CITY OF Burlington
SKAGIT COUNTY, WASHINGTON INCORPORATED 1902

Exhibit "28"

PLANNING & PERMIT CENTER
833 S. Spruce Street
Burlington, WA 98233
(360) 755-9717
Email: bplanning@burlingtonwa.gov

FOR MORE INFO: https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-D-Non-project-actions

SEPA ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL REVIEW IS REQUIRED BY THE STATE ENVIRONMENTAL POLICY ACT - KNOWN AS "SEPA"

INTRODUCTION

Every major land use action requires environmental review. Environmental review is done at the same time as the review of all other land use permit components, such as plan review, conditional use permit or subdivision. All public hearings and meetings are consolidated so that the total proposal is considered at one time, rather than trying to artificially separate one issue from another.

The state mandated checklist is being revised, but until that lengthy process is complete, any project for which environmental review is required must complete the checklist form attached to this bulletin. **For new construction projects, a 4' by 4' Large Sign must also be posted on the property. See the Large Sign Standards for detailed posting requirements: https://www.burlingtonwa.gov/DocumentCenter/View/1364**

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:

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:

Gages Crossing – 89 lot townhome development

2. Name of applicant:

Gages Crossing. LLC

3. Address and phone number of applicant and contact person:

Landed Gentry Development, Inc. for Gages Crossing

Anna Nelson, Land Development Project Manager

504 E. Fairhaven Ave, Burlington, WA 98233

206-419-4280

anna@landedgentry.com

4. Date checklist prepared:

July 19, 2023

5. Agency requesting checklist:

City of Burlington

6. Proposed timing or schedule (including phasing, if applicable):

Site construction to start in 2024 following City land use approvals and construction plan approvals, and Ecology NDPES coverage.

Building construction anticipated to start in later 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Traffic Impact Analysis prepared by Kimley-Horn dated July 12, 2023
Preliminary Planting Plan prepared by EccosDesign dated July 14, 2023
Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023
Shoreline, Wetland and Fish and Wildlife, and FEMA Habitat Assessment prepared by Soundview Consultants dated July 17, 2023
Preliminary Plat Map by CORE Design dated July 14, 2023
Preliminary Stormwater Infiltration Feasibility Assessment prepared by GeoTest dated September 15, 2022
LOMA Removal prepared by CORE Design dated July 6 and July 10, 2023
Photometric Plan prepared by Kimley-Horn dated July 6, 2023
Site Plan prepared by CORE Design dated July 13, 2023
Road Sections prepared by CORE Design dated July 14, 2023
Preliminary Storm Drainage Report prepared by CORE Design dated July 19, 2023
Civil Plans prepared by CORE Design dated July 19, 2023

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.

Not applicable

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

City of Burlington – Preliminary and Final Subdivisions; Shoreline Substantial Development Permit; Floodplain Development Permit; Grading Permit and Building Permits
Department of Ecolgoy – NPDES Construction Stormwater General Permit

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.)

89 lot townhome residential development on a 13.30-acre site. Building sizes range in from 2 units to 6 units per building. The maximum height of the townhome buldings will be 35'. Over 60% of the site will be in landscape open space tracts or a Protected Critical Area tract containing Gages Slogh and the adjacent wetland buffers. See attached July 13, 2023 Site Plan. Off-site street improvements will also be constructed. See attached July 14, 2023 Road Sections.

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.

900 Block of South Pine Street on Skagit County Tax Parcels P62772, P72178, P72179, P72181, P133597 and P133596. The subject property is situated in the Northwest ¼ of Section 05, Township 34 North, Range 04 East. See referenced technical reports in Item 8 above for more details.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one**): Flat,** rolling, hilly, steep slopes, mountainous, other _____

Topography onsite slopes from the east and west boundaries of the site downward to Gages Slough, which is the topographic low point on the subject property. Elevations onsite range from approximately 41-feet above mean sea level (amsl) to 25-feet amsl at the edge of the slough.

b. What is the steepest slope on the site (approximate percent slope)?
Not applicable.

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.

The NRCS Soil Survey of the Skagit County Area, Washington identifies four soil series present on the subject property: Briscot fine sandy loam (21), Mt. Vernon very fine sandy loam (96), Sumas silt loam (136), and Urban land-Mt. Vernon-Field complex (152).

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

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.

General site grading for building pads, driveways, and stormwater conveyance.

Approximate Cut = 4,800 CY; Fill = 5,150 CY

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

The site topography, drier season construction and the use of temporary erosion control measures will ensure that there is a low likelihood that site construction could cause erosion. Ground disturbance during site construction will follow best management practices to prevent erosion. In the long term, the redeveloped site will be designed to prevent erosion.

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

The total impervious area proposed on the project site is 3.87 acres. Taking this as a percentage of the entire property, impervious coverage is 28.9%. The maximum building and impervious surface proposed for each lot is 75%. Over 60% of the site will be in landscape open space tracts or a Protected Critical Area tract containing Gages Slogh and the adjacent wetland buffers. See Preliminary Storm Drainage Report prepared by CORE Design dated July 19, 2023.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction in the drier season will reduce impacts from erosion. Prior to proceeding with any development, compliance with the necessary approval from the Department of Ecology (NPDES) and City of Burlington for right-of-way and site construction will be required, including following best management practices to prevent erosion.

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.
Some dust and emissions may result during site demolition, grading, and construction. Over the life of the project, emissions are not expected to be significant.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Site preparation and construction will follow best management practices to prevent emission of fugitive dust in the vicinity

3. Water [help]

a. Surface Water: [help]

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.
Gages Slough is classified as a Type S (Shoreline of the State) waterbody according to DNR Stream Typing mapping. Despite the Type S classification, as Gages Slough is controlled by a pump station and does not act as a free flowing stream channel, is not regulated as a typed water. Instead, is considered an associated wetland of the Skagit River.

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.
A new water line will be installed below Gages Slough. The water line will be bored below to avoid any work in Gages Slough. See Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023.

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.
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

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

Yes, see location noted on Site Plan dated July 13, 2023 and related LOMA removal requests submitted to FEMA on July 6 and July 10. 2023.

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

No.

b. Ground Water: [help]

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.

No.

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

None.

c. Water runoff (including 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.

Stormwater from the site including all hard surfaces and roofs will be routed to various stormwater management BMPs and the proposed infiltration pond which provides the required stormwater control. Stormwater management BMPs include bioretention cells and infiltration trenches. The stormwater system discharges to the same location as pre-developed conditions. See Preliminary Storm Drainage Report prepared by CORE Design dated July 19, 2023.

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

No.

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

No, the stormwater system discharges to the same location as pre-developed conditions.

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

Stormwater runoff will be collected and routed to proposed stormwater management BMPs (infiltration trenches, bioretention cells) that overflow ultimately to an infiltration pond if necessary. This system will provide the required flow control and water quality mitigation. In an overall sense, existing drainage patterns will be maintained. See Preliminary Storm Drainage Report prepared by CORE Design dated July 19, 2023.

4. Plants [help]

a. Check the types of vegetation found on the site:

_X__deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
____shrubs
_X__grass
_X__pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
_X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Trees and landscaping will be removed around the existing homes that will be demolished. The existing pasture and agriculture field will be altered. See Preliminary Planting Plan prepared by EccosDesign dated July 14, 2023 for replacement trees and new landscaping.

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

The proposed project is located within designated FEMA 100-year floodplain. Per the Regional Guidance for Floodplain Habitat Assessment and Mitigation, FEMA Region X (2010), a No Effect determination was completed for Bull Trout, Southern Resident Killer Whales, Puget Sound Chinook Salmon and Puget Sound Steelhead Trout. See Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023

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

The townhome development area will be landscaped, including some native plants. See Preliminary Planting Plan prepared by EccosDesign dated July 14, 2023. The wetland buffer area north of Gages Slough will be restored and the Gages Slogh wetland and buffer area south of Gages Slough will remain undisturbed. See Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023.

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

The site is partially developed with barns, two single-family residences and associated infrastructure on parcels P72178, P72179 and P72181. The remaining four parcels that make of the majority of the site consist of upland fields that are maintained through regular mowing and are dominated by herbaceous plant species. Vegetation in the maintained fields is dominated by orchard grass (*Dactylis glomerata*), red clover (*Trifolium pratense*), white clover (*Trifolium repens*), curly dock (*Rumex crispus*), and non-native invasive species Himalayan blackberry (*Rubus armeniacus*).

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

See Shoreline, Wetland and Fish and Wildlife, and FEMA Habitat Assessment prepared by Soundview Consultants dated July 17, 2023.

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

According to the USFWS IPaC mapping database, marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), Taylor's checkerspot (*Euphydryas editha taylori*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. See Shoreline, Wetland and Fish and Wildlife, and FEMA Habitat Assessment prepared by Soundview Consultants dated July 17, 2023

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

The site is within the Pacific Flyway bird migration route.

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

The project has been carefully designed to avoid all impacts to the identified wetland critical areas with the use of buffer averaging on the north side of Gages Slough and buffer widening on the south side of Gages Slough. In addition to buffer averaging on the north side of Gages Slough, buffer restoration is proposed to restore buffer function. The Applicant proposes to restore approximatley 131,000 square feet of degraded buffer located between the proposed development and the wetland to ensure no net loss of ecological functions, as well as provide additional screening and protection. The southern buffer will be expanded and all of the wetland and buffers will be placed in a Protected Critical Area tract and dedicated to the City of Burlington for protection in perpetuity. See Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023.

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

None known.

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.

Electric from Puget Sound Energy.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The future townhomes will comply with Energy Code requirements.

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.

No.

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

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.

None.

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.

None proposed.

4) Describe special emergency services that might be required.

No special emergency services will be required. The site is served by the City of Burlington Fire Department.

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

None necessary.

b. Noise

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

Railroad located to the west.

l

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.

Site grading and construction will create short-term noise impacts in the immediate vicinity. Long term impacts include low levels of noise associated with cars traveling on and off the site as well as ongoing residential uses.

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

Noise levels during and after construction will comply with City of Burlington Municipal Code. A wider landscape buffer will be planted on the rear lot for the townhomes adjacent to the railroad. See Preliminary Planting Plan prepared by EccosDesign dated July 14, 2023

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.

The site is partially developed with barns, two single-family residences and associated infrastructure on parcels P72178, P72179 and P72181. The remaining four parcels that make of the majority of the site consist of upland fields that are maintained through regular mowing and are dominated by herbaceous plant species. The adjacent properties include residential housing to the north, South Pine Street and South Anacortes Street to the east, commercial buildings to the south and a railroad to the west. The

proposal will not affect the current land uses and the proposed development is consistent with the City Comprehensive Plan.

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 nonforest use?

The site was historically used for raising chickens and other agriculture uses, but the only current use includes mowing for hay.

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:

No.

c. Describe any structures on the site.

The site is partially developed with barns, two single-family residences and associated infrastructure.

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

All of the existing structures will be demolished.

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

RA-1 - Residential Attached.

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

RA – Residential Attached.

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

Urban Conservancy for Gages Slough (associated wetland). A a new loop system will be constructed with improvements in S. Pine Street extending to S. Anacortes Street. A segment of the water line will be bored beneath the slough. See Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023. While there will be no impacts to Gages Slough, the proposed line will be located in shoreline jurisdiction (i.e., below the Gages Slough associated wetland) so a Shoreline Substantial Development Permit is included as part of the proposed development.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Gages Slough (Wetland A) is approximately 1.53 acres (66,707 square feet) in size onsite and is located on the southern parcel of the subject property and extends offsite to the north. Hydrology for Wetland A is provided by surface sheet flow from adjacent uplands, direct precipitation, and a seasonally high groundwater table. See Shoreline, Wetland and Fish and Wildlife, and FEMA Habitat Assessment prepared by Soundview Consultants dated July 17, 2023.

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

Approx 172, assuming 2 persons per home.

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

Current residents of the two existing single family homes.

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

None necessary. The proposed development will provide for additional housing style choice in the City.

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

The proposal has been designed to comply with the existing zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None necessary.

9. Housing [help]

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

89 market rate townhomes.

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

Two middle-income existing older single family detached houses will be demolished.

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

The new townhome unit will provide an alternative housing choice to existing single family and apartment styple homes currently in the City.

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?

Maximum 35 feet.

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

No views will be obstructed. The views will be altered from low density abandoned agricultural to clustered townhomes.

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

Over 60% of the site will remain open in the south in the Gages Slough area. The size of the buildings will vary from 2 to 6 units per building.

11. Light and Glare [help]

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

Lighting typical to residential development. The on-site street light fixtures will be shorter than near by public streets, at 14 feet in height. See Photometric Plan prepared by Kimley-Horn dated July 6, 2023.

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

No.

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

None.

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

Lighting will be directed downward with shielding as necessary to avoid lighting spill over per City requirements (BMC 17.70.105).

12. Recreation [help]

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

Rotary Park, Skagit River Park Sports Complex Playfields

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

No.

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

On-site informal gathering spaces are provided in several areas. See Preliminary Planting Plan prepared by EccosDesign dated July 14, 2023 which identifies two mini-park areas and other open space areas. Additionally, the Protected Critical Area tract for Gages Slough and it's buffers will be dedicated to the City of Burlington for potential future use as a trail corridor connection and passive recreation.

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.

None of the existing structures are eligible for listing in national, state, or local preservation registers.

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.

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.

Review of City mapping, WISAARD, County GIS data, and Assessor's data.

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.

None necessary.

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.

The subject property consists of a 13.3-acre site located at 900 South Pine Street. To access the site from Interstate-5 North in the Mount Vernon area, take Exit 230 for WA-20 toward Burlington. Continue straight onto East Rio Vista Ave and after 0.2-miles turn left onto Spruce Street and continue for 0.1-miles. Turn right onto Greenleaf Ave and continue for 0.2-miles before turning right onto South Pine Street. Continue driving south on South Pine Street and after 0.2-miles, the subject property will be located on the west and south sides of the road

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?

SKAT Route 101 on Anacortes Street near Wilcox Farm/Skagit Steel.

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

2 spaces for each townhome. 26 on-street parking on S. Pine Street. 23 on-street on interior private streets.

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).

All of the internal roadways will be constructed per the newly adopted (May 22, 2023) Burlington Municipal Code (BMC) 17.85.150, Alternative Street Design Standards.

The City has determined that S Pine Street will need to be improved from its existing condition. As part of constructing the proposal, S. Pine Street will be improved from the southern terminus, north to Sharon Avenue with curb and gutter on the east side and curb, gutter, sidewalk and on-street parking on the west side. Additionally, the travel lanes will be improved to conform to Access Street standards set in BMC 12.28.150.D. This will allow for connectivity from the proposal to the City's street network. Additionally, a raised sidewalk will be constructed along the south side of Sharon Avenue from S Pine Street to S Anacortes Street to conform with safe walk route requirements.

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

No.

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?

The proposal is anticipated to generate 622 new ADTs with approximately 42 new AM peak-hour trips and 49 new PM peak-hour trips. All study intersections will operate at LOS B or better with the proposal. See Traffic Impact Analysis prepared by Kimley-Horn dated July 12, 2023.

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.

No.

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

S. Pine Street will be improved from the southern terminus, north to Sharon Avenue with curb and gutter on the east side and curb, gutter, sidewalk and on-street parking on the west side. Additionally,

the travel lanes will be improved to conform to Access Street standards set in BMC 12.28.150.D. The proposal will have traffic mitigation fees of $130,585.00 to the City, adjusted for impact fee credits.

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.

Increased need based on number of new homes constructed.

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

Payment of required fire impact fees. A new water line loop will be installed to improve fire flow.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

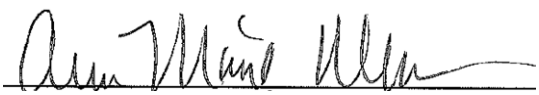
Current septic for 2 existing homes will be demolished.

c. 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.

PSE – electricity
Sewer – City of Burlington – See Civil Plans prepared by CORE Design dated July 19, 2023, including extension of seer from E. Olympia Avenue to the sothern terminus of S. Pine Street.
Water – Skagit PUD - Civil Plans prepared by CORE Design dated July 19, 2023, including a new loop system from the south terminus of S. Pine Street to S. Anacortes Street, and PUD water availability letter
Ziply/Comcast – cable
Telecommunications conduit – City of Burlington
Waste Management

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: 

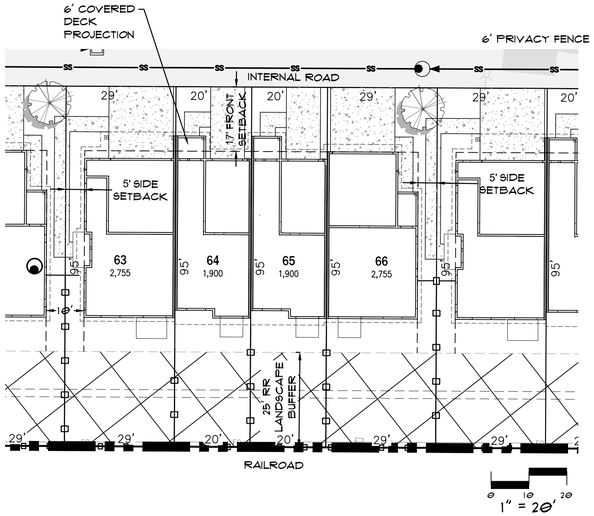
Name of signee Anna Nelson

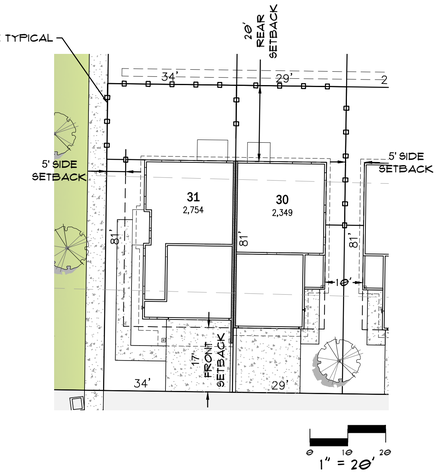
Position and Agency/Organization Land Development Project Manager, Landed Gentry Development, Inc.

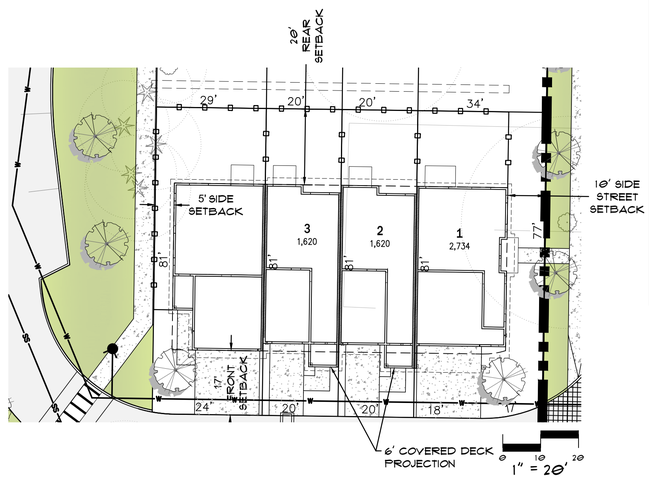
Date Submitted: July 19, 2023

SITE STATISTICS

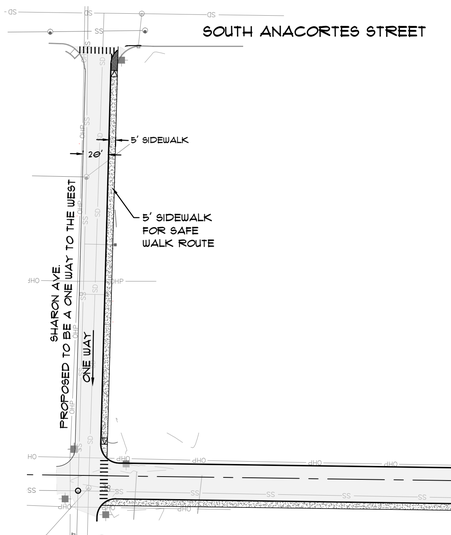
SITE AREA	582,210 SQ. FT. 13.36 ACRES
ZONING:	RA-1
MAX LOTS ALLOWED:	38 DU/AC (CLUSTER DEV)
DWELLINGS SHOWN:	89, ALL 3 BEDROOM PLUS
PARKING	
REQUIRED:	178 (2 PER DWELLING)
ON LOT PROVIDED:	270 (135 GARAGE, 135 APRON)
ON-STREET PARKING REQUIRED:	22 SPACES (1 PER 4 DWELLING)
ON-STREET PARKING PROVIDED:	
PUBLIC	26 PARALLEL ON S. PINE STREET
PRIVATE:	23 PARALLEL INTERIOR
DENSITY ACHIEVED:	6.67 DU/AC = [89/13.36]
MAX BLDG/IMPERVIOUS:	75%



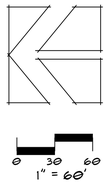




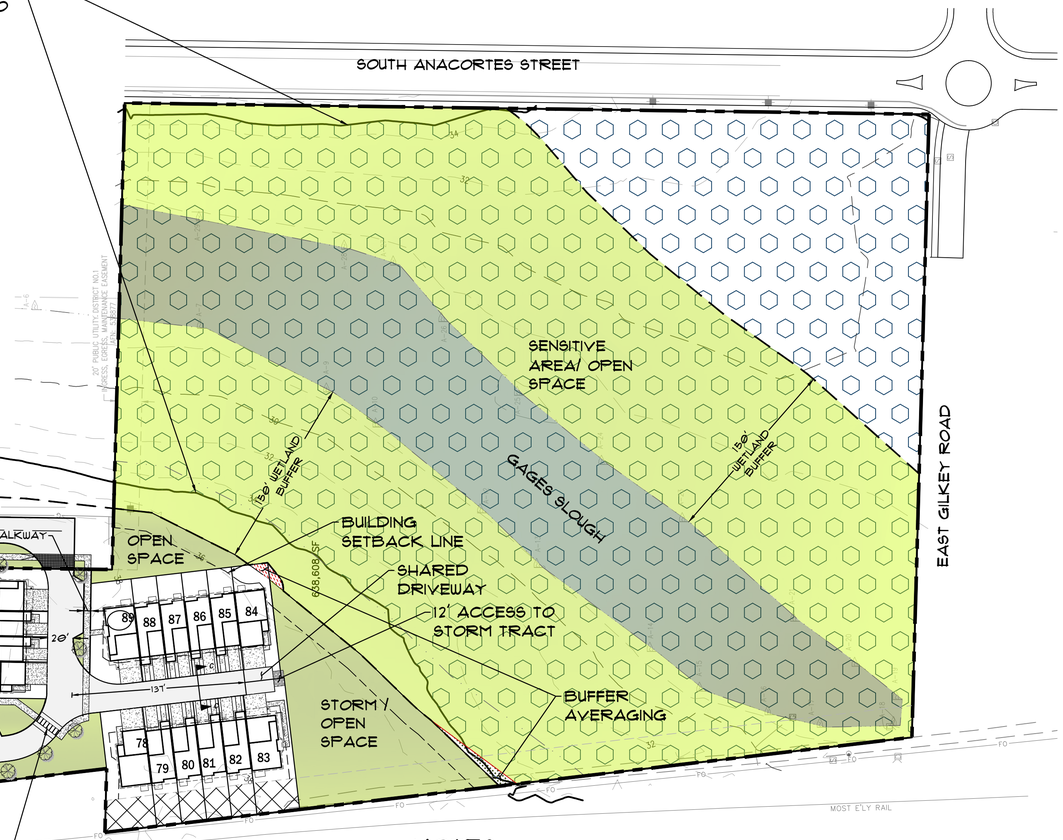
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

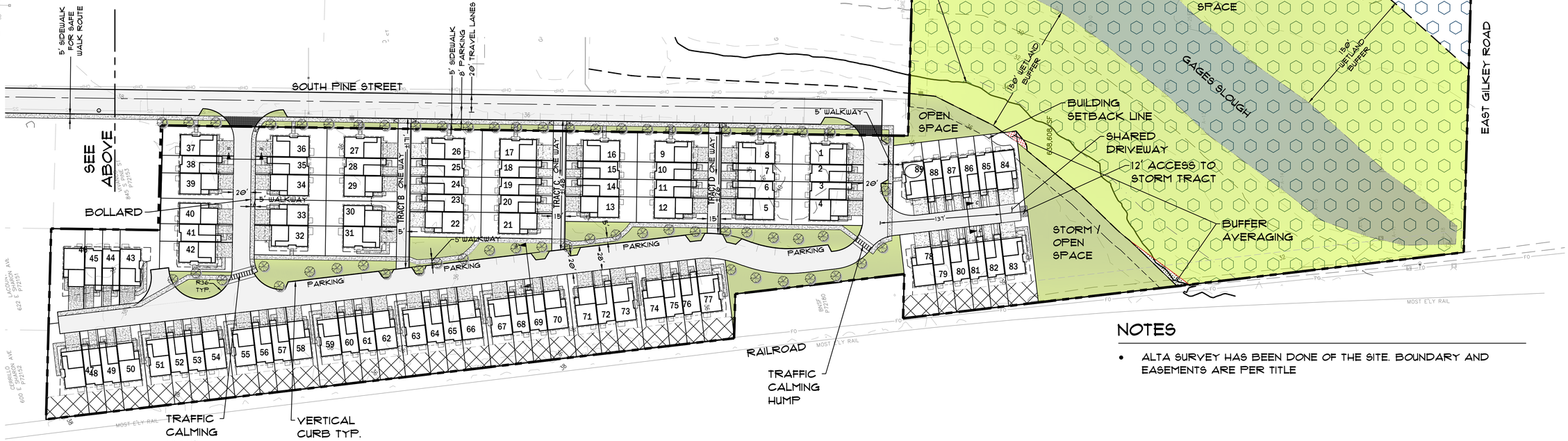


SEE BELOW



34.71' IN NAVD 1988 DATUM FLOOD PLAIN AREA BEING SHOWN. THIS IS EQUIVALENT TO 31' IN NGVD 1929 DATUM. HOMES TO BE AT LEAST 1' ABOVE THIS.





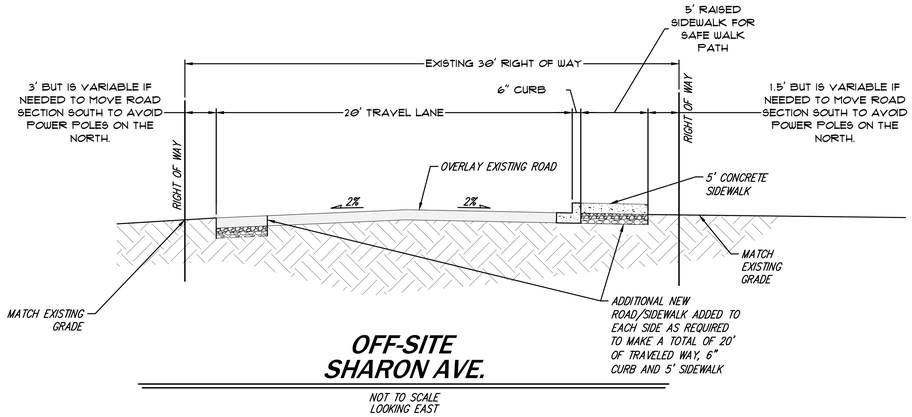
NOTES

- ALTA SURVEY HAS BEEN DONE OF THE SITE. BOUNDARY AND EASEMENTS ARE PER TITLE

SITE PLAN

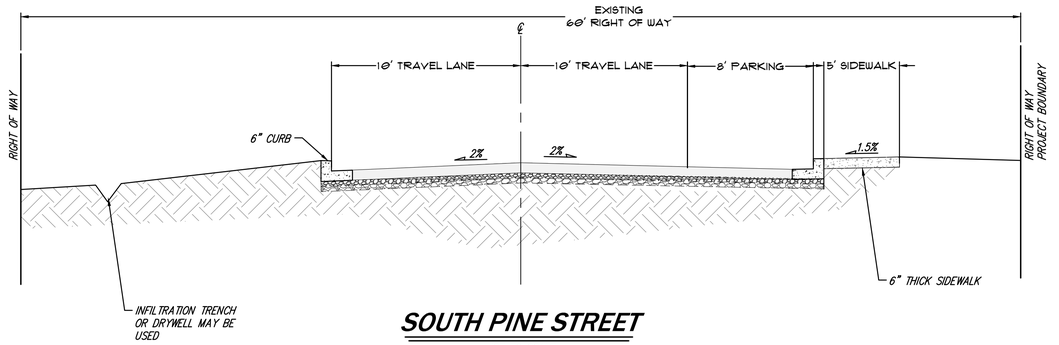
GAGES CROSSING
GAGES CROSSING, LLC

DATE	JUL 13, 2023
SHEET	1 OF 1
PROJECT NUMBER	2127



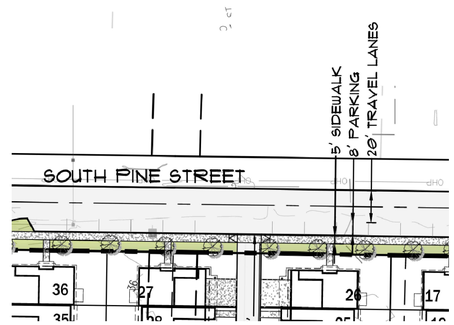
OFF-SITE SHARON AVE.

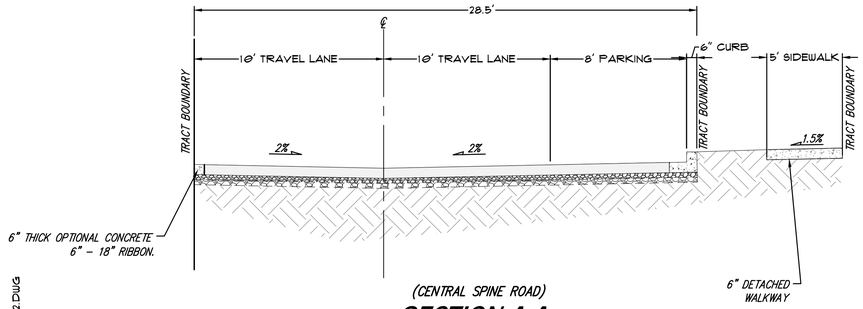
NOT TO SCALE
LOOKING EAST



SOUTH PINE STREET

NOT TO SCALE
LOOKING SOUTH

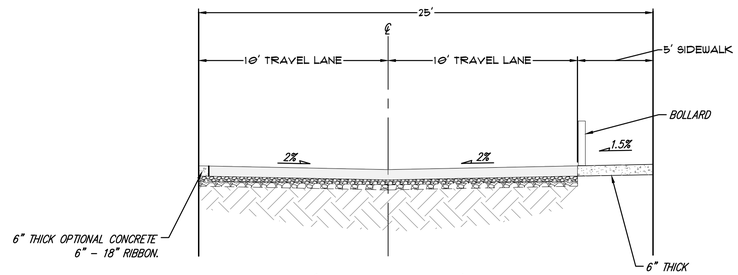




(CENTRAL SPINE ROAD)

SECTION A-A

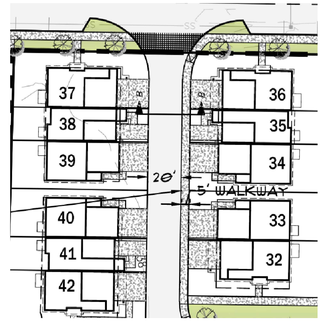
NOT TO SCALE

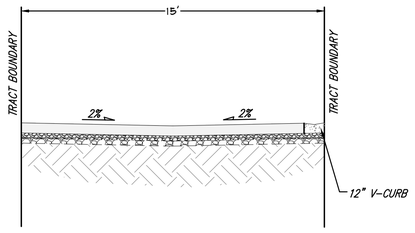


(ROADS WITH NO PARKING)

SECTION B-B

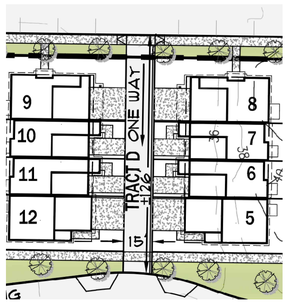
NOT TO SCALE

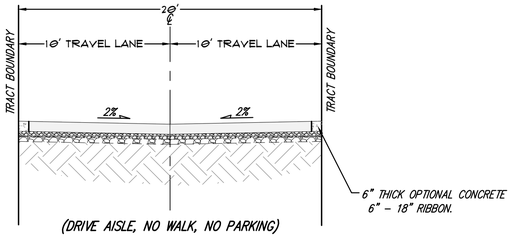




TRACTS B, C & D

NOT TO SCALE
ONE WAY ENTRANCE FROM SOUTH PINE STREET





(DRIVE AISLE, NO WALK, NO PARKING)

SECTION C-C

NOT TO SCALE

ROAD SECTIONS

GAGES CROSSING

GAGES CROSSING, LLC

CIVIL ENGINEERING
LAND USE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DATE	
JUL 14, 2023	
SHEET	CP
1	1
PROJECT NUMBER	
22127	