A copy of this memo must be submitted to show that road concurrency has been passed.
3. **Traffic Impact Analysis.** Traffic Impact Analysis Guidelines can be obtained from the Planning or Public Works Departments. The Traffic Impact Analysis is to be completed after the road concurrency test has been successfully passed. Information from the City's Transportation Engineer is to be included in the Traffic Impact Analysis along with all other information specified in the guidelines.
4. **Other supplemental environmental information.** Ask the assigned planner at the pre-application meeting what other environmental information will be required with the environmental submittal. All studies and reports must be prepared by a licensed and qualified specialist in the field and approved by the City. Supplemental impact assessment reports or studies that may be required include, but not be limited to the following:

- Lighting
- Environmental health hazard
- Historic
- Wetland and/or stream delineation and analysis, prepared or reviewed by the City's consultant
- Hydrology
- Wildlife
- Views
- Noise
- Geotechnical soils analysis

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT DESIGN AND PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE ENVIRONMENTAL MATERIALS THAT YOU MUST SUBMIT.



CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

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

A.

BACKGROUND

1. Name of proposed project, if applicable: Google Phase II Core & Shell (Pace Site)
2. Name of applicant: Dave Tomson

3. Address and phone number of applicant and contact person: 520 6th St. S Suite A, Kirkland 425-629-4437
4. Date checklist prepared: 1/31/13
5. Agency requesting checklist: Planning & zoning
6. Proposed timing or schedule (including phasing, if applicable): Construction start Sept 2014, complete June 2015
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, not beyond the scope described in #11 below.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Phase 1 and Phase 2 environmental testing has been done on the property
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.
Department of Ecology has approved a remedial action plan through a Consent Decree attached to the property. We will need City of Kirkland approval to access the rail road corridor for road and pedestrian crossings.
10. List any government approvals or permits that will be needed for your proposal, if known.
We will need City of Kirkland approval to access the rail road corridor for road and pedestrian crossings.
11. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. 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.
Construction of a 180,000 SF (2) Story Leed Gold shell & core tech office building over (2) stories of below grade parking for 720 stalls.
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.
500 7th Ave S, Kirkland, WA, See attached ALTA survey exhibit A attached.

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

65%

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

Erosion Control will be provided per the King County Stormwater Design Manual Core Requirement #5 as required by the City of Kirkland.

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 if known.

Exhaust from temp Construction equipment from Sept 2014-Feb 2015. Automobile exhaust from cars ranging from 150 at project completion with stabilization at 640 vehicles at peak.

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

None known

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

None

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

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.

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.

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 flood plain? If so, note location on the site plan.

No

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

No

b. Ground

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

The below grade parking garage will have footing drains that will collect perched groundwater adjacent to the building walls. The estimated quantity of groundwater to be collected and discharged is 10 gallons per minute. No water will be discharged to the groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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.

Site has little stormwater runoff. On site storm drain system will collect both site and roof stormwater and will discharge directly to the city's existing storm drain line which discharges to Lake Washington. Approximate 2-year peak flow is 5.7 cfs, 10-year peak flow is 8.6 cfs (Rational Method).

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

No

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

Standard city approved temporary erosion control will be used during demolition.

~~Project will perform a watershed analysis to verify the City of Kirkland storm drain system has sufficient capacity to serve the proposed site. If system does not have capacity an on-site detention system will be provided so that the peak flow for the 2-year and 10-year storm matches the predeveloped condition.~~

4. PLANTS

a. Place "x" next to 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
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Trees, grass and shrubs will be removed from the site, and new native plantings will be planted on the site.

c. List threatened or endangered species known to be on or near the site.
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The landscape will minimize the use of turf, utilize native and drought tolerant plant species, amended soil that will provide the ideal growing conditions for the plant material. Trees and shrubs that have similar watering requirements will be grouped together, for effective water management.

5. ANIMALS

a. Have any birds and animals been observed on or near the site or are known to be on or near the site?

None known

birds: hawk, heron, eagle, songbirds, other? Robins, Sparrows and Starlings observed
mammals: deer, bear, elk, beaver, other? None known
fish: bass, salmon, trout, herring, shellfish, other? None Known

b. List any threatened or endangered species known to be on or near the site.
None Known

c. Is the site part of a migration route? If so, explain.
Not Known

d. Proposed measures to preserve or enhance wildlife, if any:
None

6. ENERGY AND NATURAL RESOURCES

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

Electric and natural gas 

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:

High performance facade and glazing with enhanced insulation, Sun shading devices, shell 7 core to meet LEED Gold.

7. ENVIRONMENTAL HEALTH

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

No

1) Describe special emergency services that might be required.
Standard fire department access loop provided around the building.

2) Proposed measures to reduce or control environmental health hazards, if any:
Any health hazards found on site during construction will be removed

b. Noise

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

Traffic

-
-
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Design to meet Kirkland planning requirements
-
-

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Potentially site lighting at night and reflection off the west glazing during sunset
-
-
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
None known
-
-
- c. What existing off-site sources of light or glare may affect your proposal?
Adjacent residential neighborhood to the West and the north
-
-
- d. Proposed measures to reduce or control light and glare impacts, if any:
Project will meet LEED credit 8 for Light pollution reduction and west glazing will have ext. shading devices
-
-

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None known in the immediate vicinity
-
-
- 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 
-
-

13. HISTORICAL AND CULTURAL PRESERVATION

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

No

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

None

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

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show onsite plans, if any.

Entry and egress off 5th Pl S where it intersects 7th Ave S. Restricted access off 7th Ave S.

Additional site access is provided from the east, across the rail corridor, through the existing office development which is served by 6th Street S

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

Yes, 500 feet to State street & 7th Ave S and 700 ft to 6th St S & 5th Ave S

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

720 proposed and none eliminated

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

New access drive to 5th Pl S and a private drive across the rail corridor from the existing development to the east.

Frontage improvements to 7th Ave S

Replace 230 linial ft of 12" sewer pipe and replace one catch basin in 7th Ave S

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

Project is immediately to the west of an existing abandoned rail corridor that will be a park

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
It is estimated that the completed project will generate 1684 vehicle trips per day (typical weekday). Peak volumes are estimated to occur between 5:30 and 6:30pm.

g. Proposed measures to reduce or control transportation impacts, if any:
restricted access to site off of 7th Ave S. Access will be limited to 5th Pl S.
Single occupant vehicle activity, would include an extension of measures currently in place with the existing office buildings. This will include carpool programs and preferential parking for carpools, bicycle secured storage areas and shower/changing rooms, cafeteria services to allow employees to remain on site during business hours, as well as work at home opportunities.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. UTILITIES

What utilities are currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other?
electricity, natural gas, water, refuse, service, telephone, sanitary sewer

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.
Tie into existing electricity, natural gas, water, telephone, sanitary sewer per attached site plan

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

[Statutory Authority: RCW 43.21C.110, 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]