CITY OF TUKWILA

Department of Community Development
6300 Southcenter Boulevard, Ste 100
Tukwila, WA 98188
Telephone: (206) 431-3670

SEPA ENVIRONMENTAL REVIEW

APPLICATION

FOR STAFF USE ONLY Permits Plus TYPE: P-SEPA	
Planner:	**File Number:**
Application Complete Date:	**Project File Number:**
Application Incomplete Date:	**Other File Numbers:**

NAME OF PROJECT/DEVELOPMENT: UPDATE OF TMC 18.52, LANDSCAPING CODE

BRIEF DESCRIPTION OF SCOPE OF WORK: COMPLETELY REVISE THE LANDSCAPING REGULATIONS THAT APPLY TO COMMERCIAL, INDUSTRIAL MULTIFAMILY AND NON-RESIDENTIAL DEVELOPMENT IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT.

Public Notice will be provided via published notice in the Seattle Times.

LOCATION OF PROJECT/DEVELOPMENT: *Give street address or, if vacant, indicate lot(s), block and subdivision, access street, and nearest intersection.*

City-wide

LIST ALL TAX LOT NUMBERS (this information may be found on your tax statement).

N/A

DEVELOPMENT COORDINATOR/ PROJECT CONTACT:

The individual who:

- has decision making authority on behalf of the owner/applicant in meetings with City staff,
- has full responsibility for identifying and satisfying all relevant and sometimes overlapping development standards, and
- is the primary contact with the City to whom all notices and reports will be sent.

PLEASE PRINT CLEARLY

Name: City of Tukwila Dept. of Community Development, ATTN: Carol Lumb

Address: 6300 Southcenter Blvd., Suite 100

CITY, ST, ZIP Tukwila, WA 98188 Phone: 206-431-3661

E-mail: Carol.Lumb@Tukwilawa.gov

Signature: _____ Date: 10-20-16

STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Please respond to all questions. Use separate sheets as necessary. Department of Ecology provides a guidance on filling the SEPA checklist at DOE Environmental Checklist Guidance

A. BACKGROUND

1. Name of proposed project, if applicable:
   TMC 18.52 - Tukwila Landscaping Code Revision

2. Name of Applicant:
   City of Tukwila, Department of Community Development

3. Date checklist prepared:
   October 20, 2016

4. Agency requesting checklist: City of Tukwila

5. Proposed timing or schedule (including phasing, if applicable):
   Review by Planning Commission, November, 2016; review and adoption by City Council, February/March, 2017

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   Revisions are planned to the City's tree regulations in 2017, which relate to the City's landscaping regulations.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   No environmental information has been prepared for this project – the regulations apply to proposed development or redevelopment in the City's commercial, industrial, multi-family and non-residential development in the low density residential district.

8. 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

9. List any government approvals or permits that will be needed for your proposal.

Tukwila City Council approval

10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposal is to repeal the current landscaping code in TMC 18.52 and replace it with new landscaping regulations. The major revisions include adding required parking lot landscaping in the Light Industrial, Heavy Industrial and Manufacturing Industrial Center Light and Heavy districts; permitting flexibility in where landscaping is located in the industrial districts, including allowing clustering of landscaping; providing guidance on the planting of trees in the street frontage, soil preparation specifications, tree standards, and procedures for landscape modifications, including clustering of landscaping, use of bioretention facilities as landscaping, modifications to existing landscaping and credit for retaining of significant trees. The new landscaping code identifies violations and establishes monetary penalties as well as the number of replacement trees required.

11. 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, the tax lot number, and section, township, and range. 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.

City-wide

12. Does the proposal lie within an area designated on the City's Comprehensive Land Use Policy Plan Map as environmentally sensitive?

To the extent any project site contains identified sensitive areas, yes. The City's Sensitive Area regulations found in TMC 18.45 or the City's shoreline regulations found in TMC 18.44 would continue to apply in addition to any landscaping requirements in TMC 18.52.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

N/A - This is a non-project action. Possible sites to be developed or redeveloped are located throughout the City with varying topography and soils.

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

N/A

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 prime farmland and whether the proposal results in removing any of these soils.

Varies

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

N/A – Non-Project Action

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

2. *Air*

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – Non-Project Action

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 – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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 – Non-Project Action

b. Ground*:*

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.

N/A – Non-Project Action

2. Describe waste materials 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:

N/A – Non-Project Action

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? Will this water flow into other waters? If so, describe.

   N/A – Non-Project Action

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

   N/A – Non-Project Action

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

   N/A – Non-Project Action

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

   N/A – Non-Project Action

4. *Plants*: N/A – Non-Project Action

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
	Wet soil plants: cattail, buttercup, bulrush, 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?

   N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

5. ***Animals***

a. List any birds or 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:
Other:	

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

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

N/A – Non-Project Action

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:

N/A – Non-Project Action

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.

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

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.

N/A – Non-Project Action

4. Describe special emergency services that might be required.

N/A – Non-Project Action

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

N/A – Non-Project Action

b. *Noise*

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

N/A – Non-Project Action

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

b. Has the project sire 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?

N/A – Non-Project Action

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:

   N/A – Non-Project Action

c. Describe any structures on the site.

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A – Non-Project Action

9. ***Housing***

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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?

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

11. Light and Glare

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

12. ***Recreation***

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

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.

N/A – Non-Project Action

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 – Non-Project Action

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A – Non-Project Action

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.

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

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

N/A – Non-Project Action

f. How many vehicular trips per day would be generated by the completed project? 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?

N/A – Non-Project Action

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.

N/A – Non-Project Action

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

N/A – Non-Project Action

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.

N/A – Non-Project Action

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

N/A – Non-Project Action

16. Utilities

a. Circle utilities currently available at the site: N/A – Non-Project Action

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.

N/A – Non-Project Action

NON-PROJECT PROPOSALS (E.G., SUBURBAN PLANS AND ZONING CODE TEXT CHANGES) MUST COMPLETE THE FOLLOWING PAGES).

C. SUPPLEMENTAL SHEET FOR NON-PROJECT PROPOSALS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposals be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed action is to adopt new landscaping regulations that will require additional landscaping in many zoning districts in the City to implement Comprehensive Plan Goals 4.13 and 4.14 and policies 4.13.10, 4.13.11, 4.14.3. 4.14.4. 4.14.6, and 4.14.7 to increase tree canopy throughout the City. The additional trees will have the benefit of improving air quality, decreasing storm water run-off and reducing heat islands in parking lots, among other benefits. The new landscaping regulations also permit the use of bioretention facilities, in compliance with new low impact development regulations, to substitute for formal landscaping, which will also have a beneficial effect on storm water run-off. New development that takes place under the new landscaping regulations will address air emissions, increases to the discharge of water, toxic or hazardous substances and production of noise.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed landscaping regulations continue the current requirement to retain significant trees on development sites when the trees are not dead, dying, diseased or a nuisance species. The retained trees may count towards required landscaping on the site. The proposed regulations will not affect animals, fish or marine life, except to the extent that retained trees, or new tree canopy or bioretention facilities integrated into the landscaping reduces storm water run-off, which in turn improves water quality in the City's river and streams (Green/Duwamish River, Gilliam, Southgate and Riverton Creeks).

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

N/A – the new landscape code affects the installation of new landscaping materials for new and re-development. Any proposals for new or re-development will address impacts on existing plants, animals, fish or marine life.

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

The proposed revisions to the landscaping code will not affect energy or natural resources except to the extent that additional tree canopy will reduce heat islands and divert stormwater run-off.

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

N/A

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 habitats, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed revisions to the landscaping code will not affect environmentally sensitive areas; any site containing an environmentally sensitive area is still subject to the City's sensitive area regulations, TMC 18.45and/or the City's shoreline regulations, TMC 18.44.

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

N/A

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?

The proposed revisions to the landscaping code will affect new or re-development in commercial, industrial, multi-family and non-residential development in the single family district the City by revising, in some zoning districts, the amount of front, side or rear landscaping and/or amount of parking lot landscaping required; allow the use of bioretention facilities to substitute for required landscaping; permit landscaping to be clustered in some zoning districts; establish violations and penalties. The proposed revisions to the landscaping code will not allow or encourage land or shoreline uses that are incompatible with existing plans.

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

N/A

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

The proposed revisions to the landscaping code will not increase demand on transportation or public services and utilities.

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

N/A

6. Identify, if possible, whether the proposal may conflict with Local, State, or Federal laws or requirements for the protection of the environment.

The proposed revisions to the landscape code will not conflict with other Tukwila ordinances, or State or Federal requirements related to the protection of the environment.

D. SIGNATURE

Under the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act Checklist 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: Carol Gunn

Date Submitted: 10-20-16