

CITY OF CARNATION
ENVIRONMENTAL REVIEW AND THRESHOLD DETERMINATION

DATE: March 8, 2023

PROPOSAL: A proposal to construct a new 3-story affordable senior housing building consisting of 15 one-bedroom residential units with common areas, associated parking for 27 vehicles, and outdoor amenity spaces on 17,800 square feet of property in the Mixed Use (MU) zone.

LOCATION: The subject property is located adjacent to the north side of the Snoqualmie Valley Senior Center at the intersection of Stephens Avenue and Commercial Street in Carnation, Washington, and identified as Assessor's Parcels No. 865830-2230 and 865830-2225.

PROPONENT: Sno-Valley Senior Center.

CONTACT: Roger Tucker, Senior Architect
Environmental Works
402 15th Avenue East
Seattle, WA 98112
206-787-1370

FILE REFERENCE: SPR 22-0003 and DR 22-0004

RESPONSIBLE OFFICIAL: Tim Woolett, City Planner/Consultant

STAFF CONTACT: Jonnie Lan, Planner (425) 333-4192

THRESHOLD DETERMINATION: This is a Mitigated Determination of Non-Significance (MDNS).

TO: All Permit and Review Authorities

ENVIRONMENTAL RECORD

The environmental review consisted of analysis based on the following documents included in the environmental record.

- Environmental Checklist dated November 10, 2022.
- Site Development Review Application No. SPR 22-0003.
- Design Review Application No. DR 22-0004.
- Geotechnical Engineering Evaluation-Revised; prepared by Nelson Geotechnical Associates, Inc., November 14, 2022.
- Drainage Report, Sno-Valley Senior Housing; prepared by CM Design Group, November 2022.

- Sno-Valley Senior Center Parking Assessment; prepared by Heath and Associates, Inc., Revised November 2022.

The following documents are included in the environmental record by reference.

- City of Carnation Comprehensive Plan
- City of Carnation Municipal Code - Title 15 CMC
- City of Carnation SEPA Ordinance – Chapter 15.04 CMC
- City of Carnation Design Standards and Guidelines, 2018.

Unless otherwise noted, the above information is available at City Hall, (425) 333-4192, and may be accessed under Development Projects at the City of Carnation website by visiting Departments/Planning/Development Projects.

STAFF AMENDMENTS TO THE ENVIRONMENTAL CHECKLIST

THE FOLLOWING SECTIONS CORRESPOND WITH RELATED CATEGORIES OF THE ENVIRONMENTAL CHECKLIST SUBMITTED FOR THE PROPOSAL, AND CLARIFY, AMEND, OR ADD TO THAT DOCUMENT.

I. PROPOSAL DESCRIPTION:

The checklist description is thorough and accurate.

II. PERMITS/APPROVALS REQUIRED:

- Site Development Review
- Design Review
- Certificate of Sewer Availability
- Certificate of Water Availability
- Public Utility Extension
- Right-of-Way Permit
- Clearing, Filling and Grading Permit
- Drainage Permit
- Side Sewer Permit
- Building Permits

III. ENVIRONMENTAL ELEMENTS (CHECKLIST PART B)

1. EARTH

The Checklist description is accurate. Any potential for adverse environmental impacts due to clearing, grading, or filling can be mitigated through the City of Carnation's clearing and grading requirements applied through the clearing and grading permit approval process. As part of the site development review and design review permit application requirements, a geotechnical report has been submitted that includes conclusions and recommendations that will be imposed as conditions for clearing and grading permit approval unless otherwise modified by the City Engineer.

Based on the submitted geotechnical report, the potential for adverse environmental impacts to “earth” can be adequately mitigated through application of the recommendation set forth in the Geotechnical Report prepared by Nelson Geotechnical Associates, Inc. As provided in the checklist, any anticipated impacts due to erosion can be mitigated through the City of Carnation’s requirement for a Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion and Sedimentation Plan meeting the requirements of the Department of Ecology (DOE) Stormwater Management Manual for Western Washington, 2012, updated 2014.

2. AIR

In addition to the checklist description, there is always the potential for adverse environmental impacts due to dust emissions during construction. To mitigate this potential, the project proponent and/or their contractor shall control dust emissions during construction with watering or an equally effective non-chemical method that has been approved by the City of Carnation. Watering is the most used alternative, due to its low cost of implementation and excellent results. Water should be applied at least three times a day or more, depending on the atmospheric conditions. Watering should be done in a manner that does not cause erosion problems. This is typically accomplished using a mobile water tanker driven on site spraying water over the affected areas preventing dust from becoming airborne.

To control dust emissions throughout construction, during dry periods the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project. Alternative non-chemical methods would be considered for approval by the City of Carnation. This requirement will be imposed as a condition of site development review permit and design review permit approval.

3. WATER

- a. Surface Water: The checklist adequately addresses the issues of this section.
- b. Ground Water: The checklist description is complete and accurate. Other than stormwater there will be no discharge into the ground.
- c. Water Runoff: The checklist description is complete and accurate. City of Carnation standards require that all proposals treat and/or infiltrate stormwater runoff on site consistent with the DOE Stormwater Management Manual for Western Washington. Project development will be required to follow the recommendations and conditions of the drainage report unless otherwise modified by the city engineer.

4. PLANTS

The checklist description is accurate. Landscaping needs will be assessed through the site development permit review process and any requirements will be imposed as conditions of permit approval.

5. ANIMALS

The checklist adequately addresses the issues of this section.

6. ENERGY AND NATURAL RESOURCES

The checklist adequately addresses the issues of this section.

7. ENVIRONMENTAL HEALTH

The checklist adequately addresses the issues of this section. As required in Subsection 15.44.300 CMC, functioning mufflers will be required on construction equipment, and hours of construction will be limited to between 7:00 am to 7:00 pm, Monday through Saturday in order to mitigate the potential for adverse noise impacts to the surrounding properties. These requirements will be imposed as conditions of site development review permit approval.

8. LAND AND SHORELINE USE

The checklist descriptions are accurate with the following comments. The current City of Carnation zoning designation of the property is Mixed Use (MU), which is consistent with the Carnation Comprehensive Plan's "*Medium Intensity Commercial*" land use designation. The proposed development would create fifteen (15) senior housing [multi-family] residential units (apartments) consistent with the standards of the underlying Mixed-Use zone. Adjacent land uses consist of single family residential to the north and west of the property, commercial to the east, and the Sno-Valley Senior Center to the south. All surrounding land uses are consistent with their underlying zoning designation.

City approval of the proposed Site Development Review and Design Review would ensure the proposed development's compatibility with existing and projected land uses and plans.

9. HOUSING

The checklist description is accurate and complete. City approval of the proposed Site Development Review and Design Review would ensure the proposed development's compatibility with the City of Carnation Design Standards and Guidelines.

10. AESTHETICS

The checklist description is accurate and complete.

11. LIGHT AND GLARE

The checklist description is accurate and complete.

12. RECREATION

The checklist description is accurate and complete.

13. HISTORICAL AND CULTURAL PRESERVATION

The checklist description is substantially complete. As with all land use permits in Carnation, as a permit requirement the project proponent and/or their contractors are required to stop work and immediately notify the City of Carnation and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development.

14. TRANSPORTATION

The checklist description is accurate. As provided in the checklist, the project will displace 18 off-street parking spaces while providing 27 new off-street parking spaces, a net gain of 9 off-street parking spaces before considering the fifteen-unit senior housing building. As required in the Carnation Municipal Code [CMC 15.72.130], the off-street parking requirements for senior housing is one space per dwelling unit plus one additional space for every four units in the development. Currently, the Senior Center provides eighteen (18) off-street parking spaces that serve the center along with parking opportunities along the abutting public rights-of-way. The new fifteen (15) unit senior housing facility will require an additional eighteen (18) off-street parking spaces (one per unit plus one additional space for every four spaces). The proposed project will eliminate the existing eighteen (18) off-street parking spaces and provide twenty-seven (27) off-street parking spaces, resulting in a net loss of nine (9) off-street parking spaces. It should be noted that there are eight (8) to nine head in parking (9) spaces in front (west) of the Senior Center that are in the public right-of-way of Stephens Avenue which are not considered in calculating off-street parking requirements.

The Carnation Municipal Code [CMC 15.72.020(B)(2)] provides that the city may allow deviations from the parking requirements set forth in Subsection 15.72.010 (e) when it finds that a “...*residential development is irrevocably oriented toward the elderly or other demographic group which, due to the driving characteristics of the group, requires fewer or more parking stalls than the general populace.*”

The submitted parking study provides numbers from similar facilities in other jurisdictions similar to Carnation that may support a reduction in parking requirements, however, those statistics do not consider growth potential that would be proportionate to their respective community's future growth projections. The parking study does make a case for allowing some relief from the off-street parking requirements for the proposed senior housing. The Lead Agency must consider the impacts associated with “spill over” parking during peak times and special events which would result in a higher incidence of on-street parking; thus, displacing public parking opportunities for the city's downtown district.

The City of Carnation's downtown commercial district is a pedestrian oriented district with limited parking in the vicinity of Tolt Avenue which is less than one block from the Senior Center. Given that the provisions for public parking are on the side streets that are parallel and perpendicular to Tolt Avenue, there is the potential for adverse impacts to transportation in the form of reduced public parking opportunities.

The Lead Agency finds that this potential for adverse parking impacts could be mitigated with the provision of additional on-street parking in the immediate vicinity that would

compensate for any displaced parking opportunities adjacent to the project site. This could be done by providing up to eight (8) angled parking spaces on the west side of Stephens Avenue beginning one half block south of the Senior Center and ending at the Entwistle Street right-of-way. Currently, there are eight (8) angled parking spaces on the west side of Stephens Avenue beginning at the intersection with Bird Street and ending mid-block at the alley. This parking area is made of a gravel surface with wheel stops for each angled parking space, and an infiltration trench at the right-of-way edge to handle stormwater runoff.

To mitigate the potential for adverse impacts to public parking, the proponent should provide up to eight (8) angled parking spaces along the west side of Stephens Avenue from the mid-block alley south to Entwistle Street. The parking spaces should be developed to the same standard as the existing eight (8) angled parking spaces beginning at the intersection with Bird Street. The proponent will consult with the City Engineer for details and specifications.

15. PUBLIC SERVICES

The checklist adequately addresses the issues of this section. Other than existing law enforcement and emergency services provided for the area, there is no foreseeable need for special emergency services resulting from the development of the subject proposal.

16. UTILITIES

The checklist adequately addresses the issues of this section.

CONCLUSIONS AND SUBSTANTIVE AUTHORITY

The environmental review indicates that there may be a potential for adverse environmental impacts from the proposal which may not be mitigated through conditions imposed by authority of existing City of Carnation land use regulations. Therefore, a Mitigated Determination of Non-Significance should be required.

This authority is pursuant to Section *14.04.160 B. CMC - Substantive authority—Specific provisions* as follows:

The city may attach conditions to a permit or approval for a proposal so long as:

1. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter; and
2. Such conditions are in writing; and
3. The mitigation measures included in such conditions are reasonable and capable of being accomplished; and
4. The city has considered whether other local, state, or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts; and
5. Such conditions are based on one or more policies in subsection D of this section and cited in the license or other decision document.

Potential Significant Environmental Impacts:

Based on review of the Environmental Checklist and other available material provided on the subject proposal, the Responsible Official for the City of Carnation has considered the following as potential significant adverse environmental impacts as a result of the subject development proposal. These impacts cannot be decisively mitigated under the standards in the Carnation Municipal Code and must be mitigated under the substantive authority of SEPA:

- The potential for adverse environmental impacts to motor vehicle parking.

Proposed Mitigation Measures:

The following mitigation measures have been proposed by Development Review Division staff for consideration by the Responsible Official. They are intended to address and mitigate to a point of non-significance the environmental impacts listed above.

1. To mitigate the potential for adverse impacts to public parking, the proponent shall provide up to eight (8) angled parking spaces along the west side of Stephens Avenue from the mid-block alley south to Entwistle Street. The parking spaces should be developed to the same standard as the existing eight (8) angled parking spaces beginning at the intersection with Bird Street. The proponent shall consult with the City Engineer for details and specifications.

Supporting Policies:

City policies which address the aforementioned probable impacts are contained in the specific policies outlined in the City of Carnation SEPA Ordinance under *Section 14.04.160 D.1. a – g CMC* are as follows:

- a. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
- b. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
- c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
- d. Preserve important historic, cultural, and natural aspects of our national heritage;
- e. Maintain, wherever possible, an environment which supports diversity and variety of individual choices;
- f. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
- g. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

The City of Carnation has reviewed and considered the referenced proposal, the environmental checklist, agency comments, and other available material. The environmental review indicates any potential adverse environmental impacts from the proposal would not be adequately mitigated through conditions imposed by authority of existing City of Carnation land use regulations. Therefore, a **Mitigated Determination of Non-Significance** will be issued for the proposal described herein.



Tim Woolett, Responsible Official
City of Carnation

March 8, 2023

Date