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. 16-123385-LD and 16-123376-LO

Project Name/Address: Bellevue Urban Homes

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

Minimum Comment Period: March 17, 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: Isola Homes

Proponent: Isola Homes

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

Address: 98 Yesler Way
Seattle, WA 98104

Phone: (206) 306-5952

Proposal Title: Bellevue Urban Homes

Proposal Location: 10631 SE 2nd Street
(Street address and nearest cross street or intersection) Provide a legal description if available.
Lots 8 and 9, Trinwith Addition, According to the Plats ...
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: Construct 2 buildings per plan, each containing 4 residences. Existing buildings to be deconstructed.
2. Acreage of site: 0.339 Acre
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 3,430sf
6. Square footage of buildings to be constructed: 20,112sf
7. Quantity of earth movement (in cubic yards): 450 cubic yards
8. Proposed land use: Condos
9. Design features, including building height, number of stories and proposed exterior materials:
   The proposed building will be 4 stories above grade with Fibercement panels as the primary exterior material.
10. Other

Estimated date of completion of the proposal or timing of phasing:
01/2017

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

None

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

Survey, Geotechnical Engineering Study

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

None

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.

None

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)? APPROXIMATELY 2:1.

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.

Loose, silty sand fill overlying native, medium-dense to sense silty sands and hard silts (2015.10.06 - Geotechnical Engineering Study)

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

None

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

The development will require grading for driveways, condominium buildings, utilities, and supportive infrastructure. Excavation: 450 cubic yards, Fill - 150 cubic yards. Fill proposed as excavation material

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

Potentially. BMPs will be used to minimize the potential for erosion. All exposed surfaces will be stabilized.

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

No more than 9,999 SF (67%) of the site will be covered with impervious surfaces after construction.

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

Temporary shoring to protect uphill materials. Filter fabric fences will be placed on the downstream side of the site, exposed surfaces will be protected until final stabilization occurs per city of Bellevue standards.

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.

During: exhaust from construction equipment and vehicles, dust from excavation, dust from cutting and sanding of material.
After: exhaust related to water or space heating, exhaust from dryer vents, exhaust from ventilation fans

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

None known

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

Use of efficient appliances to reduce fuel consumption and subsequent emissions.
Contractors will be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Which include Regulation I, Section 9.11 prohibiting emission of air contaminants that would be injurious to human health and Regulation I Section 9.15 prohibiting the emission of fugitive dust, unless reasonable precautions are employed.

3. WATER

a. Surface

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

None

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A

(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.

N/A

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

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, connected to city sewer

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.

Water will be moved from the roof to the ground via downspouts.

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

Stormwater from developed surfaces will be collected in a rigid, man-made conveyance system and connected to a downstream MS4.

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

Roof drain lines will be tightlined into the proposed onsite stormwater collection system to minimize contact with pollution generating surfaces.

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
- [x] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All vegetation within the excavation / construction areas will be removed.

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:

All new landscaping within disturbed areas will consist of native plants.

5. ANIMALS

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

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

b. List any threatened or 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 to our knowledge.

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

All new plant material will be native, which should have some benefit for native fauna.

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 Lights and appliances. A furnace will be used to heat hot water.

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

None anticipated.

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:

Windows with Low U-value, Building Overhang, Durable Long Lasting materials

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.

None known.

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

No special services are anticipated.

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

None are anticipated as no hazards have been identified.

b. Noise

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

Existing noise in the area will not affect the proposed development.

(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.

Construction generally involves noisy activity like sawing, hammering, and operation of equipment. The final project poses no long term noise problems.

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

Short term noise associated with site construction will be mitigated by conventional muffling systems and limiting of work hours from 6 a.m. to 8 p.m.

8. Land and Shoreline Use

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

Current Use: Apartments Adjacent Properties: Apartments and Single Family Homes

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

No

c. Describe any structures on the site.

A total of 8 Apartment units within 2 structure.

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

Yes, the existing 2 structure on the site are to be demolished.

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

R-30

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

Transitional Area Design District

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.

Yes the site has an area of steep slopes, slope of 40% or greater (Topographic Survey 2016.01.18)

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

There will be eight, three bedroom units, so the approximately resident population will be between 24 - 32 people.

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

None.

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

None

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

Future-proofing includes making sure the ground level is diverse enough to function as a different use in future if needed among other strategies. The applicant has made great efforts to have these homes blend-in and be highly compatible with the context and surrounding architecture of the property and Bellevue.

9. Housing

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

8 units: Middle - income housing

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

8 units: Middle/Low - income housing

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

None

10. Aesthetics

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

Approximately 39' above Average Grade, Principal Exterior Materials: Fibercement panel

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

Views of downtown Bellevue and the Bellevue towers

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

The purposed project has three view corridors that allow views of downtown Bellevue and the Bellevue towers.

11. Light and Glare

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

Headlights from cars entering and exiting the site at night

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

Not likely to occur.

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

None

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

Exterior lighting will be shielded and directed downward.

12. Recreation

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

Bellevue High School, Downtown Park, Wildwood Park, Surrey Downs Park

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

None

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

Onsite private recreation will be provided in the form of social courtyards.

13. Historic and Cultural Preservation

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

None

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

None onsite.

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

None

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.

There are three curb cuts proposed for the site from SE 2nd St, please see site plan.

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

The nearest transit stop is approximately 0.3 miles from the site on the corner of Main and 106th Ave NE.

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

Proposed: 15 Existing: 6

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).

Yes, a 5' sidewalk with curb is required along SE 2nd Street.

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.

Not known

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

Bike storage in unit garage to encourage multi-modal urban transit use.

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.

The project will add 2 additional units to the site, which likely will result in increased need of fire, police, ambulance and school services.

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

None.

16. Utilities

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

Electricity, Water, Refuse Service, Sewer

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: Electricity, Water, Refuse Service, Sewer

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 2016.01.22

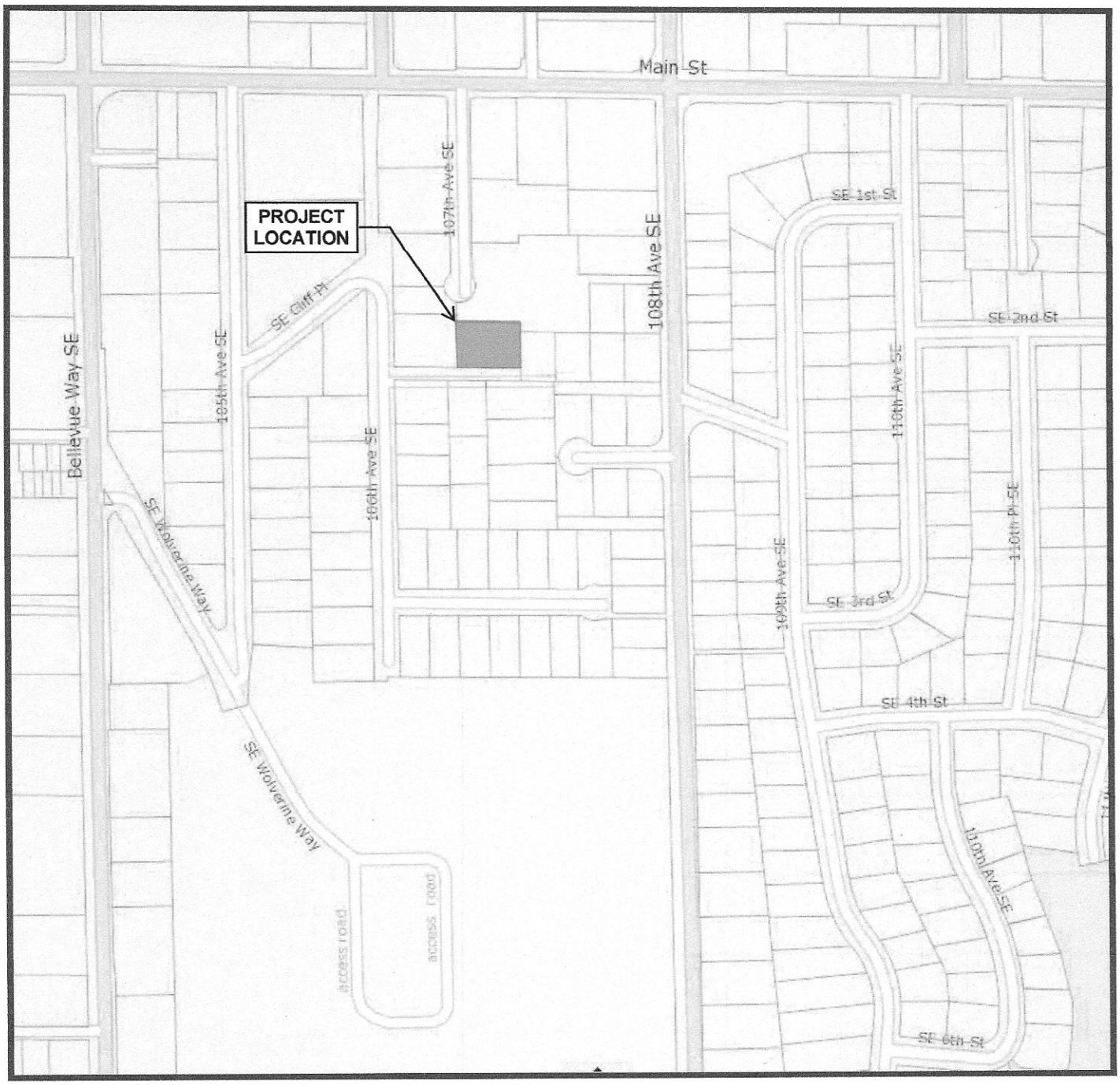

Figure 1.1: Vicinity Map