DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: NE 8th Bellevue Memory Care

LOCATION OF PROPOSAL: 14434 NE 8th Street

DESCRIPTION OF PROPOSAL: Construction of a 2-story memory care facility with 30 residential units and 41 parking stalls. The building will be approximately 28,345 gross square feet. Project includes site utilities and landscaping. There will be no demolition required for this project. Site area is 1.5 acres.

FILE NUMBERS: 16-123859-LB (Conditional Use), 16-123872-LD (Design Review)

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on __.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on November 17, 2016.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on __. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____ .

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator

November 3, 2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: International Church of Foursquare Gospel

Proponent: Marathon Development, Inc.

Contact Person: Ted Johnson
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12600 SE 38th Street, STE 210
Bellevue, WA 98006

Phone: (425) 233-6972

Proposal Title: NE 8th Memory Care Community

Proposal Location: 144XX NE 8th Street (NEC - NE8th & 144th Ave NE) 14434 NE 8th St.
(Street address and nearest cross street or intersection) Provide a legal description if available.
Parcel # 272505-9044-04 (will be completing a BLA)
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Two-story wood frame structure, 30 Unit / 46 Bedroom Memory Care Community (Alzheimer's licensed as Assisted Living)
2. Acreage of site: 1.50 acres
3. Number of dwelling units/buildings to be demolished: Zero
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: Zero
6. Square footage of buildings to be constructed: 28,345
7. Quantity of earth movement (in cubic yards): 200
8. Proposed land use: R-10 with approval of CUP.
9. Design features, including building height, number of stories and proposed exterior materials:
   Two-story senior Memory Care Community with 30 units / 46 bdrm. 30' in height. Ext. siding fiber cement board, horizontal and shake design w/ brick facade accents. Heavy timber entry with comp roof
10. Other

Estimated date of completion of the proposal or timing of phasing:

SEPA, Design Review and CUP complete July 2016. Permitting complete March 2017. Construction complete February 2018.

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

No

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

Geo-technical report to be reviewed by Clearing and Grading department. No environmental issues. Flat site used as asphalt parking lot.

Geotechnical report by Earth Solutions NW LLC dated 12/9/15

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known

Boundary Line Adjustment currently under process by (LOB) City of Bellevue

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Yes. Boundary Line Adjustment (BLA), Design Review & Conditional Use Permit - ALL February 2, 2016

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ **Land Use Reclassification (rezone) Map of existing and proposed zoning**

☐ **Preliminary Plat or Planned Unit Development**
Preliminary plat map

☑ **Clearing & Grading Permit**
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ **Shoreline Management Permit**
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

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

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil conditions primarily consist of loose to medium dense existing fill within the upper 3-15 feet underlain generally by medium dense to very dense silty sand with gravel glacial till deposits.

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

None

e. Describe the purpose, typ d approximate quantities of any filling or ing proposed. Indicate source of fill.

Will remove current asphalt parking lot and import structural fill as needed to meet design of slab on grade building.

Approx 200 cy

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

Yes. An approved temporary erosion plan will be approved by COB and adhered to. A Construction Stormwater Pollution Prevention Plan (CSWPPP) is required per Bellevue City Code 23.76.090.

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

70% - 80% allowed

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

A Temporary erosion control plan will be designed and adhered to during the construction period.

per Bellevue City Code 23.76.090 (BCC)

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Routine Air emissions during construction (workman cars and equipment) would result. Air Emissions when facility is complete include those from automobiles (staff, residents, visitors) and commercial kitchen (aromas)

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

None

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

Construction only planned during normal weekday hours; when building is operational, staff is encouraged to carpool or use public transit.

Construction dust suppressant measures per BCC 23.76 and Revised Code of Washington (RCW) 46.61.655 for covered loads.

3. WATER

a. Surface

(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.

None

(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.

None

(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.

None

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

No

(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

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

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 storm water)

(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.

Storm water from roof & asphalt drives / parking area will be diverted into wet/detention vault with sand filter and or dispersion trench before release to existing system

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

No

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

Extensive landscaping to meet or exceed the City of Bellevue requirements; collection of roof & parking lot drain water into underground piping to wet/detention vault and dispersion trench or linear sand filter

per BCC 23.76.090 CSWPPP
and BCC 24.06 Utility Code

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [ ] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, 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?

Some removal of parking lot landscaping trees will be required. New landscaping will be installed per approved landscape plan.

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

None

per COB landscape requirements Land Use Code 20.20.520 and 20.25B.040

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

New plantings install will be native to Puget Sound area and shown on the plan prepared by a licensed Landscape Architect, plan will me or exceed City requirements.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or enc ;red species known to be on or near the

None

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

No

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

None required

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Elec.lighting and heating resident rooms. Common area, comm. kitchen and corridor heat/cooling by natural gas

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

Building will meet WA. Dept. of Energy code requirements. (wall & attic insulation, thermopane windows, energy

7. Environmental Health

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.

Minor risk of oil or diesel fuel spill from use of construction equipment during construction – spills will be immediately cleaned in accordance with OSHA, WISHA & EPA requirements

(1) Describe special emergency services that might be required.

None

Typical Fire and First Aid.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None required

✓

b. Noise

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

None

Traffic noise from NE 8th Street.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Routine construction noise (pneumatic tools, construction equipment, etc., during workday 8am –4pm. At completion no noticeable noise will be present due to its residential (senior) population

Vehicular noise for those driving to the care center.

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

All equipment will be provided appropriate mufflers; agreement with neighbors will be reached concerning periods of high noise (if any)

Hours of construction per BCC 9.18.
Sound muffling equipment per BCC 9.18.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Site is used as a parking lot. Adjacent property is a Church. Single family & multifamily across street. School nearby.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

No structures, asphalt parking lot.

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

None

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

R-10

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

R-10 Multi-family - Low Residential Density

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

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

44 senior residents and 20 full time employees.

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

None

k. Proposed measures to av · reduce displacement impacts, if any:

None required

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

Proposed development will meet or exceed City of Bellevue land use regulations including Design Review and Conditional Use permit.

9. Housing

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

30 units consisting of 46 bedrooms. Due to the housing type, Memory Care (Alzheimer's Care) the cost will be high.

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

None

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

None

10. Aesthetics

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

30' - Cementious lap siding

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

None

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

Proposal will meet COB Design Review Guidelines.

11. Light and Glare

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

No significant light will be produced, only interior residential lights / lamps through windows and small exterior down lights at building exits will be seen at night

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 or glare impacts, if any:

Minimal exterior lighting will be included with building

Shielded exterior lights per LNE 20.20.522

12. Recreation

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

Stevenson Elementary, Crossroads Mall, Crossroads Park.

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:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Project fronts NE 8th Street and will use an existing curb cut into existing parking lot for ingress and egress.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

c. How many parking spaces would be completed project have? How many would the project eliminate?

41 new spaces & elimination of 132 existing spaces (see attached parking analysis).

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

None. See traffic report attached.

e. Will the project 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? If known, indicate when peak volumes would occur.

Weekday AM peak = 7 trips. Weekday PM peak = 11.

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

Building Administration to provide financial incentives for staff to carpool or us public transportation when available

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Minor increase in need for ambulance services if residents have need to rush to emergency hospital. Senior Residents have low impact on public services.

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

In all but critical situations staff will escort & transport residents to hospital

16. Utilities

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

ALL Utilities available to the site.

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: PSE
Gas: PSE

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted 02/02/2016