



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-117718 LO  
Project Name/Address: RJ Development Senior Housing  
2120 116<sup>th</sup> Avenue NE; Bellevue, WA  
Planner: Toni Pratt  
Phone Number: (425) 452-5374

**Minimum Comment Period Ends: February 1, 2018**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

# SEPA ENVIRONMENTAL CHECKLIST

Joni Pratt  
1/11/18

To Be Completed  
by Applicant

## Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 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 you know, 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 and 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. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### A. Background

1. Name of proposed project, if applicable:

**RJ Development Seniors Housing**

2. Name of applicant: **RJ Development**

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

**Austin Groves**  
**Project Manager**  
**RJ Development**  
**401 Central Street SE**  
**Olympia, WA 98501**  
**360-528-3343**  
[austin@rjdevelopment.com](mailto:austin@rjdevelopment.com)

Received  
JUL 18 2017  
Permit Processing

# SEI ENVIRONMENTAL CHECKLIST

To Be Completed  
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4. Date checklist prepared: **17 November 2016**
5. Agency requesting checklist: **City of Bellevue, Washington, Planning & Community Development Department**
6. Proposed timing or schedule (including phasing, if applicable): **Demolition February 2018; Construction start on both buildings March 2018**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None**
8. List any environmental information you know about that has prepared, or will be prepared, directly related to this proposal. **Geotechnical Report by Terracon Consultants**
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. **No**
10. List any government approvals or permits that will be needed for your proposal, if known. **NA**
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.)
  - a. Acreage of Site: **2.866**
  - b. Number of dwelling units/buildings to be demolished: **Three Buildings**
  - c. Number of dwelling units/buildings to be constructed: **Two Buildings/140 units**
  - d. Square footage of buildings to be demolished: **43,065.4 SF**
  - e. Square footage of buildings to be constructed: **127,866 Gross SF**
  - f. Quantity of earth movement (cubic yards):  
  
**Grading will be required for access, parking and building pads. Approximately 4,400 cubic yards of material will be excavated from stripping and parking areas. Approximately 28,000 cubic yards of fill material from local sources will be required for finish grades.**
  - g. Proposed Land Use: **Senior Housing Congregate Care**
  - h. Design features including building height, number of stories and proposed exterior materials:

# SE ENVIRONMENTAL CHECKLIST

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**Bldg A: Two stories of care units and common space over one level of open-air parking. Building height = 53'-8 1/2" (highest point of roof) above average finished grade.**

**Bldg B: Five stories of care units and common space over one level of open-air parking. Building height = 69'-3" (highest point of roof) above average finished grade.**

**Exterior materials for both buildings:**

**Exterior rainscreen (fiber-reinforced cementitious, stone veneer and brick veneer)**

**Aluminum storefront, entrances, and windows**

**Roofs – TPO single ply membrane and sheet metal roofing**

**Wood Laminated Beams**

**Concrete Balconies**

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 know. 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.

Address: **2110 116<sup>th</sup> Avenue N.E., Bellevue, WA**

Legal Description: **THE SOUTH 364.15 FEET OF THE NORTH 869.56 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RIGHT OF WAY;**

**EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR 116<sup>TH</sup> AVENUE NORTHEAST.**

Maps: **ALTA SURVEY, Site Plan, and Vicinity Map are included with this submittal.**

TO BE COMPLETED BY APPLICANT

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

**Hilly**

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

**14.4%** Steep Slope at SW corner of site

## SECTION ENVIRONMENTAL CHECKLIST

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by Applicant

- 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 prime farmland.

**Existing fill of varying thickness over silty sand and sandy silt, clay, and dense sands and gravels.**

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

**Not to our knowledge.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Grading will be required for access, parking and building pads. Approximately 4,400 cu.yds. of material will be excavated from stripping and parking areas. Approximately 28,000 cu.yds. fill material from local sources will be required for finish grades.**

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

**Erosion could occur from site clearing & initial construction activity consisting of grading for building pads and utility installation.**

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

**69.3%**

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

**Best Management Practice and standard erosion control techniques will be used to control erosion during construction, such as silt fencing, a rockered construction entrance, temporary cutoff swales, and sediment traps. Disturbed soil will be covered with straw, mulching, and/or seeding to prevent sediment transportation.**

### 2. Air

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

**There will be no burning of scrap wood or other construction waste on the construction site. Dust mitigation will be primarily by water truck sprinkling and/or mulching of exposed soil. Exhaust from vehicles and construction equipment will be limited as much as possible to hours of operation for the duration of construction.**

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

# SE ENVIRONMENTAL CHECK LIST

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**Not to our knowledge.**

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

**Emissions from vehicles and construction equipment will be limited as much as possible to normal hours of operation for the duration of construction. Construction equipment will be properly tuned and have the required emissions control equipment installed.**

### 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, lakes, ponds, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No**

- 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.

**No**

- 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.

**N/A**

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

**No**

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

**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, purpose, and approximate quantities if known.

## SECTION ENVIRONMENTAL CHECKLIST

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**Deep excavation for retaining walls and parking areas may intercept groundwater of unknown quantity. Groundwater will be intercepted by footing drains and conveyed to the storm sewer system.**

- 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.

N/A

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.

**Stormwater runoff from rooftops and paved surfaces will be collected and conveyed to an underground conveyance system and storm water control facility. Runoff will be discharged to the previous discharge location.**

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

**There exists the potential for spills to enter surface water runoff.**

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

**A storm water control facility will be sized to accommodate stormwater runoff volume per City of Bellevue standards.**

### 4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other **Fir and cedar found on north property line only.**

shrubs

grass

pasture

crop or grain

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?

**There is very little existing vegetation associated with the current commercial buildings. All the existing trees on the north property line will remain.**

# SE ENVIRONMENTAL CHECKLIST

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

**Unknown**

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

**The site will be extensively landscaped using predominately native and adaptive plants. Vegetation and areas for habitat will be greatly enhanced.**

## 5. Animals

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

birds: hawk, heron, eagle, songbirds, other: songbirds have been observed on the site

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

**Unknown**

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

**Unknown**

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

**The site will be extensively landscaped using predominately native and adaptive plants. Vegetation and areas for habitat for birds, butterflies, and other urban animals will be greatly enhanced compared to the existing site.**

## 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.

**Electricity will be used for lighting and to power equipment. Individual care/dwelling units will be heated and cooled electrically. Packaged, natural gas fired air handling units will provide tempered air to common spaces and corridors.**

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

**The site slopes steeply to the east. The taller building on the site is situated in the southeast corner of the site; adjacent properties will not be shaded.**



# SE ENVIRONMENTAL CHECKLIST

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- 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:

**This project is designed to meet or exceed the requirements of the Washington State Energy Code (WSEC) with regard to building insulation, glazing U-value, as well as electrical and mechanical systems. Larger areas of glazing will be shaded to reduce solar heat gain and reduce heating loads.**

## 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.

**Environmental hazards such as increased levels of diesel exhaust from construction equipment and the spill of small amounts of toxic chemicals may occur during construction, but every effort will be made to mitigate these hazards. The danger of fire or explosion during construction is minimal. Environmental health hazards from the completed project will be minimal or non-existent since the new electrical, mechanical, plumbing, and stormwater systems must meet the stringent requirements of current land use and building codes.**

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

**This project will have minimal requirement for emergency services for health hazards during construction. Any environmental hazards will be contained and mitigated on site by the contractor. The completed project is expected to generate minimal or no environmental hazards.**

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

**During construction, the contractor will control stormwater runoff from the site according to the procedures described in the project's Stormwater Pollution Prevention Plan (SWPPP). A rock tracking pad will control unwanted tracking of mud onto adjacent city streets. Hot work permits will be obtained from the building department to minimize fire hazard during construction, and the contractor's professional practices will minimize hazardous chemical exposure.**

- b. Noise

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

**None anticipated.**

- 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.

# SECTION ENVIRONMENTAL CHECKLIST

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**The development will emit standard vehicle noise, voices from occupants and visitors and delivery vans and trucks.**

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

**None proposed. The development is anticipated to emit noise levels consistent with commercial/medical office character of the area.**

## 8. Land and Shoreline Use

*Meet req. of Bel 9.18. 1- to 2- story. M-F. 9- to 5- Sat.*

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

**The existing site contains commercial, retail, and light manufacturing uses. Adjacent properties have medical offices and similar uses as well.**

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

**Not to our knowledge.**

c. Describe any structures on the site.

**The existing site contains one- and two-story commercial, retail, and light manufacturing buildings.**

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

**All existing structures and associated foundations will be removed prior to construction. All existing asphalt paving will be removed from the site, except for the existing paved Rights of Way.**

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

**The current zoning is Bel-Red Medical Office (BR-MO).**

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

~~City of Bellevue, Washington, Bel-Red Subarea Plan~~ *BR+MO*

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

**Not applicable to this project**

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

**Not to our knowledge**

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

*ADP*

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**Approximately 160 care recipients or residents and 65 staff are expected to occupy this facility.**

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

**Not applicable. There are no residential occupancies on the existing site.**

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

**Not applicable.**

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

**Project to be approved by the City of Bellevue with <sup>administrative</sup> Design Review Board approval.**

### 9. Housing

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

**140 units of private-pay congregate seniors housing will be provided.**

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

**There are currently no existing residential uses on the proposed site.**

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

**The proposed use for this site is Senior Housing Congregate Care. As such, this project will not impact existing housing in the adjacent area. It will provide an important service to the community in the form of high-quality care and residence for seniors.**

### 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 any proposed structure on this site will be 69.25 feet above average finished grade. The principal exterior building materials are:  
Exterior rainscreen (fiber-reinforced cementitious, stone veneer and brick veneer)  
Aluminum storefront, entrances, and windows  
Roofs – TPO single ply membrane and sheet metal roofing  
Wood Laminated Beams  
Concrete Balconies**

## SEATTLE ENVIRONMENTAL CHECKLIST

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

**Because the site slopes to the east, views from west of the site will be minimally obstructed. Because view terraces are provided on the east edge of the site and building, views to the north, east, and south will be enhanced by this project.**

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

**Aesthetic characteristics of this project will conform to the City of Bellevue Bel-Red Design Standards, subject to Administrative Design Review Board approval.**

### 11. Light and Glare

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

**Normal light and glare from site exterior light fixtures. Exterior light fixtures will be downward facing to limit light spillover to adjacent properties and to promote dark night skies. Minimal glare from exterior glazing is anticipated. Site lighting will be provided primarily during night hours only.**

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

**No hazard from light and glare is anticipated.**

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

**The only off-site source of light or glare would be from existing street lighting and is not anticipated to be an issue.**

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

**Exterior light fixtures will be downward facing to promote dark skies and will comply with City of Bellevue lighting standards.**

### 12. Recreation

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

**Residents of this facility will occasionally visit recreational, social and cultural amenities in the surrounding neighborhood, downtown Bellevue, and the greater Seattle area. Residents may visit individually or in groups, but there are no specific designated recreational activities defined for the residents.**

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

**No existing recreational facilities will be impacted.**

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

**No impact on existing recreational facilities. Additional activity areas are provided.**

### 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.

**Not to our knowledge.**

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

**Not to our knowledge.**

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

**None required.**

### 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.

**The site is served by 116<sup>th</sup> Avenue NE and by extension, State Highway 520 and Interstate 405. Access to 116<sup>th</sup> Avenue is provided via a centrally located entrance drive and by existing access roads at the north perimeter of the site. Reference the vicinity plan included with this submittal.**

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

**The site is served by public bus routes 234 and 235. There are existing bus stops directly adjacent to the site on both sides of 116<sup>th</sup> Avenue NE. The stop on the east side of 116<sup>th</sup> Avenue will be improved as part of this project.**

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

**This project will provide 110 parking spaces throughout all parking areas. The number of existing parking spaces to be eliminated is unknown, but all of those are associated with the commercial and light industrial occupancies that will be replaced.**

- 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).

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**Road improvements will not be required along 116<sup>th</sup> Avenue NE other than sidewalk and planter strip improvements. No new streets are proposed.**

- 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.

**Less than 370 vehicle trips per day. Peak volumes will occur between the hours of 10:00 am and 4:00 pm.**

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

**The site is served by Metro Transit bus routes 234 and 235. There are existing bus stops directly adjacent to the site on both sides of 116<sup>th</sup> Avenue NE. The stop on the east side of 116<sup>th</sup> Avenue will be improved as part of this project to include a shelter and bench per City of Bellevue LUC 20.20.680. Sound Transit provides bus transportation to metropolitan regions beyond Bellevue, including SEA-TAC airport.**

### 15. Public Services

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

**Increased need for fire protection, EMS/ambulance, and other public health care services. No children of school age are anticipated to live within the development.**

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

**The need for fire protection services is not anticipated to increase since the buildings will be protected with approved automatic fire sprinkler and fire alarm systems. There will be no additional impacts on police protection, schools, or most other public services.**

### 16. Utilities

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

**Electricity, natural gas, water, refuse service, telephone, and sanitary sewer are available at the site.**

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- 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.

**City of Bellevue will be providing sewer and water service. Electricity and gas service will be provided by PSE. Phone and fiber will be provided by Comcast. Waste Management will provide refuse service**

### C. Signature

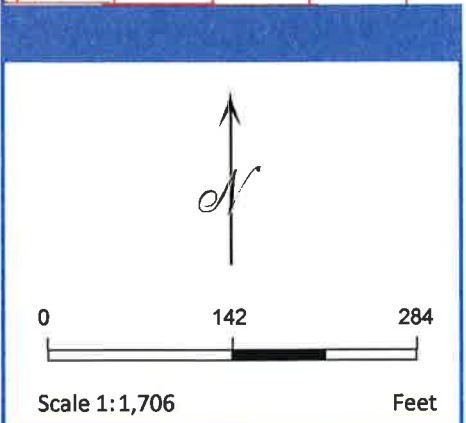
The above answers are true and complete to the best of my knowledge. I understand that the City of Bellevue is relying on them to make its decision.

Signature Audiz Provet

Date Submitted 7/17



City Parks  
Parcels



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.