

# **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:***

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:

**Wesley Spring Glen**

2. Name of applicant:

**Wesley Homes Renton LLC**

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

Applicant: **Wesley Homes Renton LLC**  
**c/o Kevin Anderson, President**  
**815 South 216th Street**  
**Des Moines, WA 98198-6332**  
**(206) 870-1110**  
[kanderson@wesleyhomes.org](mailto:kanderson@wesleyhomes.org)

Agent: **AHBL, Inc.**  
**c/o Lisa Klein, AICP**  
**2215 North 30th Street**  
**Suite 300**  
**Tacoma, WA 98403-3350**  
**(253) 383-2422**  
[lklein@ahbl.com](mailto:lklein@ahbl.com)

4. Date checklist prepared:

**Oct. 21, 2020**

5. Agency requesting checklist:

**King County Department of Local Services, Permitting Division (Permitting)**

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

**The applicant intends to begin construction in the summer of 2021.**

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.

- Critical Areas Report, prepared by Grette Associates LLC, August 2020**
- Buffer Modification and Restoration Plan prepared by Grette Associates LLC, October 2020**

- Geotechnical Engineering Report, prepared by South Sound Geotechnical Consulting, September 2020**
- Topography Survey, prepared by AHBL, Inc, April 2020**
- Wetland A Tree Evaluation, prepared by Washington Forestry Consultants, Inc, September 2020**
- Tree Protection Plan, prepared by Washington Forestry Consultants, Inc, April 2020**
- Traffic Impact Analysis, prepared by TENW, dated August 24, 2020**
- Parking Analysis to be prepared by TENW**
- Conservation Easement and Property Conditions Report**

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.

**King County Legal Lot Determination is pending approval. Per email from Andrew Vining, it is being recommended for approval.**

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

**King County**

- Commercial Building Permit; Commercial Mechanical Permit; Clearing and Grading Permit; Forest Practices Permit, Critical Area Review, Demolition Permit.**

**Soos Creek Water and Sewer District**

- On-site Water System Design; On-site Sewer System Design.**

**Department of Ecology:**

- National Pollutant Discharge Elimination System (NPDES) Permit**
- Water Quality Certification (possible)**

**Department of Fish and Wildlife:**

- Hydraulic Project Approval (possible)**

**Department of Labor and Industries:**

- Electrical Permit**

**US Army Corps/EPA:**

- Nationwide Permit (possible)**

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.)

**The proposal is to construct a new 262-unit senior housing community that offers the full spectrum of living options for seniors. The project includes three connected buildings with a combined total of approximately 458,400 gross square feet and will include 165 independent living units, 42 catered living units, 21 memory care units, and 36 skilled nursing beds. The 262-unit count includes the 34 skilled nursing units**

with a total of 36 beds. In addition, the project includes a community chapel/auditorium, meeting rooms, and office facilities that will be leased to the existing Renton Nativity Lutheran Church. The senior housing community will include other typical accessory uses for full continuum senior housing communities, including dining venues, 1,800 square foot fitness and wellness rooms, nearly 9,000 square feet of social recreation rooms, 42,568 square feet of outdoor gardens and walking paths, and a chapel/auditorium. The project is proposing a total of 53,368 square feet of on-site recreation space, which exceeds the 26,920 square feet minimum require by King County. The project includes a stormwater pond located northwest of the proposed buildings, which will not be visible from 140th Ave SE.

The project will be accessed from two driveways off 140<sup>th</sup> Ave SE and will provide 276 parking spaces, 178 of which will be within an underground parking structure. The project would result in an estimated net increase of approximately 719 daily vehicle trips.

The property is comprised of four tax parcels with an area of approximately 24.2 acres. Tax parcels 342305-9031, -9061 and -9035 are vacant properties zoned R-18-P (“WH properties”). Per Development Condition SC-P22, these three properties are limited to use as single-family dwelling units for seniors, senior citizen assisted housing, daycare facilities, and nursing and personal care facility uses. Tax parcel 342305-9031 is zoned R-24 and is currently home to the Nativity Lutheran Church (the “NLC property”). The existing church building will be demolished and the church will lease some space out of the proposed senior housing community. Both zoning districts permit senior citizens assisted housing.

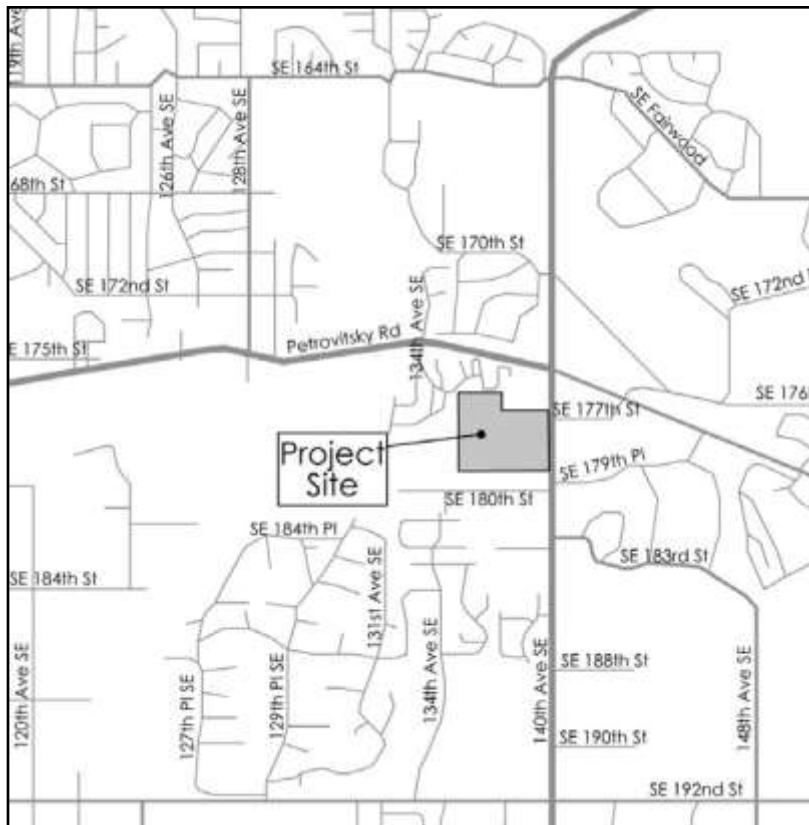
The property contains a Type F stream (Molasses Creek) and a Category III wetland (Wetland A) which, together with their buffers are located within a protective conservation easement. Buffer averaging is proposed for Molasses Creek. The County requests that the existing concrete culverts located in Wetland A be removed.

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.

The proposal will be located at 17809 140th Avenue SE, on the west side of 140th Avenue SE. The site consists of four tax parcels that total an area of approximately 22.95 acres.

#### **Tax Parcel Legal Descriptions**

- 342305-9031: S 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4 LESS CO ROAD
- 342305-9061: N 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4 LESS PORTION FOR CO ROAD
- 342305-9035: NW 1/4 OF NE 1/4 OF NW 1/4
- 342305-9060: S 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 LESS CO RD



**B. Environmental Elements** [\[HELP\]](#)

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

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

**Grades on the site are generally between 3 and 8 percent, with many areas of steep slopes of nearly 100 percent.**

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.

**According to the Natural Resources Conservation Service’s (NRCS) Web Soil Survey (NRCS 2017), the soils within the subject property consists of Alderwood gravelly sandy loam, Alderwood gravelly sandy loam, Everett very gravelly sandy loam, and Pits.**

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

**King County's I-Map for critical areas does identify the west-facing slope as an erosion hazard and a potential steep slope hazard area. Inclinations on this slope are locally over 45 percent which satisfies criteria of Chapter 21A.24 of the King County Municipal Code (KCMC) as a landslide hazard area.**

**Per the geotechnical report no evidence of recent landslide activity was apparent on-site slopes at the time of fieldwork. In addition, there is no evidence of active landslides within 300 feet of the property.**

- 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.

**The approximate volume of cut is 75,000 cubic yards and the approximate volume of fill is 27,000 cubic yards. The net fill is approximately 48,000 cubic yards. Fill will be sourced from clean, local sources. General structural fill will be imported and consist of materials which meets the specifications for Gravel Borrow as described in Section 9-03.14(1) of the 2018 Washington State Department of Transportation (WSDOT) Specifications for Road, Bridge, and Municipal Construction (Publication M 41-10).**

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

**Erosion may occur during construction activities as a result of grading. A Temporary Erosion and Sedimentation Control Plan has been prepared to minimize erosion impacts.**

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

**The proposal will require approximately 4.8 acres (19%) of impervious surfaces due to driveways, parking, building, stormwater control facilities, and sidewalks.**

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

**Per the geotechnical report the project and associated recommendations will mitigate landslide hazard areas, steep slopes, and associated buffers impacts.**

**Erosion and sediment control shall consist of silt fences, construction entrances, hydroseeding, catch basin inlet protection, erosion control blankets, interceptor ditches, check dams, baker tanks, and plastic covering that will be compliant with the King County stormwater standards. The permanent storm pond will be used as a sediment pond during construction.**

## 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.

**Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. Dust and exhaust emissions are expected to be minimal, localized, and**

temporary. Emissions after construction will be generated by vehicles accessing the site.

Additionally, King County requires that a Greenhouse Gas Emissions Worksheet is completed to determine the estimate emissions for a proposed project. The Worksheet estimates the emissions from the following sources: embodied emissions; energy-related emissions; and transportation related emissions. In total, the proposed project will have approximately 340,343 MTCO<sub>2e</sub>.

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

**There are no known off-site sources of emissions or odors observed that might affect this proposal.**

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

**Proposed measures may include using water sprays or other non-toxic dust control methods on unpaved roadways, minimizing vehicle speeds on unpaved surfaces and preventing the tracking of mud onto public streets. Work may also be minimized during high winds. Equipment will be maintained, and vehicles will be turned off when not in use.**

### 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.

**The Critical Areas Report produced by Grette Associates, LLC, identifies one Type F stream (Molasses Creek) running from the southern site to the north western corner of the site. In addition, an approximate 25,300 square foot Category III wetland (Wetland A) is located in the northwest portion of the property.**

- 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.

**Yes, the project will require work within 200 feet of Molasses Creek and Wetland A. No work directly related to the proposed project will take place within Molasses Creek or Wetland A or associated buffers.**

**The development proposal is utilizing stream buffer averaging to reduce stream buffer for site grading by 3,988 SF. The project is proposing 3,988 SF of stream buffer replacement immediately to the south of the buffer reduction area. Per the Critical Areas Report, the stream buffer expansion to the south would retain undeveloped area which consists of mature forest. Furthermore, the expansion location was chosen at the southern portion of the project site to provide additional stream protection from offsite disturbance.**

**King County has requested the removal of approximately 35, 50-60-inch concrete culverts within Wetland A that were stockpiled in Wetland A at some point in the past (likely prior to 1982). Per the Buffer Modification and Restoration Plan, the removal of these embedded culverts requires a crane, which will result in the clearing of approximately 18,000 SF of mature forested wetland and approximately 9,000 SF of forested wetland buffer. Once removed, approximately 3,200 square feet of wetland area will be restored with native vegetation.**

- 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.

**No fill or dredge material will be placed in or removed from surface waters or wetlands associated with the senior housing proposal. The culvert removal requested by King County may require some fill for crane access and staging.**

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

**No surface water withdrawals or diversions are proposed.**

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

**The proposal site is identified as an 'Area of minimal flood hazard' and not within a 100-year flood plain, as shown on FEMA Firm Panel 53033C0984G (effective 08/19/2020).**

- 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 waste materials will be discharged to surface waters as a result of the proposal.**

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.

**There will be no groundwater withdrawal associated with this proposal.**

- 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.

**No waste material will be discharged into the ground. The proposed building will be connected to the sanitary sewer.**



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.

**The proposed site improvements will increase the impervious surface area of the site, causing an increase in stormwater runoff volumes and velocities. This project will meet the County's flow control and water quality treatment requirements by having the water flow into a combined detention and stormwater wetland pond, which will be located in the northwest portion of the site. The outlet allows dispersion that will flow over the Wetland A buffer towards Wetland A.**

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

**Waste materials could potentially enter ground or surface waters if not properly treated. This project will treat stormwater consistent with the 2016 King County Surface Water Design Manual.**

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

**No. The proposed project will not alter or affect drainage patterns in the vicinity of the site.**

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

**The King County SWDM requires projects to match the flow durations from 50 percent of the 2-year storm to the 50-year storm, modeled as a natural forested site. This will be achieved by a flow control manhole that will use small orifices to control the rate at which stormwater exits the pond. The detention pond will be used to store water as it is released at a controlled rate.**

**The King County SWDM also requires water quality treatment for all pollutant generating impervious surface. This will be achieved by combining the detention pond with a stormwater wetland facility. The stormwater wetland will consist of two cells within the pond that will be planted with aquatic plants that will remove pollutants from stormwater. The first cell will be a permanent pool, 4 feet deep minimum, while the second cell will have a minimum depth of 1 to 2 feet. The depths will fluctuate as storms raise and lower the pond level.**

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture

- crop or grain
- 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?

**The existing trees, shrubs, and grass within the development footprint will be removed in preparation for construction and earthwork activities. A Tree Protection Plan report prepared by Washington Forestry Consultants determined that there are approximately 577 significant trees in the buildable area; 296 of the significant trees in the buildable will be retained and 281 will be removed. All of the vegetation within the conservation easement area will be retained, with the exception of the approximately 27,000 SF of tree removal/clearing required for the culvert removal in Wetland A.**

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

**There are no known threatened and/or endangered plant species within or near the proposal development footprint.**

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

**The Tree Protection Plan proposes that trees to be saved shall be protected during construction by the installation of a six-foot-high chain link fencing, located five feet outside of the drip line of the trees. The proposal will include new tree plantings and general landscaping that will meet King County Code native vegetation requirements.**

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

- **Invasive blackberry**
- **Scotch broom brush**

## 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: **Small birds**  
 mammals: deer, bear, elk, beaver, other: **Small mammals**  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**According to WDNR data there are no records of threatened or endangered animal species on or in the vicinity of the subject property.**

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

**Yes. The Puget Sound region is part of the Pacific Flyway, a bird migration route.**

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

**There are no impacts and therefore no mitigation measures are proposed.**

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

**The proposal's development footprint does not contain any known invasive animal species.**

## 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.

**The completed project will utilize electricity and potentially gas for heating, lighting, and other common domestic uses.**

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

**The project will not limit the use of solar energy by adjacent properties.**

- 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 construction and operation of the proposed senior housing community will conform to applicable portions of the State of Washington Energy Code. Energy efficient methods will be used for the mechanical and lighting systems. The on-site lighting will include the use of LED fixtures.**

## 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.

**There is potential for construction equipment and personal vehicles to leak fuel, oil, or other fluids necessary to operate the equipment/vehicles. This risk is typical of construction activities and is minimal.**

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

**According to Department of Ecology's "What's In My Neighborhood" database there are no known contaminants at the project site.**

There are 10 cleanup sites within 0.5 miles of the project site. Six have a site status of 'no further action', three have a site status of 'cleanup started', and one has a site status of 'awaiting cleanup'.

#### No Further Action

- Kens Dry Cleaners, 17620 140th Ave SE
- Fairwood Cleaners, 17240 140th Ave SE
- Unocal Service State 6321, 17500 140th Ave SE
- Texaco 632320180, 14210 SE Petrovitky Rd
- ARCO 6026, 17200 140th Ave SE
- ARCO 6026 1989, 17200 140th Ave SE

#### Cleanup Started

- Asarco Tacoma Smelter Site, Latitude: 47.29907 Longitude: -122.51017
- West Fuel Co, 18060 140th Ave SE
- 7-Eleven 20052, 13923 SE Petrovitsky Rd

#### Awaiting Cleanup

- Mike's Fairwood Auto, 14230 SE 176th St

- 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.

**According to the National Pipeline Mapping System, there is no gas or hazardous liquid transmission pipelines in the area. The existing buildings to be demolished will be assessed for presence of hazardous building materials prior to demolition.**

- 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.

**Chemicals typical of construction activities will be used during the construction process, including gasoline for vehicle use. Other than cleaning supplies, no other toxic or hazardous chemicals will be stored onsite after construction.**

- 4) Describe special emergency services that might be required.

**No additional special emergency services will be required other than those normally provided such as police, emergency medical, and fire protection.**

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

**Any soils contaminated by spills would be excavated and disposed of in a manner consistent with the level of contamination and in accordance with federal, state, and local regulatory requirements.**

b. Noise

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

**There are no off-site sources of noise that will impact this proposal. The primary source of noise in the area is generated from vehicular traffic along the principal arterial of 140th Avenue SE consisting of four travel lanes with a two-way, center left-turn lane.**

- 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.

**On a short-term basis, the operation of trucks, excavators, and front-end loaders will likely result in temporary noise and vibration impacts during construction. The temporary increase in noise will return to the original noise levels once construct of the project is complete. Long-term noise impacts will increase as the site will no longer be vacant. The primary source of noise will be from vehicles entering the site. Noise levels will not exceed the maximum permissible noise levels allowed per King County Code Chapter 12.86.**

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

**To mitigate general noise impacts during the construction phases, measures will include locating stationary equipment away from receiving properties, turning off idling construction equipment, requiring contractors to rigorously maintain all equipment, and training construction crews to avoid unnecessarily loud actions near residential areas will be employed.**

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 current uses on the site include the following:***

- Parcel 3423059060 is currently used for religious services by the Nativity Lutheran Church. The remaining three parcels are vacant.

***The adjacent uses include the following:***

- West: Vacant land
- South: Mix of single-family and multifamily residential housing
- East: Mix of single-family and multifamily residential housing
- North: AutoZone retail store and multi-family housing

**The proposed use of the site will not affect current land uses on nearby or adjacent properties.**

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?

**To our knowledge the site has not been used as working farmlands or forest lands.**

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, the proposal will neither impact, nor be impacted by, surrounding agricultural or forest land operations.**

c. Describe any structures on the site.

**Three of the parcels on the project site are vacant with no structures. Parcel number 342305-9060 contains the Nativity Lutheran Church, a circular building with an area of 6,563 square feet.**

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

**Yes. The Nativity Lutheran Church will be demolished.**

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

**342305-9031 – R18P  
342305-9061 – R18P  
342305-9035 – R18P  
342305-9060 – R24**

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

**According to the King County Comprehensive Plan Land Use Map (2017), the site is designated as Urban Residential High > 12du/ac.**

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

**Not applicable**

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

**Yes, King County iMap identifies potential steep slope, erosion hazards, and Molasses Creek on the project site.**

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

**The proposal includes construction of 228 units for senior housing with a maximum of 308 residents assuming 1 person per bed. The proposal includes 36 skilled nursing beds for the residents. The proposal includes 82.5 full-time employees.**

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

**No people will be displaced by the proposal. The existing employees and members of the Nativity Lutheran Church will move to a dedicated space in the proposed new building.**

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

**No specific measures proposed, as the proposal would not result in the displacement of any individuals.**

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

**The proposal is consistent with the intent of the current zoning classification and is not expected to have any adverse impacts on existing or projected land uses. The proposal does not request reductions in required building or perimeter setbacks or landscape buffers that would otherwise be required of a "Senior Citizen Assisted Housing" in R-18 or R-24. A significant portion of the property is located in a conservation easement which will protect uses to the north and west from any potential incompatibility concerns.**

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

**There are no impacts to agricultural or forest lands of long-term commercial significance.**

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

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

**228-units of middle-income senior housing will be provided. In addition, 36 units of skilled nursing beds will be provided.**

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

**No units will be eliminated with this project proposal.**

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

**There are no impacts and therefore no mitigation measures are proposed.**

## 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?

**The tallest height of the proposed structure is 74 feet – 3 inches. The principal exterior building materials include manufactured stone, fiber cement siding and corrugated metal panel.**

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

**This proposal will not negatively affect the views in the immediate vicinity.**

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

**All proposed development will adhere to the King County Development Standards – Design Guidelines as per KCC 21S.14.**

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

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

**Light or glare will be produced after dark from lighting fixtures associated with the exterior building and parking areas. Some light glow will occur from within the new residential units.**

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

**No, lighting will be directed downward so as not to interfere with views or produce glare.**

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

**There are no off-site sources of light or glare that will impact the proposal.**

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

**Lighting fixtures will be shielded and lighting cast downward to reduce light and glare impacts.**

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

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

**The nearest recreational opportunity is the playground, basketball court and sports field at Carriage Crest Elementary school approximately 1,700 ft south of the project site.**

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

**The proposal will not displace any existing recreational uses.**



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

**The senior housing community will include other typical accessory uses for full continuum senior housing communities, including dining venues, 1,800 square foot fitness and wellness rooms, nearly 9,000 square feet of social recreation rooms, 42,568 square feet of outdoor gardens and walking paths, and a chapel/auditorium. The project is proposing a total of 53,368 square feet of on-site recreation space, which exceeds the 26,920 square feet minimum require by King County.**

### 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.

**The Washington State Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database identified one property approximately 1,500 ft northwest of the property that is identified as having “no determination.”**

- 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.

**The DAHP WISAARD did not identify evidence of Indian or historic landmarks, features, or occupation on or within the vicinity of project site.**

- 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.

**The proposal utilized the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database to assess potential impacts to cultural and historic resources on and near the proposal.**

- 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.

**No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation will be notified if any cultural or archeological objects are found the during the site development work. All site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.**

### 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.

**Arterials serving the project vicinity include the principal arterial of 140th Avenue SE consisting of four travel lanes with a two-way, center left-turn lane, SE Petrovitsky Road to the north consisting of a four-lane east-west principal arterial, and to the south is SE 192nd Street consisting of a two-lane, east-west principal arterial.**

- 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?

**The site is 0.2 miles/a four-minute walk from the King County Metro bus stops for Routes 102 and 906.**

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

**The project will provide 98 surface parking spaces and 178 underground parking spaces for a total of 276 parking spaces. The existing 63 stall surface parking lot at Nativity Church will be removed.**

- 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).

**The proposal will not require any new or improvements to existing roads. The Traffic Impact Analysis produced by TENW found that based upon the level of service analysis on 140th Avenue SE between SE 177th Street, queues on 140th Avenue SE are anticipated to be one vehicle or less, and thus, would be able to accommodate project entering and exiting vehicles at the proposed new site access driveway without conflicting with upstream or downstream intersections.**

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

**The project site is not in the immediate vicinity 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?

**An estimated net increase of approximately 719 weekday daily vehicle trips would be generated as a result of the proposed project. This includes 24 weekday AM peak hour vehicle trips and 41 weekday PM peak hour vehicle trips.**

- 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.

**This proposal will not impact, nor be impacted by, the movement of agricultural and forest products within the vicinity of the project site.**

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

**The proposed location and spacing of the proposed commercial driveways onto 140th Avenue SE would meet County standards for entering sight distance and provide a safe means of access and egress.**

**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.

**The proposal will result in an increased need for public services because of the redevelopment of the site from church use and vacant land to senior housing. Needs for fire and police protection will be nominal. Impacts to schools and public transit are not anticipated. Demand for emergency health care and ambulance services may increase as a result of this proposal.**

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

**The proposed circulation plan meets the requirements of the International Fire Code. Future buildings will meet the County-required building setbacks and will provide sprinkled units. The senior community will have on-staff nurses that will limit impacts to nearby health care and ambulance services. The proposal will pay impacts fees as required by King County Code.**

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: **Puget Sound Energy**  
Natural Gas: **Puget Sound Energy**  
Water: **Soos Creek Water and Sewer District**  
Refuse Service: **Republic Services**  
Telephone: **CenturyLink**  
Sanitary Sewer: **Soos Creek Water and Sewer District**

**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: Lisa Klein, AICP

Position and Agency/Organization: Associate Principal / AHBL

Date Submitted: Oct. 21, 2020



**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	262		33	357	766	302792
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.5	39	723	588	675
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		2.6	39	339	129	1307
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		18.6	39	1,278	257	29218
Vacant .....		0.0	39	162	47	0

**Section II: Pavement.....**

Pavement.....		127.02				6351
---------------	--	--------	--	--	--	------

**Total Project Emissions:**

**340343**

Data entry fields