

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

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

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

4. Date checklist prepared:

Nov. 3, 2021, Updated Dec. 15, 2022, updated Feb. 28, 2026

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 20232026.

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, Buffer Modification and Restoration Plan, prepared by Grette Associates LLC, December 2022**
- **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, October 2021, updated February 2026
- Parking Analysis, prepared by TENW, October 2021
- Conservation Easement and Property Conditions Report
- Technical Information Report prepared by AHBL updated Dec. 2022, updated March 2026
- Architectural Inventory, prepared by Historical Research Associates, Inc, October 2021
- Lead and Arsenic Soil Sampling, prepared by Krazan and Associates, Inc, August 2021
- Response to Comments prepared by South Sound Geotechnical Consulting, Nov. 2, 2021
- Response to Comments on Manmade Slopes prepared by AHBL dated Oct. 2022
- Alternatives Analysis for Culvert Removal prepared by AHBL dated November 2021
- Culvert Removal Plan with Details prepared by AHBL dated December 2022
- Wetland Hydroperiod Assessment prepared by Grette Associates dated August 9, 2022
- Supplemental Infiltration Test Results prepared by South Sound Geotechnical Consulting dated August 2025

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.

None known.

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

King County

- Commercial Site Development Permit; Commercial Building Permit; Commercial Mechanical Permit; Clearing and Grading Permit; Forest Practices Permit, Critical Area Review, Demolition Permit, Floodplain Permit Drainage Adjustment.
- Revised Conservation Easement
- Covenant of Common Ownership

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
- Section 401 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 262266-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 458,400-460,049 gross square feet and will include 1658 independent living units, 423 catered living units (49 beds), 21 memory care units, and 36-34 skilled nursing bedsunits (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, 2,316-square foot fitness and wellness rooms, nearly 10,300 square feet of social recreation rooms, 52,509 square feet of outdoor gardens and walking paths, ~~and a chapel/auditorium.~~ The project is proposing a total of 63,413 square feet of on-site recreation space, which exceeds the 27,010 square feet minimum required by King County. The project includes a stormwater pond located northwest of the proposed buildings and will provide 274 287 parking spaces, 1798 of which will be within an underground parking structure. The existing 6,565 SF Nativity Church and 63-stall surface parking lot (with an existing King County Park-and- Ride facility) were removed as part of the project.

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**

- 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.

According to South Sound Geotechnical Consultants, slumping of the fill slope has been observed on the southwest side of the manmade slopes. Plastic sheeting observed at the base of the fill slope was distorted suggesting creep/movement of the fill slope. Observed slump and creep shows that the fill slope has experienced past instability with the potential for future movement.

- 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 79,000 cubic yards and the approximate volume of fill is 24,500 cubic yards. The net cut/fill is approximately 54,500 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-current edition of the 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:

The recommendations provided in the geotechnical report will be followed to mitigate potential impacts to landslide hazard areas and steep slopes.

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. Pond berm embankments shall be designed and approved by the geotechnical engineer.

A 15-foot slope setback and a 15-foot structural setback will be provided for all slopes greater than 40 percent.

Removal of the fill shall be completed in accordance with the measures provided in the South Sound Geotechnical Consultant's Response to Comments dated November 2021, which include:

- **Grading limits should be staked in proposed modified areas with appropriate erosion control fencing;**
- **Grading should consist of initial clearing of vegetation;**
- **Fill should be removed and disposed of off-site at approved disposal site. Native soils could be stockpiled on-site for future use as structural fill (as appropriate);**
- **Exposed soils on slopes should be protected with temporary covering (e.g. plastic) during inclement weather;**
- **Future landscaped areas should be revegetated with local native plant species following final grading;**
- **Earthwork procedures should be periodically monitored by the engineer of record to verify compliance with project plans and specifications.**

2. Air

- 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 MTCO₂e.

- 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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Critical Areas Report prepared by Grette Associates, LLC, identifies one Type F stream (Molasses Creek) running from the southern site to the northwestern 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.

The project will decommission existing recreational trails within the critical areas buffer by restoring approximately 9,800 square feet of trail with native vegetation.

The Project proposes to reduce the standard 115-foot stream buffer by approximately 4,006 square feet in support of establishing internal access through the Project site. The area that will be reduced will be added/relocated immediately south to retain the undeveloped area which predominantly consists of forested area. No net loss of stream buffer area will occur as a result of this Project.

For Wetland A, the Project will comply with the buffer modification requirements defined in KCC 21A.24.325.C in order to provide the 110-foot moderate land use buffer requirement rather than the 150-foot-high land use buffer requirement.

King County has requested the removal of approximately 35, 50-60-inch concrete culverts that were stockpiled in Wetland A at some point in the past (likely prior to 1982). It is estimated that the removal of these embedded culverts will require a crane and will result in some clearing of forested wetland buffer. Once removed, the disturbed area will be restored with native vegetation. A Culvert Removal Alternatives Analysis and a Culvert Removal Restoration Plan has been prepared. If required, state and federal permits will be applied for.

- 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 dredged 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 will require the removal of the 35 concrete culverts

from the wetland. The process will likely remove some soil and vegetation as the culverts are embedded and some will need to be dragged to the crane swing arm radius. See the Revised Culvert Removal Plan and the Grette Associates Restoration Plan.

- 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:

- 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. Building roofs, parking and drive lanes, and vegetated areas are the sources of stormwater runoff This project will meet the County's flow control and water quality treatment requirements by having the majority of the site 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. In addition, a detention pond, underground detention vault, and a sandfilter provide stormwater flow control and water quality treatment for the northeast parking area and building roof. The detention pond is located west of the building, southwest of the pickleball court, while the underground detention vault and sandfilter are location within the northeast parking lot. The detention pond, underground detention vault, and sandfilter outlet and disperse over vegetated areas at the south central portion of the site.

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

Waste materials will not enter ground or surface waters. 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:

Onsite flow control Best Management Practices (BMPs) will be provided to mitigate the impacts of storm and surface water runoff generated by new impervious surface, new pervious surface, existing impervious surfaces, and replaced impervious surfaces targeted for mitigation, as specified in the KCSWDM. ~~Infiltration is not feasible on the site, so the method of satisfying the Flow Control BMP requirement is the application of BMPs to the maximum extent feasible using lists specific to the project location, size, and impervious coverage,~~

The project will provide water quality facilities to treat the runoff from the new and replaced pollution-generating impervious surfaces (PGIS) and new pollution-generating pervious surfaces (PGPS) targeted for treatment as specified in the KCSWDM. The proposed project is located in a Basic Water Quality area, as described by King County. Additionally, because the sites use is considered commercial, Enhanced Basic Treatment is required for all PGIS runoff. To meet this requirement, all runoff generated from PGIS will be directed to a combined detention and stormwater wetland facility or to a large sand filter vault.

The wetland will be protected from developed flows and treatment. See Section 4.7 of the AHBL Technical Information Report.

4. Plants

- 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 tree removal/clearing required for the culvert removal in vicinity of 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. New plantings will be added to approximately 9,800 SF of trail and as needed for restoration following the culvert removal.

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

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

5. Animals

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

- 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

- 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

The Lead and Arsenic Soil Sampling performed by Krazan and Associates, dated August 10, 2021, found that samples from the site did not exceed the Model Toxics Control Act (MTCA) Method A soil cleanup levels for unrestricted land uses of 20 parts per million (ppm) arsenic and 250 ppm lead.

- 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*

- 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 4,931 square feet. This building was recently demolished as a part of this proposal.

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

Yes. The Nativity Lutheran Church ~~will be~~ has been 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, wetlands, 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 2626 units for senior housing with a maximum of 308-217 residents assuming 1 person per bed. The proposal includes 36 skilled nursing beds and 21 memory care beds for the residents. The proposal estimates 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

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

2626 units of middle-income senior housing will be provided. This includes 36 skilled nursing beds and 21 memory care beds.

- 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

- 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

- 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

- 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. The site contains well established dirt trails from informal/unpermitted use.

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

The proposal will not displace any existing recreational uses. The existing informal/unpermitted dirt trails will be decommissioned.

- 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, 2,316 square foot fitness and wellness rooms, nearly 10,300 square feet of social recreation rooms, 52,509 square feet of outdoor gardens and walking paths, and a chapel/auditorium. The project is proposing a total of 63,413 square feet of on-site recreation space, which exceeds the 27,010 square feet minimum required by King County.

13. Historic and Cultural Preservation

- 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.”

The Architectural Inventory, dated October 2021, identified no National Register of Historic Places or Washington Heritage Register listed or eligible resources within the project area. There are also no historic properties listed on the King County Register within the project area. However, the Architectural Inventory did recommend the Nativity Lutheran Church as eligible for listing under the National Register of Historic Places and as eligible as a King County Landmark.

- 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 and the Architectural Inventory, dated October 2021, 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.

The Architectural Inventory, dated October 2021, used information from the King County Assessor, the Washington Department of Archaeology and Historic Preservation’s (DAHP’s) Washington Information System for Architectural and

Archaeological Records (WISAARD) database, the Puget Sound Regional Archives, Historical Research Associates' own private library, and online sources including newspaper, essay, photo, and map collections held by Seattle Public Library, the Seattle Municipal Archives, and the Bureau of Land Management (BLM), among others.

- 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.

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.

The Architectural Inventory, dated October 2021, recommended mitigation of the demolition of Nativity Lutheran Church, which may include the display of historic photos or interpretive panels within the new chapel area of the development that document the history and architectural character of the church, and/or documentation of the church's history and design through an HPI in the WISAARD database.

14. Transportation

- 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 minor 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 ~~96-108~~ surface parking spaces and ~~1789~~ underground parking spaces for a total of ~~27487~~ 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 fewer 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 719-731 weekday daily vehicle trips would be generated as a result of the proposed project. This includes 24-17 weekday AM peak hour vehicle trips and 41-35 weekday PM peak hour vehicle trips. Trip generation estimates are based n the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025.

- 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

- 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

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

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: Planner / AHBL

Date Submitted: ~~Dec. 15, 2024~~ March 2, 2026



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
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Total Project Emissions:

340343

Data entry fields