DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave 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. 15-126289-LD

Project Name/Address: Park East Townhome 1400 Bellevue Way NE

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: Feb. 25 2016

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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: Su Development MLP

Proponent: Su Development

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

Address: 1100 106th Ave. N.E.
Bellevue,WA. 98004-4313

Phone: (425) 453-8886

Proposal Title: Park East Townhomes

Proposal Location: 1400 Bellevue Way NE, Bellevue, WA., near NE 12th st.
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: 16 unit, 2 building apartment project with underground parking structure. Project is a mix of flat and townhouse units.
2. Acreage of site: 27,162 sq. ft.
3. Number of dwelling units/buildings to be demolished: 8
4. Number of dwelling units/buildings to be constructed: 16
5. Square footage of buildings to be demolished: 12,477 sq. ft.
6. Square footage of buildings to be constructed: 14,670 SF
7. Quantity of earth movement (in cubic yards): 39,000 cy-40,000 cy
8. Proposed land use: R-20, Multi-family residential
9. Design features, including building height, number of stories and proposed exterior materials:

   3 story townhomes over 1 bedroom flats with outdoor decks and covered spaces. Green roof on the lower building with landscaped courtyard and buffers. Highest building point is 34' above grade.
10. Other

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

January 2017

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.

Soils report and Tree Survey

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.

No

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.

Land Use and Building Permit

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)? 2%-4%,

2% - 4%, excluding landscape berms

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 test holes by Geotech Consultants, Inc. generally found very dense silty sand over native gravelly, silty sand.

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

No

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

The site will be excavated for the purpose of constructing a subterranean parking level and residential units. Excavation depth is anticipated between 5-6 feet. Approximate excavation quantities = 39,000 cy - 40,000 cy.

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

There is a low threat of erosion due to the flat characteristics of the site.

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

Green Roof	0.21 Acres
Previous	0.11 Acres
Impervious	0.27 Acres

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

Silt fences, interceptor swales, straw wattles, maintaining existing ground cover when possible, above ground settlement tanks.

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.

Emissions typical of the construction of multi-unit residential development will occur, including dust and machinery exhaust. Upon completion of construction, emissions typical of residential dwellings will occur (ex. vehicle exhaust, emissions from heating/cooling systems).

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

No

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

Standard best management practices will be utilized to control and reduce emissions. Machinery and vehicles will be turned off when not in use. Exposed soil will be covered as needed to control dust.

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.

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.

None

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

No

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

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 from Civil - coordinated with Mechanical on Geo Thermal requirements.

(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.

Surface runoff from the roof structure, hards-cape and surface parking area and access drives will be collected and conveyed to a storm water conveyance line within Bellevue Way NE. The discharge point for site discharge is the storm water conveyance system owned and maintained by the City of Bellevue.

(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:

Surface water runoff will be collected and conveyed to a storm water conveyance line within Bellevue Way NE. The discharge point for site discharge is the storm water conveyance system owned and maintained by the City of Bellevue.

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
- [x] shrubs
- [x] 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?

Trees, shrubs, and herbaceous plants will be removed from the interior of the site and portions of the north, east, and south perimeter. Approximately 85% of the property will be cleared.

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

None known.

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

The street trees and landscaping along the west portion of the property will be retained. Select healthy trees along the perimeter of the site will be retained. New landscaping is proposed for buffer areas, a new courtyard and a green roof.

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:

- [ ] Birds: hawk, heron, eagle, songbirds, other:
- [ ] 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.

None known.

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

None known.

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

New and enhanced landscaping in buffer zones.

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.

Electric, Gas, Geothermal

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:

Geothermal wells to heat water, Green Roof to reduce water runoff.

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.

No

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

NA

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

NA

b. Noise

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

None other than typical traffic and ambient noise found in an urban location.

(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.

During construction period there will be typical noise associated with heavy machinery and other tools used in construction of multi-unit residences. All construction will occur during hours as allowed by the City of Bellevue. After construction, the noise level will be typical of the levels associated with residential areas.

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

None

8. Land and Shoreline Use

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

Current use is multi-family residential. Adjacent properties are multi-family residential.

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

No

c. Describe any structures on the site.

Two, thirty year old two-story wood frame apartment buildings.

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

Yes. Two wood frame apartment buildings.

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

R-20 Transitional

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

R-20 Transitional

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?

24 - 50 people

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

10-16 people

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

Current tenants are on month to month lease and have been told of impending redevelopment of site.

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

The development will be subject to jurisdictional Design Review approval process.

9. Housing

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

16 units. Middle to high income housing.

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

8 units. Middle income.

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

Project provides one affordable unit per City of Bellevue bonus requirements. 4 senior citizen units will be included in the unit mix.

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?

Highest point of the townhomes is 38 feet. Building materials proposed are a mix of concrete, metal panel, wood and fiber cement paneling.

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

None. The project site is in an urban area and will be replacing existing buildings.

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

Townhouses have been designed to look separated from each other rather than one massive building. A green roof will be incorporated into the lower building to reduce visual impact of the roof. Mature street trees will be retained along the west property line.

11. Light and Glare

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

Light associated with a typical multi-unit residential development will be produced. Light sources will include interior lights, exterior building lights, and lighting along the access driveway and courtyard. The majority of these

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?

Headlights from car traffic on Bellevue Way and street lamps.

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

Existing mature street trees will be retained and 20' landscape buffer will be enhanced with new landscaping to block views to street.

12. Recreation

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

Ashwood Park, Bellevue downtown park., Boys and Girls Club,

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:

Project will include a children's play area and amenity space for residents.

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.

No

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.

Access to the parking garage will be from the existing 20' driveway easement between Bellevue Way NE and the existing residential triplex directly east of our project.

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

Yes, a bus stop is located within walking distance from the project entry.

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

32 parking spaces will be provided. The current project provides 10 parking spaces.

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).

Existing driveway to access road will be improved to meet current City of Bellevue requirements.

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.

Per City of Bellevue meeting minutes from Pre-Application Conference, no traffic study is required.

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

None.

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.

No.

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

N/A

16. Utilities

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

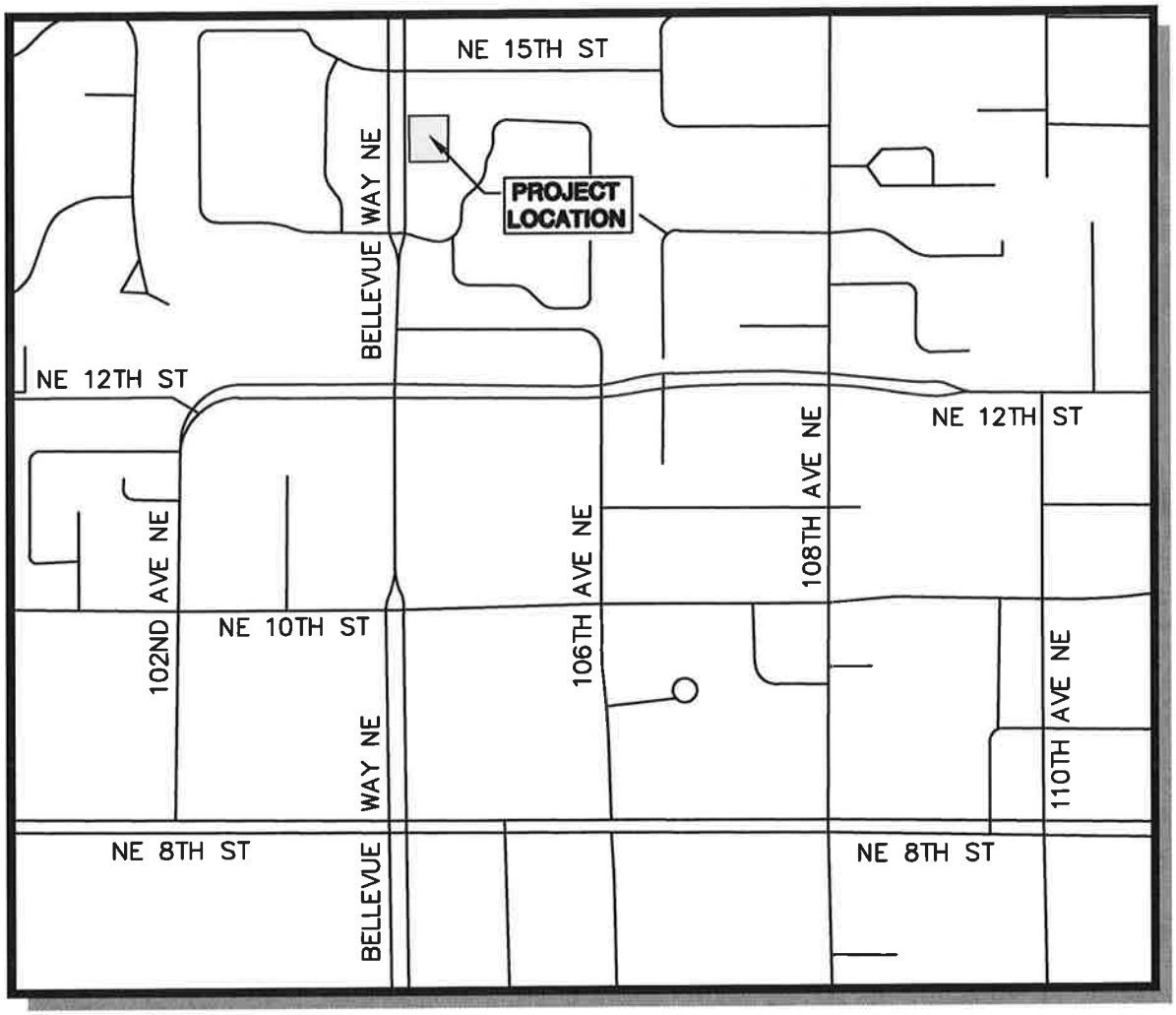
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, gas, telephone, cable and domestic/fire water are available adjacent to the site from the City and/or local utility franchises.

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 10/30/15



VICINITY MAP

SCALE = NTS

RECORD LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY OF WASHINGTON., COMMITMENT NO. 0051806-06, DATED OCTOBER 1, 2015 8:00 A.M.)

THE WEST 135 FEET, EXCEPT THE SOUTH 20.00 FEET OF THE FOLLOWING DESCRIBED PORTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 442.06 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 221.03 FEET;
THENCE WEST TO A POINT ON THE EAST LINE OF 104TH AVENUE NORTHEAST AS NOW ESTABLISHED BY DEED RECORDED AUGUST 6, 1964 UNDER RECORDING NUMBER 5770884, SAID POINT BEING 663.75 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 221.25 FEET ALONG SAID EAST LINE OF 104TH AVENUE NORTHEAST;
THENCE EAST TO THE POINT OF BEGINNING.