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. 18-126958-LD, 18-126964-LO, 18-126959-LB

Project Name/Address: Silverado 14641 SE 16th St

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: January 31, 2018

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

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses 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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Silverado Bellevue

2. Name of applicant: [help]
   Wattenbarger Architects

3. Address and phone number of applicant and contact person: [help]
   11000 NE 33rd PL, Bellevue, WA 98004
   (425) 453-0606
   James Brown

4. Date checklist prepared: [help]
   April 16, 2018

5. Agency requesting checklist: [help]
   City of Bellevue, Development Services

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction beginning early 2019 - completion early 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Geotechnical Report
   Critical Area Reconnaissance Report

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. [help]
   No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Conditional Use Permit
    Building Permit

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.) [help]
    Construction of a (2) story assisted living community over 1 level of daylight basement. The building will contain 21 sleeping units as well as supporing service and amenity spaces. The total building footprint is approximately 10,500 SF, and total building area is approximately 29,500 SF.

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. [help]
14641 SE 16th St. Bellevue, WA

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approximately 65%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
The site is mantled by 3 feet of duff and organic silty sand, which overlies a deposit of medium dense to very dense glacial till consisting of silty sand with gravel. The glacial till is more than 30 feet thick.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
There are no visible landslide scarps, slide paths, or erosion zones on the site or on the adjacent properties.

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. [help]
Approximately 20,000sf of the site will be graded and excavated to accommodate the building and driveway. Approximate earthwork quantities of 5,300cy cut and 200cy fill (based on basement finish floor of 328.50). Any imported material for the driveway base, structural fill for the building and wall, and topsoil for the landscape and seeded areas will be sourced from an approved local supplier.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Yes, with the extensive grading and utility work required, the

standard erosion and sediment control BMPs will be needed to ensure that sediment does not leave the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 46.3% of the site will be covered by impervious surfaces after the project is complete.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
A Temporary Erosion and Sediment Control Plan (TESCP) and a Storm Water Pollution Prevention Plan (SWPPP) will be prepared for this project. The BMPs included on these plans will be installed and maintained during construction. A CESCL will be provided by the contractor during construction to monitor the storm water runoff.

2. Air [help]

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. [help]
Limited emissions related to vehicular and light equipment use during construction. Post construction emissions limited to vehicular use by residents and staff.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
None

3. Water [help]

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. [help]
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. [help]
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. [help]
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No

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. [help]
No groundwater will be withdrawn for construction dewatering purposes or for drinking purposes. Due to the impermeable nature of the glacial till overlying the site, no stormwater infiltration systems are planned for the project, nor is any incidental water infiltration expected.

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. [help]
None

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. [help]
Rainfall from rooftops and pavement will be the primary soure for runoff. Stormwater runoff from the roof will be collected by downspout leaders and runoff from from the driveway by a trench drain. This water will be detained and released from the site to the City's storm drainage system within SE 16th Street. This water will ultimately reach reach Lake Washington by means of the Mercer Slough.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No. Storm water from the site will be collected, detained, and released from the site at the pre-developed rate.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
A stormwater facilty controlling peak runoff flows during storm events is part of the proposal to reduce drainage impacts.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
Removal and mitigation of limited trees in accordance with local codes. Removal of invasive species and restoration to native plants.

c. List threatened and endangered species known to be on or near the site. [help]
None known.

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

e. List all noxious weeds and invasive species known to be on or near the site. [help]
English Ivy

5. Animals [help]

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. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: American crow, American robin, black-capped chickadee, dark-eyed junco, European starling, rufous-sided towhee, song sparrow, steller's jay and winter wren.
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *none observed*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *none*

b. List any threatened and endangered species known to be on or near the site. [help]
None identified

c. Is the site part of a migration route? If so, explain. [help]
All of Washington is within the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [help]
None

e. List any invasive animal species known to be on or near the site. [help]
None known

6. Energy and Natural Resources [help]

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. [help]
Electirc, Gas - power and heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No

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: [help]
Low-e appliances, LED lighting

7. Environmental Health [help]

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. [help]
No

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known

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. [help]
None known

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. [help]
None

4) Describe special emergency services that might be required. [help]
None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
None

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Low levelis of vehicular traffic

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)? Indi-cate what hours noise would come from the site. [help]
Short term construction noise

3) Proposed measures to reduce or control noise impacts, if any: [help]
Contruction to occur only within ours permitted by the City of Bellevue

8. Land and Shoreline Use [help]

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. [help]
Commercial, Single Family, Multi-family. Proposal will have no impacts to adjacent land uses.

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? [help]
No

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: [help]
No

c. Describe any structures on the site. [help]
None

d. Will any structures be demolished? If so, what? [help]
N/A

e. What is the current zoning classification of the site? [help]
Neighborhood Business, Transition District overlay

f. What is the current comprehensive plan designation of the site? [help]
Commercial / Retail

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes, a small portion of approximately 1,400 SF is considered to be a steep slope by the City of Bellevue

i. Approximately how many people would reside or work in the completed project? [help]
42 residents, approximately 10 staff at any given time.

j. Approximately how many people would the completed project displace? [help]
None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project will undergo a Conditional Use and Design Review process with the City of Bellevue

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
N/A

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
21 sleeping units for memory care residents. Middle to high income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None

c. Proposed measures to reduce or control housing impacts, if any: [help]
None

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
Approximately 30'

b. What views in the immediate vicinity would be altered or obstructed? [help]
No significant views would be obstructed by the project.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
Restoration of invasive species, Replacement trees for tree removal, along with transition district buffer will help maintain a visual buffer between adjacent lower impact uses. Design review will assure that the project is consistant with the adjacent neighborhood and the city's design standards.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
Limited entry and path lighting will be present during nighttime hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No

c. What existing off-site sources of light or glare may affect your proposal? [help]
None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Indirect fixtures for exterior lighting.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Some retail and parks within walking distance.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Project will contain both interior and exterior recreation space for the residents.

13. Historic and cultural preservation [help]

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 located on or near the site? If so, specifically describe. [help]
No

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. [help]
None known

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. [help]
None

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. [help]
None

14. Transportation [help]

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. [help]
SE 16th St.

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? [help]
Yes, Bus route. Nearest service is approximately ¼ mile away on 145th St.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
13 new parking stalls, 1 new loading stall

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). [help]
Limited sidewalk and ROW improvements to bring the frontage up to current city standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No

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? [help]
An increase of approximately 8 new a.m. peak hour trips and 9

new p.m. peak hour vehicular trips are estimated with the project, and are not expected to generate any significant adverse traffic operational impacts or trigger concurrency review

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. [help]
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None

15. Public Services [help]

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. [help]
Project will result in a limited increase to fire, police, transit, health care, to serve the anticipated 42 residents.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
Completed project will encourage staff to use public transit.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electric, Gas, Water, Telephone, Refuse, Sewer

c. 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. [help]
New power and gas service will be provided by PSE. Telecommunication service will be provided by Centurylink or Comcast. New domestic, irrigation, and fire service will be provided by the City of Bellevue. New sanitary sewer service will be provided by the City of Bellevue.

C. Signature [help]

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: *James Brown*
Position and Agency/Organization: *Wattenbarger Architects*
Date Submitted: *September 14, 2018*