



CITY OF TUKWILA
Department of Community Development
 6300 Southcenter Boulevard, Tukwila, WA 98188
 Telephone: (206) 431-3670

**SEPA –URBAN
 CENTER
 PROJECT**

Please fill out the following property and proposal information

Property Address			
Property zoning	District Name:	Corridor Type(s) bordering the project:	
Property Size in Acres			
Existing Land Use	Describe existing uses on site:		
Proposed Land Use	Describe in detail all proposed uses on site, e.g., retail, office, lodging, housing, civic, industrial, warehousing, etc:		
Dwellings	# Proposed Dwelling Units: # _____ Type _____ # _____ Type _____	Proposed Density (du/ac):	
Non-residential Uses: Building Square Feet	Existing:	Proposed:	
Building Height	Existing stories: Existing height in feet:	Proposed stories: Proposed height in feet:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:	Net New Trips:
(TO BE COMPLETED BY CITY OF TUKWILA)	Source of Trip Rate: ITE Manual _____ Other _____		

SEPA-URBAN CENTER PROJECT CRITERIA CHECKLIST

To determine if the proposed project will not be subject to environmental review and project-specific SEPA-based administrative or judicial appeals (as set forth in TMC 21.04.165), please answer the following questions:

1. Is the proposal consistent with the Southcenter Plan and associated development regulations in TMC 18.28? Please explain.

2. Does the proposed development meet all established conditions or mitigation? If not, please explain.

3. Is the proposed project consistent with the alternative reviewed under the Southcenter Plan SEIS? If not, please explain. Are there any impacts associated with the project that have not been identified in the SEIS?

4. Is the proposal a permitted and/or accessory use(s) located within the applicable TUC zone (TMC 18.28)? Uses listed as “conditional” or “unclassified” are not eligible.

5. Does the proposed project cause the total number of PM hour peak trips generated within the southcenter Subarea as a whole to exceed the maximum number of new PM peak hour trips threshold as identified in the SEIS for the Southcenter Subarea Plan, or a subsequent traffic analysis based on a revised future land use scenario for the Southcenter Subarea? **TO BE COMPLETED BY CITY OF TUKWILA** _____ (staff initials)

6. Is the proposal any of the following:

- a. an “essential public facility” as defined in RCW 36.70.200 or TMC 18.06.270? _____
- b. a development in which any portion includes shoreline modifications waterward of the ordinary high water mark? _____
- c. If the answer to any of questions “6a” through “6b” is yes, the proposal is not eligible for the planned action process.

If a proposed implementing project is determined to satisfy all of the above criteria, no further environmental review is necessary. Additional environmental review shall be required, if a proposal fails to meet any of the above criteria.

Under the penalty of perjury, 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: _____

Date Submitted: _____