

Exhibit 30

CITY OF MILL CREEK MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) AND NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION FOR A BINDING SITE PLAN FOR THE FARM AT MILL CREEK (CITY FILE PL2018-0004)

The applicant has submitted a Binding Site Plan application, The Farm at Mill Creek, to develop property located within the East Gateway Urban Village (EGUV) zone district. The proposed Binding Site Plan is to subdivide approximately 17 acres for a mixed-use development comprised of fourteen (14) buildings. Six of the buildings are one story and are for commercial use. Three of the buildings have commercial use on the ground floor with four stories of residential use above. In addition to the primary structures, four single story garage buildings are proposed adjacent to the existing single-family homes along the southern property boundary and one five-story parking garage is proposed to be used for residential parking. There is approximately 100,000 square feet of commercial use and 354 residential apartment units within the development.

The development includes a total of 1,197 parking stalls (435 surface spaces and 762 spaces in parking garages), along with stormwater facilities, public plazas and open spaces with landscaping and walking paths that connect to the existing trails on adjacent properties. A wetland buffer reduction is proposed. The reduction is offset with mitigation that results in a regional benefit.

Access to the proposed development will be from 132nd Street SE via 39th Avenue SE, 41st Avenue SE, and a private drive aisle. A new public "spine road" is proposed connecting 39th Avenue SE at 132nd Street SE to 133rd Street SE, which was constructed as part of The Vintage at Mill Creek development. In addition, internal private roads and parking areas are proposed for traffic circulation and fire access.

The proposed project is being reviewed and processed in accordance with Mill Creek Municipal Code (MCMC) Title 14 Development Code Administration, Title 16 Subdivisions and Plats, Title 17 Zoning, Title 18 Environment and a Development Agreement under Snohomish County recording number 201904170566.

This Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation are issued pursuant to WAC 197-11-350, Chapters 17.48 and 18.04 MCMC, and through an interlocal agreement with Everett School District.

PROPONENT: The Farm by Vintage, LP
369 San Miguel Drive #135
Newport Beach, CA 92660

SITE LOCATION: The site is located at 4008 132nd Street SE on the south side of the 132nd Street SE at 39th Avenue SE intersection, in the City of Mill Creek, Washington. See **Attachment 1 – Vicinity Map**.

SITE TAX PARCEL

NUMBERS: 28053300200300 (Parcel A) and 28053300200200 (Parcel B)

OFF-SITE

MITIGATION SITE Tax Parcel Numbers: 28053300206900 (Parcel C); 28053300206800 (Parcel D); and 28053300300200 (Parcel E). See **Attachment 1 – Vicinity Map**.

LEGAL

DESCRIPTION: See **Attachment 2 – Legal Descriptions**.

LEAD AGENCY: City of Mill Creek, Department of Planning & Development Services

CONTACT PERSON: Christa Schmidt (formerly Amrine), Senior Planner (425) 921-5738 or christis@cityofmillcreek.com

**ELEMENTS OF THE ENVIRONMENT IMPACTED BY THIS ACTION AND
MITIGATION MEASURES:**

The environmental impacts of this proposal are documented in the environmental checklist and other information on file with the City of Mill Creek in the project file, PL2018-0004. In most cases, the application of the City's land use regulations (Mill Creek Municipal Code) adequately mitigate the impacts of a proposed development. However, in cases where the code does not, such as the elements of the environment for Transportation, Recreation, and Schools, a case-by-case assessment of a development's impact and a determination of the appropriate mitigation to address the impact is required. Listed below are the mitigation measures being imposed to mitigate impacts on Transportation, Recreation and Schools based on the City's assessment of the application materials contained in the project file, PL2018-000 as well as **Attachments 3-14** (see list on page 6) with project details for this SEPA Threshold Determination.

1. TRANSPORTATION

City of Mill Creek: Public roadway improvements are required in accordance with the Development Agreement, as well as MCMC Chapters 16.14 and 16.16. Traffic mitigation is required by the City for PM peak hour trips generated by this development in accordance with City Ordinance No. 2011 – 735. The applicant has submitted a Traffic Impact Analysis and Mitigation Summary, see **Attachment 15 – Traffic Impact Analysis and Memorandums, Dated August 30, 2018, October 16 and 24, 2018, March 6, 2019**.

According to the analysis prepared by Transpo Group, the project is anticipated to generate 6,112 gross daily trips at the site access driveways with 392 during the morning peak commute hour and 565 during the evening peak commute hour. When accounting for the trips between EGUV land uses and pass-by trips of the retail use, the new trips associated with the project total 3,620 daily, 238 AM peak hour, and 332 PM peak hour trips.

The City's established transportation mitigation impact fee is \$3,000 per weekday PM peak hour trip. Therefore, based on the development's 332 estimated new weekday PM peak hour off-site trips, the payment of traffic mitigation fees in the amount of \$1,098,000 is required. These monies will be used for transportation improvements that the City has identified in the Transportation Improvement Plan (TIP).

Mitigation Measures:

In accordance with Development Agreement and City requirements, the following measures shall be implemented to mitigate the potential impacts of the new traffic generated by the development.

- A. The developer shall pay mitigation to the City of Mill Creek in the amount of \$1,098,000 for impacts to the City roadway system. Payment of traffic mitigation fees to the City is required prior to the issuance of the first building permit.

Community Transit:

Community Transit has two bus routes (109 and 412) that serve this site, as well as a Park and Pool facility at the nearby Advent Lutheran Church which is at 80% capacity. Demand for transit services is growing in this area and provides a viable alternative to single occupancy vehicle trips. Community Transit identifies 128th Street SE and 132nd Street SE as a Transit Emphasis Route in their Long Range Plan. Based on the impacts identified in Attachment 15, Community Transit has requested the following mitigation measures to offset impacts to public transit.

- A. The developer shall relocate the existing bus stop, which is located west of the 39th Street SE/132nd Street SE on the south side of the 132nd Street SE roadway. The relocated stop will be improved with a 70 foot bus zone within the right turn pocket at the southeast corner of 39th Avenue SE and 132nd Street SE with a Type 4 bus shelter. This request is consistent with the lane geometry included in East Gateway Urban Village Preliminary Engineering Design Study to off-set impacts to Community Transit. The developer shall enter into a Developer Agreement with Community Transit.
- B. The developer shall improve the westbound bus stop on the northwest corner of 132nd Street SE and 44th Avenue SE with a bus shelter. The bus pad and shelter standards by Community shall be utilized.

2. RECREATION:

Construction of the project will increase the demand upon the City's park and recreation facilities. Therefore, to mitigate the project's impacts on park and recreation facilities, mitigation fees are required for the development of neighborhood parks and for the development of community parks. Mitigation fees to offset impacts to parks and recreation facilities are calculated in accordance with City Council Resolution 2013-503.

Mitigation Measures:

- A. Neighborhood Park. In accordance with Resolution 2013-503, the developer shall pay \$1,177.32 per renter-occupied (multifamily unit) x 354 units = \$416,771.28 to offset impacts

to neighborhood parks for the development of North Pointe neighborhood park. Pursuant to Chapter 17.48 MCMC the developer shall pay neighborhood park mitigation fees in the amount of \$416,771.28 prior to issuance of first building permit.

- B. Community Park: In accordance with Resolution 2013-503, the developer shall pay \$714.78 per renter-occupied (multifamily unit) x 354 units = \$253,032.12 to offset impacts to community parks. Pursuant to Chapter 17.48 MCMC, Developer shall pay community park mitigation fees in the amount of \$253,032.12 prior to issuance of first building permit.

3. PUBLIC SERVICES – SCHOOLS:

The City of Mill Creek and the Everett School District have executed an Interlocal Agreement for mitigation of development impacts on district facilities. Mitigation fees are calculated per the Interlocal Agreement between the City and Everett School District (ESD).

The proposed project is within the enrollment boundaries of Mill Creek Elementary School, Heatherwood Middle School and H.M. Jackson High School. According to the Everett School District Mill Creek Elementary and Jackson High School are over capacity, thus mitigation is required:

- \$0 per unit for one bedroom units.
- \$1,677 per unit for two or more bedroom units.

Mitigation Measures

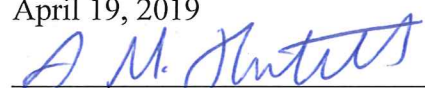
To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. The developer shall enter into a voluntary mitigation agreement with the Everett School District and pay mitigation fees for \$1,677 per two or more bedroom units. Assuming 227 two or more bedroom units, \$380,679.00 will be required. Proof of payment of mitigation fees is required prior to issuance of the first building permit.

THRESHOLD DETERMINATION

The lead agency for this proposal has determined that the project, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030 (2) (C). This determination assumes compliance with state law, City ordinances related to general environmental protection, and the mitigation measures identified above. This decision was made after review of a completed environmental checklist and other information on file with the lead agency in the City Project File, PL2018-0004. See **Attachment 16 – SEPA Checklist**. This information is available to the public on the City's website (www.cityofmillcreek.com). The Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation are specifically conditioned on compliance with the conditions set forth herein.

This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2); the threshold determination will be deemed final 14 days from issuance. Comments on this MDNS must be submitted by **5:00 p.m., May 3, 2019**.

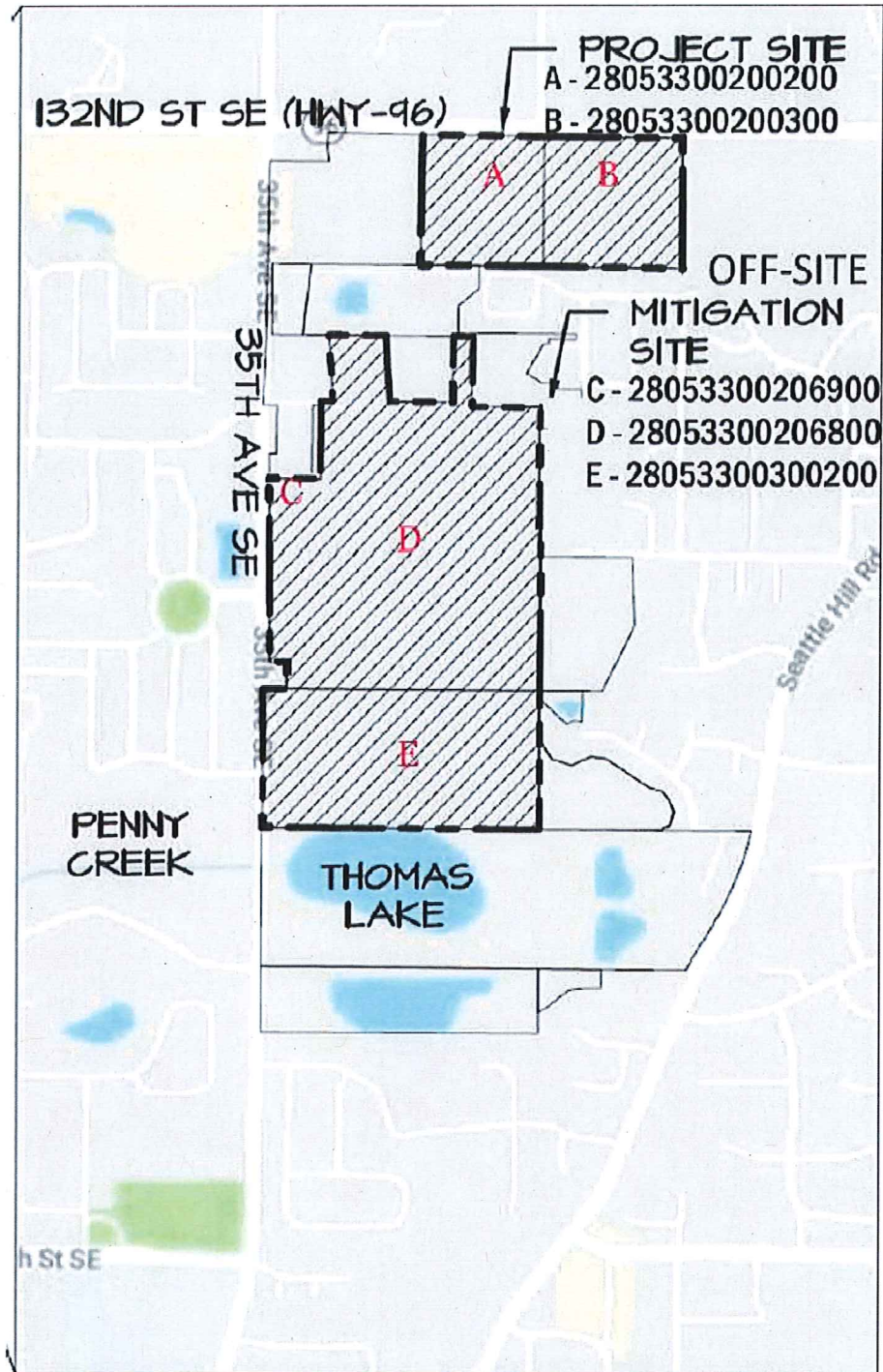
Responsible Official: Gina Hortillosa, PE, PMP
Title: Director of Public Works and Development Services
Address: 15728 Main Street
Mill Creek, Washington 98012
Date: April 19, 2019
Signature: 

In accordance with the provisions of Mill Creek Municipal Code Chapters 3.42, 14.11, and Section 18.04.250, this determination may be appealed to the City Clerk at City Hall, 15728 Main Street, Mill Creek, Washington, no later than 14 days from the date the MDNS and Notice of Property Development Impact Mitigation are issued. To be considered, an appeal of this MDNS must be filed prior to 4:30 p.m., **May 3, 2019**, by submitting a written statement to the City Clerk requesting an appeal, together with appropriate fees. The written statement shall meet the requirements set forth in MCMC Section 14.11.050.

NOTE: This MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to comply with the conditions upon which the Mitigated Determination of Non-Significance are predicated.

Attachment 1 – Vicinity Map
Attachment 2 – Legal Description
Attachment 3 – Binding Site Plan
Attachment 4 – Existing Conditions (Sheets TO-01 and TO-02)
Attachment 5 – Preliminary Clearing and Grading Plans (Sheets 5-7 and 10-14)
Attachment 6 – Preliminary Road and Storm Drainage Plans (Sheets 15-27)
Attachment 7 – Water and Sanitary Sewer Plans (Sheets 1-9)
Attachment 8 – Existing Conditions Critical Areas Study
Attachment 9 – Site Development and Conceptual Mitigation Plan
Attachment 10 – City Compliance Letter
Attachment 11 – Department of Ecology Regional Benefit Approval Letter
Attachment 12 – Drainage Report, Revised March 8, 2019
Attachment 13 – Tree Retention Plan
Attachment 14 – Preliminary Landscape Plans
Attachment 15 – Traffic Impact Analysis and Memorandums, Dated August 30, 2018, October 16 and 24, 2018, March 6, 2019
Attachment 16 – SEPA Checklist

Attachment 1 – Vicinity Map



Attachment 2 – Legal Descriptions

Legal Description of Parcel A

Section 33 Township 28 Range 05 Quarter NW - PAR 2 OF SNO CO BLA 00-101711 REC
UND AFN 200007140347 DAF - NW1/4 NE1/4 NW1/4 SD SEC 33

EXC STRIP 20FT WIDE ON S SIDE C/L COM NW COR SD SEC 33 RUN THS89*50 40E
1997.80FT AS CONVD TO SNO CO FOR RD BY DEED REC UND AFN 219641;

EXC TH PTNS THOF CONVD TO SNO CO FOR RD BY INST REC UND AFN
8310200114;

EXC W 0.22FT THOF & EXC ADDL NWLY R/W TO CITY OF MILL CR PER SWD REC
UND AFN 201004190475.

Parcel A Identification Number: 28053300200200

Legal Description of Parcel B

Section 33 Township 28 Range 05 Quarter NW - PAR 1 OF SNO CO BLA 00-101711 REC
UND AFN 200007140347 DAF - N1/2 NW1/4 NW1/4 SD SEC 33 & W 0.22FT W1/2 NW1/4
NE1/4 NW1/4 SD SEC 33;

EXC STRIP 20FT WIDE ON S SIDE C/L COM NW COR SD SEC 33 RUN TH S89*50 40E
1997.80FT AS CONVD TO SNO CO FOR RD BY DEED REC UND AFN 219641;

EXC TH PTNS THOF CONVD TO SNO CO FOR RD BY INST REC UND AFN NOS
8310200114 & 9201230590 EXC TH PTN CONDMD FOR RD IN SNO CO SCC NO 98-2-
08976-6;

EXC ADDL NELY R/W TO CITY OF MILL CR PER SWD REC UND AFN 201004190474.

Parcel B Identification Number : 28053300200300

Legal Description of Parcel C

Section 33 Township 28 Range 5 Quarter NW A PTN OF FOL DESC REAL PRTY SW1/4
NW1/4 SD SEC 33 TGW BEG AT SW COR NW1/4 SD SEC 33 TH N 1320FT TO TPB TH E
990FT TH N330FT TH W 990FT TH S 330FT TO TPB

EXC ANY PTN THOF LY WHN THOMAS LK RD & EXC ANY PTN THOF CONVD TO
SNO CO BY DEEDS REC AFN 1730042 & 200012280181 40FT WIDE STRIP TH PTN SD
REAL PRTY DAF COM AT NW COR SD REAL PRTY TH S88*19 22E(DEED EAST) ALG
N LN THOF 279.23FT TH S04*16 23E 43.17FT TH S02*59 48E 48.94FT TH S03*17 04E
65.87FT TH S01*29 54E 62.61FT TH S00*54 20E 65.21FT TH S01*40 38W 25FT TAP TH IS

20FT NLY OF WHEN MEAS ATR/A TO N LN SW1/4 NW1/4 SD SEC 33 TH N88*19 22W 49.11FT ALG A LN TH IS PLW & 20FT NLY OF SD N LN TO POB TH N01*23 38E 20FT TH N88*19 22W 40FT TH S01*23 38W 390.26FT TH N88*19 22W 202.21FT M/L TO E MGN35TH AVE SE TH S00*38 45W ALG SD E MGN 40.01FT TH S88*19 22E 241.69FT TAP TH BEARS S01*23 38W FR POB TH N01*23 38E 410.26FT M/L TO POB AKA 40FT WIDE STRIP OF CITY OF MILL CR SP 11-12 REC AFN201206075002

Legal Description of Parcel D

Section 33 Township 28 Range 5 Quarter NW A PTN OF FOL DESC REAL PRTY SW1/4 NW1/4 SD SEC 33 TGW BEG SW COR NW1/4 SD SEC 33 TH N1320FT TO TPB TH E 990FT TH N 330FT TH W 990FT TH S 330FT TO TPB

EXC ANY PTN LY WHN THOMAS LK RD & EXC ANY PTN THOF CONVD TO SNO CO BY DEEDS REC AFN 1730042 & 200012280181 DAF ALL OF SD REAL PRTY

EXC FOL 3 PAR 1 TH PTN SD RAL PRTY LY NLY & WLY OF FDL BEG ATNW COR SD REAL PRTY TH S88*19 22E (DEED EAST) ALG N LN THOF 279.23FT TO POB TH S04*16 23E 43.17FT TH S02*59 48E 48.94FT TH S03*17 04E 65.87FT TH S01*29 54E 62.61FT TH S00*54 20E 65.21FT TH S01*4038W 25FT TAP THAT IS 20FT NLY OF WHEN MEASE AT R/A TO N LN SW1/4 NW1/4 SD SEC 33 TH N88*19 22W 49.11FT ALG A LN THAT IS PLW & 20FT NLY OF SD N LN TH N01*23 38E 20FT TH N88*19 22W 40FT TH S01*23 38W390.26FT TH N88*19 22W 202.21FT M/L TO E MGN 35TH AVE SE & TERM OF THIS LN DESC PAR 2 COM AT NW COR SD REAL PRTY TH S88*19 22E (DEED EAST) ALG N LN SD PAR 549.23FT TO POB TH CONT S88*19 22E (DEEDEAST) ALG SD N LN 320.25FT TH S01*40 38W 310FT TAP THAT IS 20FT NLY OF WHEN MEAS AT R/A TO N LN OF SW1/4 NW1/4 SD SEC 33 TH N88*19 22W 299.67FT ALG A LN THAT IS PLW & 20FT NLY OF SD N LN TH N01*4038E 25FT TAP THAT BEARS S02*27 15E FR POB TH N02*27 15W 285.74FT TO POB PAR 3 TH PTN SD REAL PRTY DAF COM AT NW COR SD REAL PRTY TH S88*19 22E (DEED EAST) ALG N LN THOF 279.23FT TH S04*16 23E43.17FT TH S02*59 48E 48.94FT TH S03*17 04E 65.87FT TH S01*29 54E 62.61FT TH S00*54 20E 65.21FT TH S01*40 38W 25FT TAP THAT IS 20FT NLY OF WHEN MEAS AT R/A TO N LN SW1/4 NW1/4 SD SEC 33 TH N88*19 22W49.11FT ALG A LN THAT IS PLW & 20FT NLY OF SD N LN TO POB TH N01*23 38E 20FT TH N88*19 22W 40FT TH S01*23 38W 390.26FT TH N88*19 22W 202.21FT M/L TO E MGN 35TH AVE SE TH S00*38 45W ALG SD E MGN40.01FT TH S88*19 22E 241.69FT TAP THAT BEARS S01*23 38W FR POB TH N01*23 38E 410.26FT M/L TO POB AKA LOT 3 CITY OF MILL CR SP 11-12 REC AFN 201206075002

Legal Description of Parcel E

SEC 33 TWP 28 RGE 05. N1/2 NW1/4 SW1/4

EXC ANY PTN LY WITH THOMAS LAKE RD & EXC RD R/W PER DEED REC AFN 1730042 & ADDL R/W TO SNO CO PER REC AFN 200012280181.

Christi Schmidt

From: Christi Schmidt
Sent: Friday, April 19, 2019 3:31 PM
Subject: SEPA Determination Issued for The Farm at Mill Creek
Attachments: SEPA Determination The Farm at Mill Creek.pdf

On April 19, 2019, the City of Mill Creek issued a SEPA Determination, MDNS (attached) for the following project:

The applicant has submitted a Binding Site Plan application, PL2018-0004, The Farm at Mill Creek, to develop property located within the East Gateway Urban Village (EGUV) zone district. The proposed Binding Site Plan is to subdivide approximately 17 acres for a mixed-use development comprised of fourteen (14) buildings. Six of the buildings are one story and are for commercial use. Three of the buildings have commercial use on the ground floor with four stories of residential use above. In addition to the primary structures, four single story garage buildings are proposed adjacent to the existing single-family homes along the southern property boundary and one five-story parking garage is proposed to be used for residential parking. There is approximately 100,000 square feet of commercial use and 354 residential apartment units within the development.

The development includes a total of 1,197 parking stalls (435 surface spaces and 762 spaces in parking garages), along with stormwater facilities, public plazas and open spaces with landscaping and walking paths that connect to the existing trails on adjacent properties. A wetland buffer reduction is proposed. The reduction is offset with mitigation that results in a regional benefit.

Access to the proposed development will be from 132nd Street SE via 39th Avenue SE, 41st Avenue SE, and a private drive aisle. A new public "spine road" is proposed connecting 39th Avenue SE at 132nd Street SE to 133rd Street SE, which was constructed as part of The Vintage at Mill Creek development. In addition, internal private roads and parking areas are proposed for traffic circulation and fire access.

PROPONENT: The Farm by Vintage, LP
369 San Miguel Drive #135
Newport Beach, CA 92660

SITE LOCATION: The site is located at 4008 132nd Street SE on the south side of the 132nd Street SE at 39th Avenue SE intersection, in the City of Mill Creek, Washington.

LEAD AGENCY: City of Mill Creek

CONTACT PERSON: Christi Schmidt (formerly Amrine), Senior Planner
(425) 921-5738 or christis@cityofmillcreek.com

This decision was made after review of a completed environmental checklist and other information on file, which is available on the City's website:

<https://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12720235>

This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2); the threshold determination will be deemed final 14 days from issuance. Comments on this MDNS must be submitted by **5:00 p.m., May 3, 2019**.

Best regards,



Christi Schmidt, AICP (formerly Amrine)

Senior Planner

City of Mill Creek

christis@cityofmillcreek.com

P: 425-921-5738

[Facebook](#) | [Twitter](#) | [Instagram](#)

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.

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: [\[help\]](#)

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.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

The Farm at Mill Creek

2. Name of applicant: [\[help\]](#)

Vintage Housing

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: The Farm by Vintage, LP (Ryan Patterson), 369 San Miguel Drive, Suite 135, Newport Beach, CA 92660. (702) 806-6860

Additional Contact Person: Tom Abbott (Sr.), LDC Inc., 20210 142nd Ave NE, Woodinville, WA 98072. (425) 379-1269

4. Date checklist prepared: [\[help\]](#)

March 2018

Revised January 2019 and March 2019

5. Agency requesting checklist: [\[help\]](#)

City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction will likely begin in May or June 2019 after plan approval and go through late 2021. Stockpile and site preparation work is proposed to begin after the SEPA determination has been rendered and the civil plans and site plan approved.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no future additions, expansions or further activity anticipated at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Engineering Study prepared by Terra Associates, Inc., Critical Areas Report (Existing Conditions Report and Conceptual Mitigation Report) prepared by Talasaea Consultants, Transportation Impact Analysis prepared by Transpo Group, Drainage Report and civil plans produced by Land Development Consultants.

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. [\[help\]](#)

No, we are not aware of any such approvals.

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

[\[help\]](#)

SEPA review; Right-of-Way Permit and Building Permit; Binding Site Plan approval, Clearing and Grading permit; sanitary sewer and water plan approvals from Silver Lake Water & Sewer District; NPDES (National Pollutant Discharge Elimination System) permit as administered by the Washington State Department of Ecology; and approval by the Design Review Board.

11. 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. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This application is for approval of a mixed use development consisting of 10 structures including 354 apartments, 26 live/work units, approximately 100,000 square feet of commercial space, a medical facility, and on-site roadways and utilities. The project is part of the City of Mill Creek's East Gateway Urban Village (EGUV) project and will comply with the design standards. The site is 17.34 acres in size. All trees will be removed for the project and replaced as required. All existing structures will be removed. Urban frontage improvements will be made along the project's frontage on 132nd Street SE (S.R. 96).

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. [\[help\]](#)

The project is part of the City of Mill Creek's East Gateway Urban Village and is located within the western portion of the EGUV. The project is bordered by 132nd Street SE (SR 96) to the north, and vacant land/wetland to the west. Vintage Housing is developed and occupied with senior housing and a senior center with ground floor commercial to the east. Previous site address for this property is 4008 132nd Street SE.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

The site is slightly rolling with an overall downward slope from east to west/southwest.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 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. [\[help\]](#)

According to the Geotech report prepared by Terra Associates, Inc. dated March 14, 2018, the site is underlain by glacial till soils. The native soil is described as Alderwood gravelly sandy loam. This soil has slow runoff potential, low shrink-swell potential, permeability range of 2.0 to 6.0 in/hr in the upper 30 inches, negligible below 30 inches.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- 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. [\[help\]](#)

There will be approximately 20,000 cubic yards of cut, and 89,000 cubic yards of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Due to the clearing and grading of the site, erosion could occur. However, Best Management Practices (BMPs) will be implemented in order to minimize any erosion that may occur. Plans are required to be compliance with City regulations and 2012 Stormwater Management Manual (Amended in 2014). Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated.

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

Approximately 10.75 acres of impervious cover will be present on the site upon completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

As indicated above, Best Management Practices will be implemented in order to minimize any erosion that may occur.

2. Air [\[help\]](#)

- 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. [\[help\]](#)

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of buildings or the paving of roadways and parking lots. After construction, the principal source of pollution would be in exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO₂ emissions to the ambient air. All emissions must comply with current regulations governed by the Puget Sound Clean Air Agency (PSCAA).

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed. Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Idling of construction equipment shall be minimized to reduce emissions. Automobile emissions should be negligible because of the standards regulated by Washington State Department of Licensing. Idling of construction equipment shall be minimized to reduce emissions.

3. Water [\[help\]](#)

- 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, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes there is a wetland located to the west of the site. The most recent critical areas report identified the wetland as a Category III wetland as part of the Penny Creek system. This is described in the Existing Conditions Report prepared by Talasaea Consultants and dated December 21, 2018.

- 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. [\[help\]](#)

Yes, there is a Category II wetland directly adjacent to the site on property owned by Snohomish County that is a wetland mitigation site. This wetland has a 200 ft buffer as

described in the revised Existing Conditions Report and Conceptual Mitigation Plan prepared by Talasaea dated 12/21/18. A reduced buffer will to allow the development closer to the wetland is offset by the donation and preservation of a proposed 58-acre property to the City (mitigation site) and habitat and vegetative enhancement of select areas of the mitigation site.

- 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. [\[help\]](#)

N/A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, the site does not lie within a 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. [\[help\]](#)

No, approved water-quality treatment of stormwater will be used. City-adopted DOE (Department of Ecology) regulations require the treatment of on-site stormwater and the post development stormwater runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's that would remove oil and debris will be implemented per City regulations. Treated stormwater would be released into the on-site wetlands to the west to hydrate the wetland and groundwater system. See Drainage Report dated 01/03/19.

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. [\[help\]](#)

No. Groundwater will not be withdrawn from the site. The site soils consist of glacial till which does not allow appreciable infiltration. All the stormwater collected from the site will be released at a controlled rate near the edge of the on-site wetlands per stormwater regulations.

- 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. [\[help\]](#)

None likely. There will be no septic, industrial, or agricultural discharge to the ground as the site will be served by sanitary sewers.

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. [\[help\]](#)

During development, vegetation removal, and site grading, temporary erosion control measures will act to limit potential for uncontrolled runoff. After development, storm water, runoff from pavement and landscaping, will be collected via a piped network, detained in a large underground detention vault and treated on site, and discharged at the natural discharge locations to the west of the site to the wetlands as part of the Penny Creek system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not likely, BMPs will be implemented.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, the proposal maintains the existing natural flow patterns as required by the City's adopted DOE manual.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Proposed measures will be implemented to reduce and control impacts. This includes, temporary erosion control devices to be installed during construction. After construction, stormwater runoff will be collected and directed to a detention facility as part of the storm drainage system.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

 X deciduous tree: alder, maple, aspen, other
 X 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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing vegetation (primarily grasses and brush) will be removed as necessary for the construction of the roadway, utilities, and building site. There are a few scattered trees on site, but less than 5,000 board feet of merchantable timber is expected. Therefore, a General Forest Practices Permit is not expected to be required.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

The U.S. Fish & Wildlife Service maintains a listing of state candidate, threatened, sensitive and endangered species of birds, conifers and cycads (woody evergreen plants), fishes, and mammals that are known to, or believed to occur, in Snohomish County. None of the listed species have been identified to be either on or near the subject site, nor are any Priority Habitat Species (PHS) shown on or within the vicinity of the site. Please refer to the Existing Conditions Report prepared by Talasaea Consultants dated December 21, 2018.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Cleared and graded areas will be re-vegetated with some native species and species common to urban areas. In addition, landscaping will be provided in accordance with Mill Creek Municipal Code. Landscaping is subject to Design Review Board review and approval.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, eagle, songbirds

mammals: deer, bear, elk, beaver, other: squirrel

fish: none

Note: Other varieties of small animals and birds are likely present on or near the site that were not observed during site inspection.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The U.S. Fish & Wildlife Service maintains a listing of state candidate, threatened, sensitive, and endangered species of birds, conifers and cycads (evergreen plants), fishes, and mammals that are known to, or believed to occur in Snohomish County. None of the listed species have been identified to be either on or near the subject site, nor are any Priority Habitat and Species (PHS) shown on or in the vicinity of the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site is part of the Pacific Flyway Migration Route, which covers all of Western Washington.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Tract 999 is approximately 4.86 acres and will be a Native Growth Protection Area for the preservation of vegetation and wildlife habitat. In addition, 58 acres (the Off-Site Mitigation Site) will also be designated as an NGPA. Landscaping will also be provided within the developed site and within the roadway buffers.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

The Washington State Department of Fish & Wildlife website maintains listings of non-native invasive, or potentially invasive species, including: amphibians, crustaceans, fish, mammals, mollusks, and reptiles. None of the listed species are known to be on or near the site.

6. **Energy and Natural Resources** [\[help\]](#)

- 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. [\[help\]](#)

Electricity will be used for lighting. Natural gas will be used for heating and food preparation in the buildings.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No, the height of the proposed buildings and the locations should not impact adjacent property's use of solar. The five story buildings are located approximately 100 feet north of the adjacent single-family homes.

- 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: [\[help\]](#)

The planned development will be designed to Evergreen Sustainable Development Standards version 3.0 for multi-family buildings. The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

None to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

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. [\[help\]](#)

There are no known existing hazardous conditions on the subject property.

- 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. [\[help\]](#)

None anticipated.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services would be required by this project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None required or proposed.

b. Noise [\[help\]](#)

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

Noise from traffic on surrounding roadways, such as SR 96, could have a minimal impact on the project.

- 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. [\[help\]](#)

For the short term, construction and heavy equipment operation will result in some noise during Mill Creek approved construction hours. Long term noise would be associated with the use of a typical parking facility along with residential noises and commercial uses.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed at this time.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The site is currently occupied by one single family home and various out-buildings, 4 in total, one of which was demolished on March 26, 2019. Adjacent properties to the north are commercially developed. To the south are higher density residential, and the east is either developed, or are in transition, as part of the East Gateway Urban Village. The site is adjacent to a Snohomish County wetland mitigation site on the west side of the property.

- 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 nonforested use? [\[help\]](#)

The site has been used as a buffalo farm.

- 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: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There is one unoccupied, existing home and 4 outbuildings (one of which was demolished on March 26, 2019) on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

All parcels are currently zoned EGUV East Gateway Urban Village

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation is Town/Village Center

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, Talasaea with the City's consultants and assistance from the Department of Ecology has classified the on-site wetland as a Category II wetland. Please see the Existing Conditions Report and Conceptual Mitigation Plan prepared by Talasaea Consultants dated January 24, 2019. See DOE Approval Letter dated 11/1/2018.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Assuming 1.5 persons per household and 354 dwelling units (which includes 26 live-work units), approximately 531 people would reside in the development. An additional unknown number of employees will work in the commercial spaces.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

No people would be displaced. The existing single-family house is unoccupied.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project will comply with existing regulatory codes and standards which requires a 20-foot southern perimeter buffer, trail and landscaping. In addition, building elevations and material are required to be approved by the City's Design Review Board.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural and forest lands proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

354 middle-income residential units (which includes 26 middle-income live-work units) are proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One unoccupied single-family home (which is dilapidated) will be torn down.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

10. Aesthetics [\[help\]](#)

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

The tallest height of any structure is 58 feet. Exterior building materials are expected to be metal, concrete, stone or brick veneer, and glass.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views from the adjacent single-family homes would be altered by the proposed buildings.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Buffering and landscaping will be used to reduce the aesthetic impacts of the development. Landscaping and building elevations are required to be reviewed and approved by the City's Design Review Board for compliance with the City's EGUV Design Guidelines and City Code.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from automobile headlights and street lighting and, home lighting, primarily at night. Building and parking lot lighting is required to be shielded per MCMC 17.34 and in compliance with the City's lighting regulations.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Surrounding residences and traffic.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Building and parking lot lighting will be shielded in accordance with MCMC 17.34.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Two City parks are nearby. Buffalo Park is located approximately 0.3 miles to the east, and Exploration Park is a new city park located approximately 0.5 miles to the southwest and will be constructed starting in April 2019.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposal includes a connection to trail system near the wetlands on the southwestern portion of the property to access the 58-acre Off-Site Mitigation Site

located south of the proposed development. In addition, on-site amenities such as sidewalks, various outdoor amenities, and open spaces adjacent to the northern and southern portions of the property would be available for recreation and educational purposes. This project is proposing a minimum of 250 sf of open space per unit as required by MCMC 17.22.060 as shown on the Open Space Plan. In addition, park mitigation fees shall be paid to the City when required.

13. Historic and cultural preservation [\[help\]](#)

- 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. [\[help\]](#)

None known.

- 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. [\[help\]](#)

None known.

- 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. [\[help\]](#)

Site walks and consultation of historic maps/GIS data were carried out.

- 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. [\[help\]](#)

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The site is served by 132nd Street SE (SR 96). Access to the site will be from the existing 39th Ave SE and 132nd St SE signalized intersection, as well as from 41st Ave SE. A public roadway with private parking lots and access drives will be provided in accordance with the City adopted EGV Master Plan and Engineering Study.

- 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? [\[help\]](#)

Yes, public transit runs along 132nd St SE and there are stops at 132nd & 32 Ave SE as well as 132nd & 44th Ave SE. Additional stops and a bus shelter in coordination with Community Transit are being added or enhanced on 132nd at the northeast corner of the site and at two existing locations on the north side of 132nd across from the site. A park and ride lot is also available at Advent Lutheran Church.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

A total of 1,197 parking stalls would be provided, with 414 commercial spaces and 783 residential spaces. No parking spaces would be eliminated other than the parking for the former residence and out structures.

- 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). [\[help\]](#)

Frontage improvements will be completed along 132nd Street SE. As detailed in the TIA from August 2018 and the Traffic Mitigation Summary Memorandum on March 6, 2019, these improvements include the south leg of the signalized intersection of 132nd St SE (SR 96) and 39th Ave SE (signal and channelization modification), as well as an eastbound right turn lane. The project will also include the construction of a spine road within the development that connects to the proposed south leg of the signalized intersection. The project also proposes modifying the intersection phasing and southbound channelization at the Seattle Hill Road/132nd St SE intersection.

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

The project should not generate any extraordinary use of water, rail or air transportation.

- f. 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? [\[help\]](#)

The Transpo Group completed a Traffic Impact Analysis for this project. The overall project is anticipated to generate no more than 6,112 gross daily trips at the site access driveways with 392 during the morning peak commute hour and 565 during the evening peak commute hour. When accounting for the trips between EGUV land uses and pass-by trips of the retail use, the new trips associated with the project total 3,620 daily, 238 AM peak hour, and 332 PM peak hour trips. The percentage of trips that would be trucks is unknown. This analysis was completed using the Institute of Transportation

Engineers' (ITE) Trip Generation (10th Edition, 2017) and Trip Generation Handbook (3rd Edition, 2017).

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Mitigation takes the form of intersection improvements and payment of impact fees. As discussed in (d) on the previous page, traffic mitigation measures will consist of construction of the south leg of the signalized intersection at 39th Ave SE and an eastbound right turn lane, signal phasing and channelization changes, and construction of a spine road through the project from 132nd St SE to 41st Ave SE. Mitigation in the form of impact fees to the City of Mill Creek will be paid. These fees will be assessed at \$3,000.00 per PM peak hour vehicle trip on the identified road segment. According to the traffic study by the Transpo Group, 332 peak PM hour trips will be generated by the proposed development. Mitigation fees in the amount of \$996,000.00 will be paid prior to issuance of the first building permit. Mitigation fees paid to Snohomish County are estimated separately under an interlocal agreement between the City and County. These county-level mitigation fees will total \$967,232. Other measures to control transportation impacts include improvements to public transit infrastructure, like additional bus stops and a bus shelter in coordination with Community Transit.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

Yes, a mixed-use development of this size will increase the need for fire and police protection.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Additional tax revenue from the development will mitigate the increase in needed protection. Fire impact mitigation fees will be paid to Fire District No. 7 in accordance with the interlocal agreement with the City. In addition, impact fees shall be paid in accordance with a Developer Agreement with the Everett School District in the amount of \$465,924.80.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, telephone, cable, water, sanitary sewer, storm water
other:

All of the above

- 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. [\[help\]](#)

All utilities are immediately adjacent to the site and require little offsite improvements. The water and sewer will be served by Silver Lake Water and Sewer District. Snohomish County PUD provides power. Puget Sound Energy provides natural gas. Comcast provides cable. Verizon provides phone. The City manages the stormwater.

C. Signature [\[help\]](#)

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 Tom Abbott Sr., LG, LHG

Position and Agency/Organization Senior Project Manager, LDC, Inc.

Date Submitted: March 28, 2019