



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 19-113487-LO

Project Name/Address: 148TH Ave Condos/110 148th Ave NE, 240 148th Ave NE

Planner: Peter Rosen

Phone Number: 425-452-5210

**Minimum Comment Period:** July 5, 2019

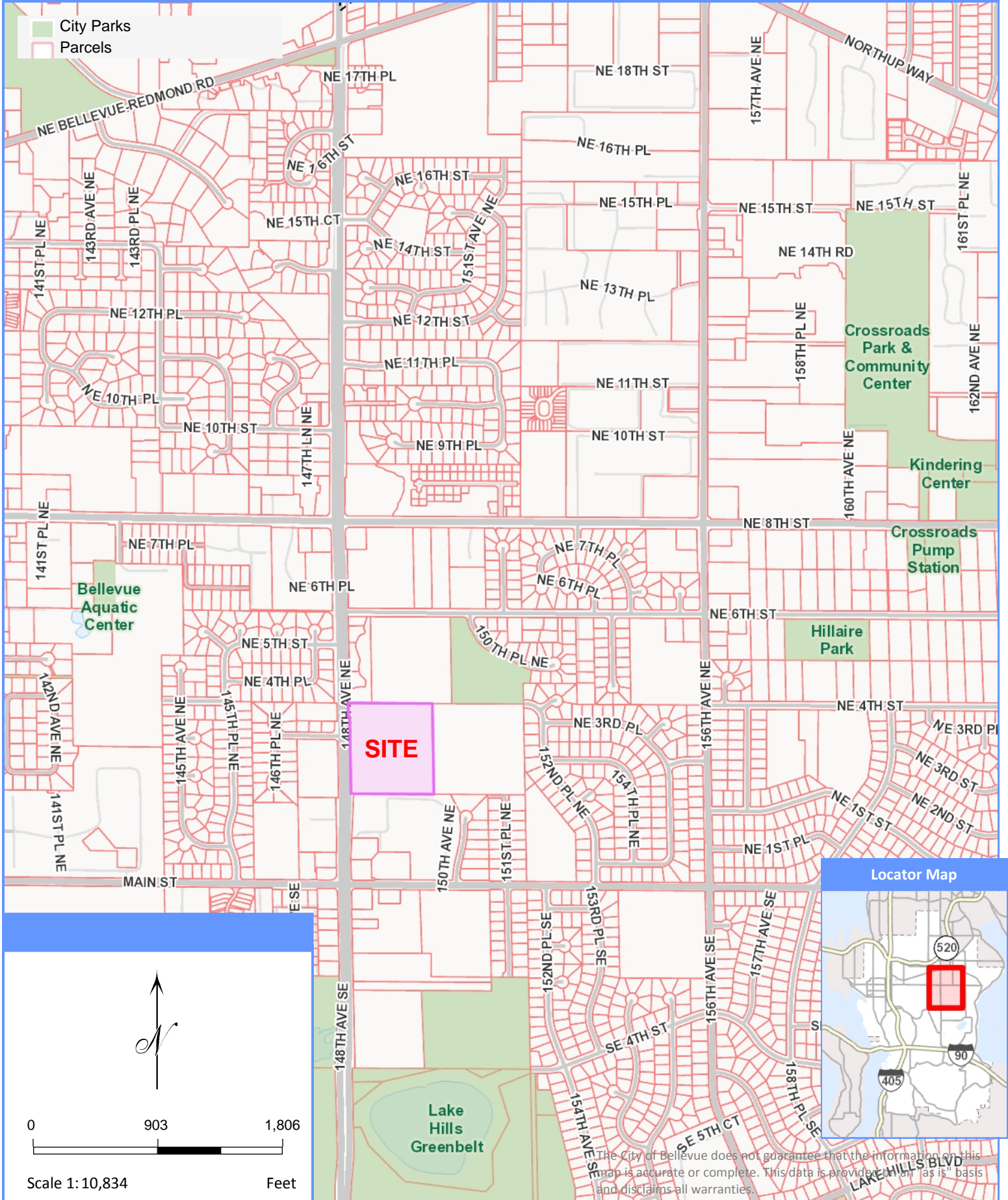
Materials included in this Notice:

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

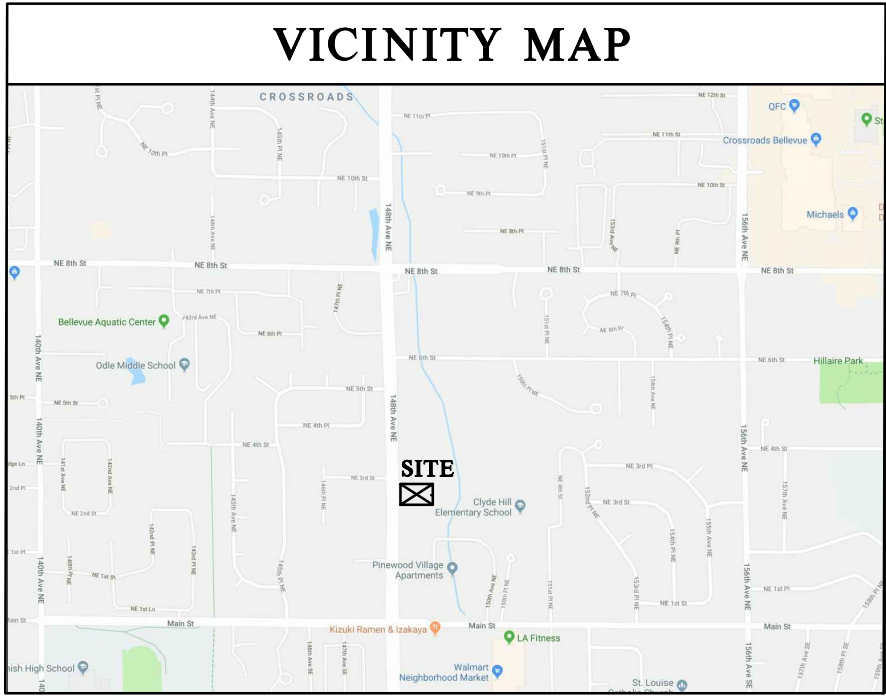
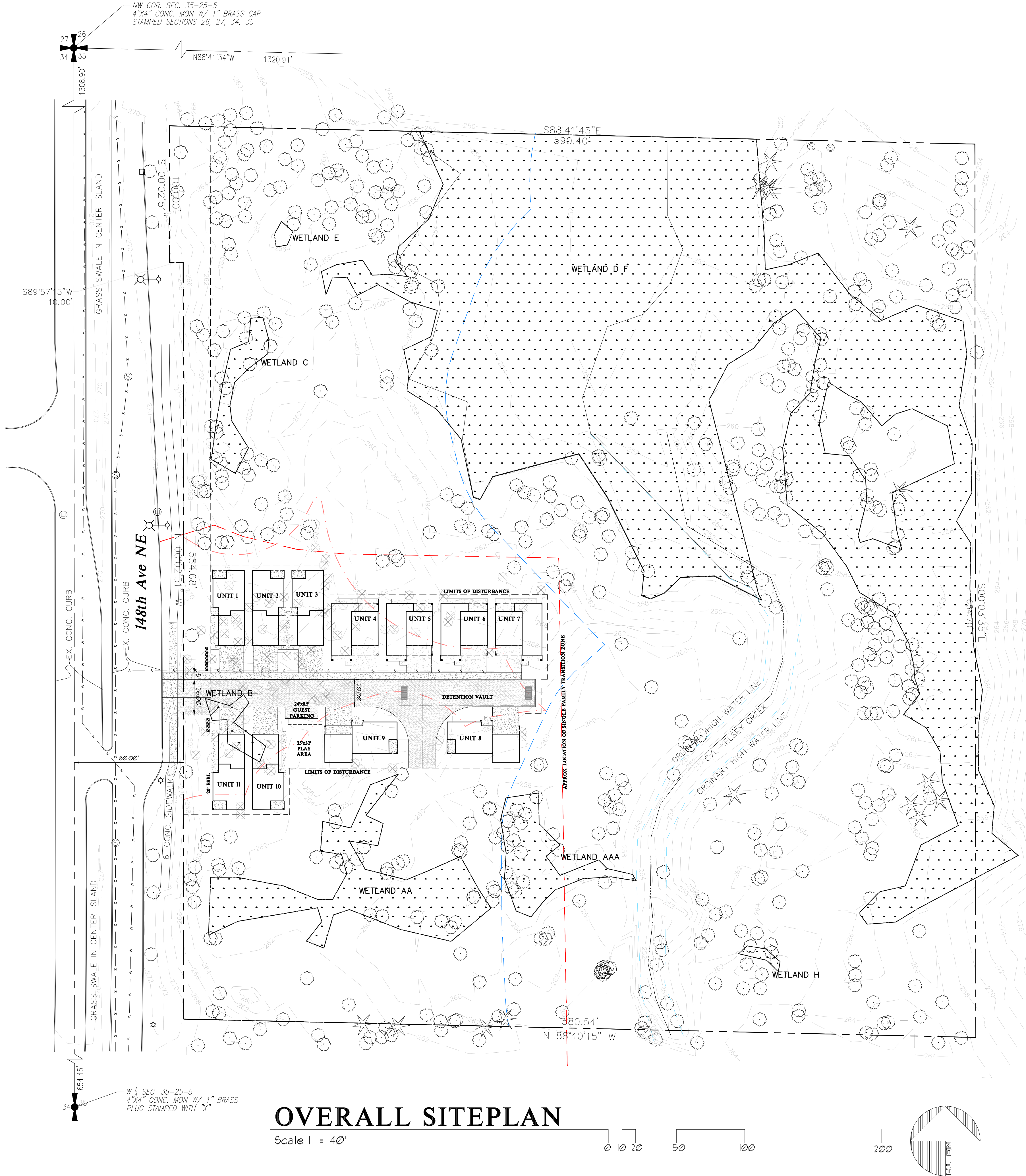
#### **OTHERS TO RECEIVE THIS DOCUMENT:**

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

# VICINITY MAP

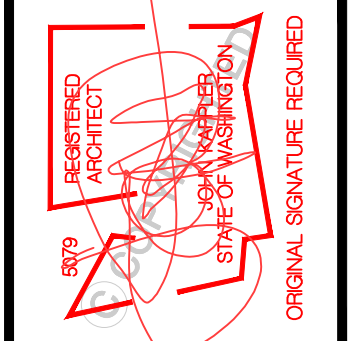






SITE INFO	
STREET ADDRESSES: 110 148th Ave NE, Bellevue, WA 98007	
PARCEL NUMBER: 352505-9061	
LEGAL DESCRIPTION: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON EXCEPT THE WEST 80 FEET THEREOF FOR 148th AVENUE, NORTHEAST; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7801260790	
VERTICAL DATUM: NAVD88 PER GPS	

ZONING	
ZONING: R-10	STRUCTURE COVERAGE 35%
SETBACKS: FRONT = 20'-0" REAR = 30'-0" SIDE = 5' MIN. 15' COMBINED	IMPERVIOUS SURFACE 65%
HEIGHT LIMIT 30' ABOVE A.E.G.	FLOOR AREA RATIO N/A



Date	By	Description
03/07/19	SM	PRELIMINARY PLAT LAYOUT
05/17/19	SM	CRITICAL LAND USE SUBMITTAL

ARCHITECTURAL INNOVATIONS, P.S.  
Forward Thinking Design Solutions For Your Environment  
14311 SE 16th St  
Bellevue, WA 98007  
1-800-888-4517  
www.kaplethomeplans.com

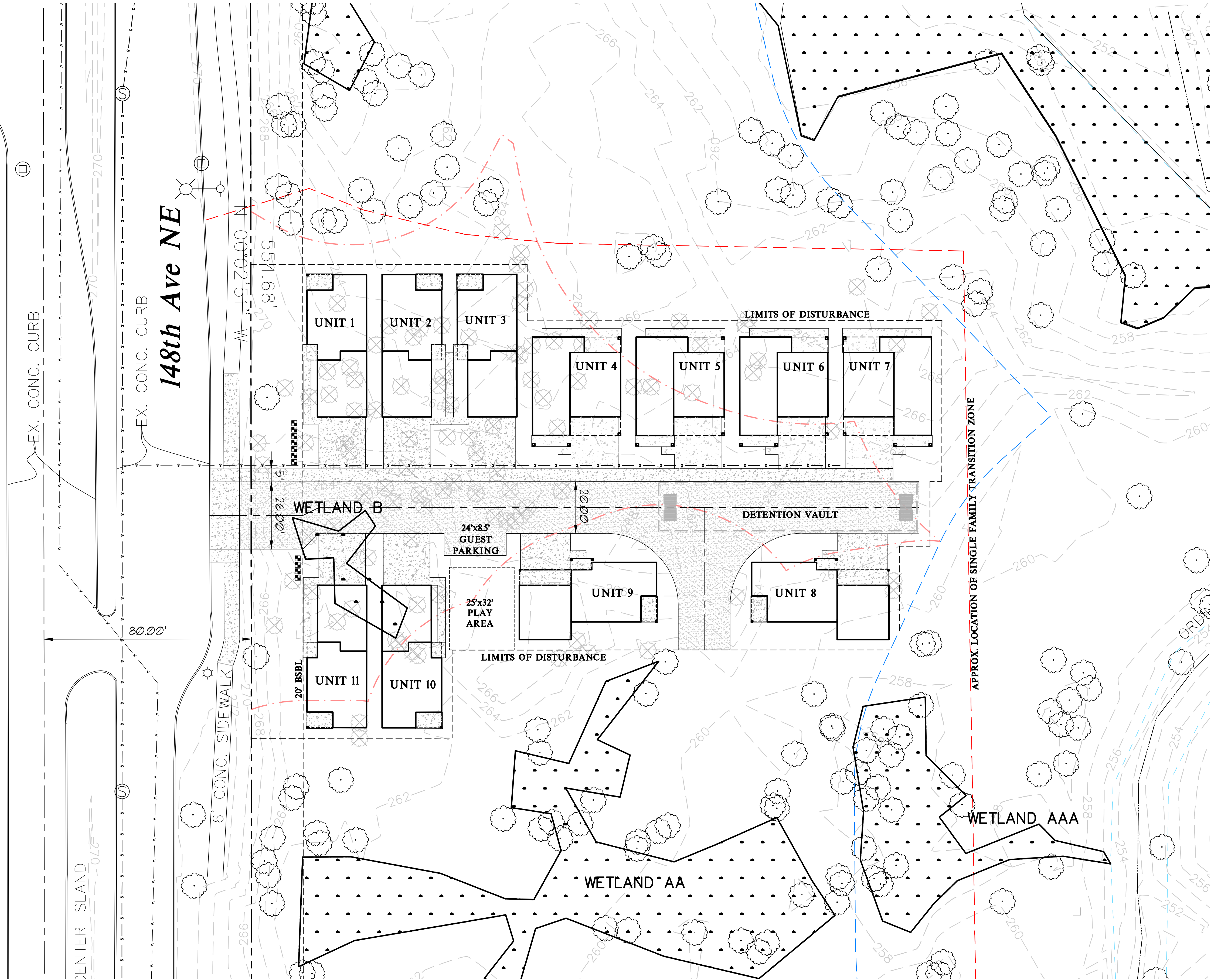
Milestone NW  
148th Ave Condos  
110 148th Ave NE  
Bellevue, WA 98007

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TITLE
JOB NO. : 18148.02
STARTING NO. :

SHEET
A1

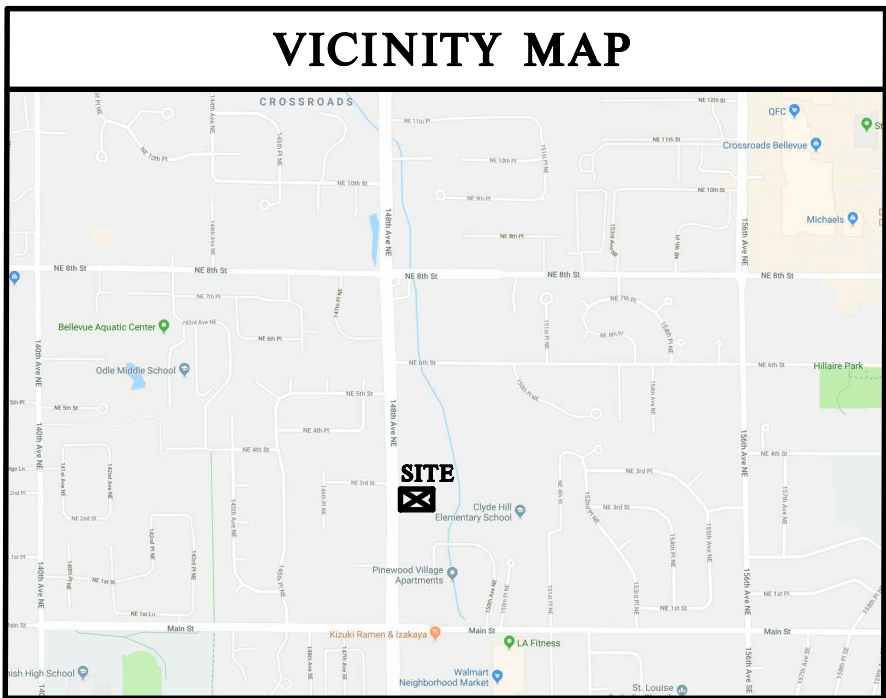
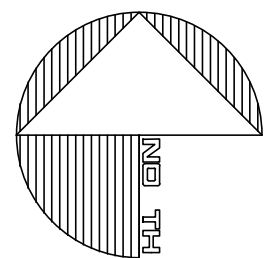




PRELIMINARY SITEPLAN

Scale 1" = 20'

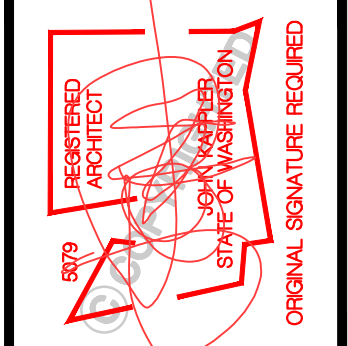
0 5 10 25 50 100



SITE INFO	
STREET ADDRESSES: 110 148th Ave NE, Bellevue, WA 98007	
PARCEL NUMBER: 352505-9061	
LEGAL DESCRIPTION: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON EXCEPT THE WEST 30 FEET THEREOF FOR 148th AVENUE, NORTH-EAST; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7801260790	
VERTICAL DATUM: NAVD83 PER GPS	

ZONING	
ZONING: R-10	STRUCTURE COVERAGE 35%
SETBACKS: FRONT = 20'-0" REAR = 30'-0" SIDE = 5' MIN. 15' COMBINED	IMPERVIOUS SURFACE 65%
HEIGHT LIMIT: 30' ABOVE A.E.G.	FLOOR AREA RATIO N/A

SITE CALCULATIONS	
LOT AREA 380,847 SF	GROSS LOT AREA
AREA OF DISTURBANCE 38,082 SF	TOTAL AREA OF DISTURBANCE
14,413 SF	TOTAL BUFFER AREA DISTURBANCE
STREAM BUFFER & WETLAND AREA 217,024 SF	TOTAL SENSITIVE AREAS
STRUCTURE COVERAGE CALCULATION	
380,847 SF	GROSS LOT AREA
217,024 SF	SENSITIVE AREAS
163,823 SF	NET LOT AREA
x 35%	
57,338 SF	ALLOWABLE STRUCTURE COVERAGE
5,890 SF	UNITS 1-3, 10, 11 (1,178 x 5)
5,400 SF	UNITS 4-7 (1,350 x 4)
2,618 SF	UNITS 8, 9 (1,309 x 2)
13,908 SF / 84%	TOTAL STRUCTURE COVERAGE
IMPERVIOUS SURFACE CALCULATION	
380,847 SF	GROSS LOT AREA
x 65%	
247,550 SF	ALLOWABLE IMPERVIOUS COVERAGE
13,908 SF	UNIT/ROOF (includes eaves)
4,225 SF	DRIVEWAY/WALK (excluding portion w/ eaves)
7,573 SF	ROAD & PARKING
26,106 SF / 6.9%	TOTAL IMPERVIOUS SURFACE



Date	By	Description
03/27/19	SM	PRE APPLICATION SUBMITTAL
05/17/19	SM	CRITICAL LAND USE SUBMITTAL

ARCHITECTURAL INNOVATIONS, P.S.  
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14311 SE 16th St  
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1-800-888-4517  
www.kapilthomplans.com

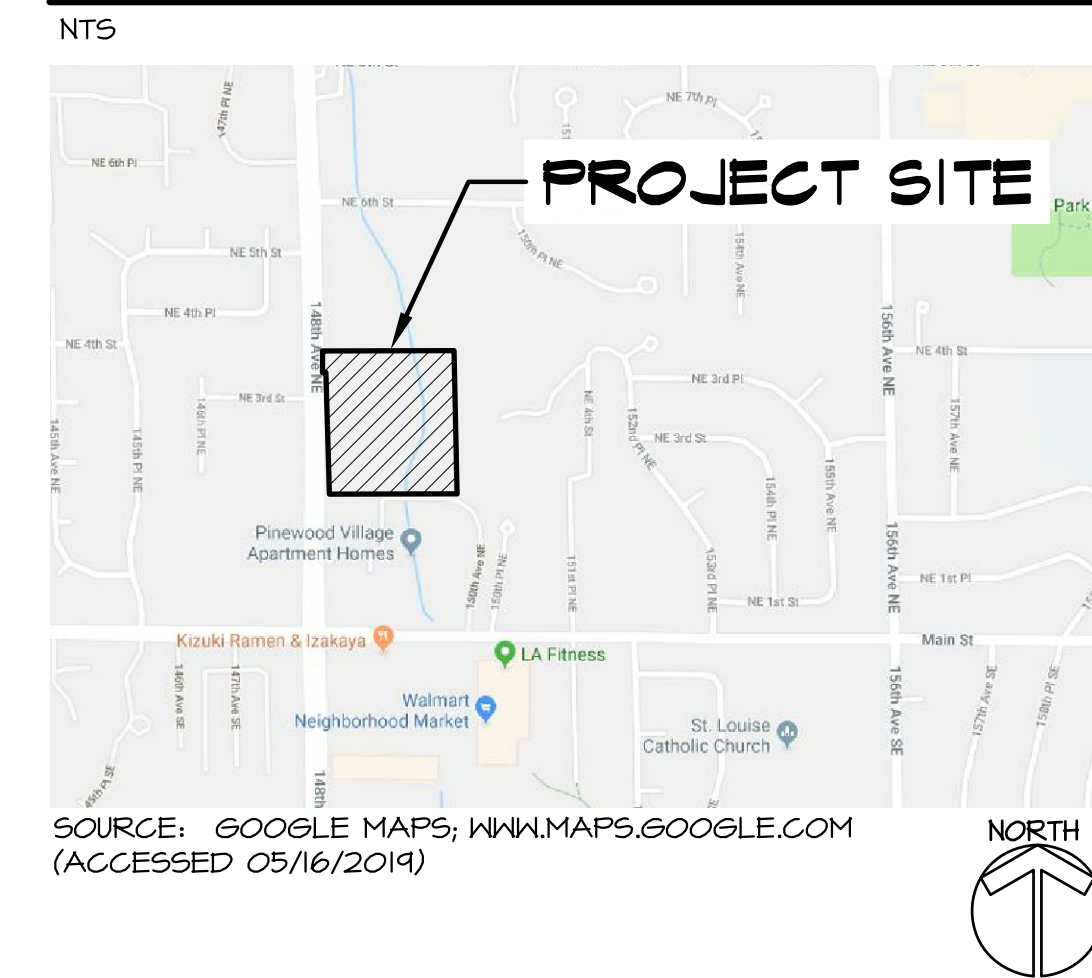
Milestone NW  
148th Ave Condos  
110 148th Ave NE  
Bellevue, WA 98007

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TITLE
JOB NO.: 18148.02
STARTING NO.:

SHEET
A2





APPLICANT/OWNER  
NAME: GREG ARMS  
ADDRESS: MILESTONE NORTHWEST, LLC  
227 BELLEVUE WAY NE, SUITE 103  
BELLEVUE, WASHINGTON 98004  
PHONE: (206) 817-4192

NAME: EASTSIDE CONSULTANTS INC  
ADDRESS: 1320 NW MALL STREET SUITE B  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425) 392-5351  
CONTACT: RONALD FREDERIKSEN, PE, LSIT

NAME: ARCHITECTURAL INNOVATIONS, LLC  
ADDRESS: 14311 SE 16TH ST  
BELLEVUE, WASHINGTON 98007  
PHONE: (425) 641-5320  
CONTACT: SCOTT MCMILLEN, PM

NAME: TALASAEA CONSULTANTS, INC.  
ADDRESS: 15020 BEAR CREEK RD. NE  
WOODINVILLE, WA 98077  
PHONE: (425) 861-7550  
CONTACT: DAVID R. TEESDALE  
PWS, SENIOR WETLAND ECOLOGIST

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN, IMPACT MITIGATION OVERVIEW PLAN
W2.0	CONCEPTUAL GRADING PLAN
W3.0	CONCEPTUAL PLANTING PLAN

**GRAPHIC SCALE**  
( IN FEET )

0 25 50 100

SCALE: 1"=50'

PROPERTY LINE

EXISTING WETLAND

WETLAND BUFFER

WETLAND FLAG LOCATION

SOIL TEST PIT LOCATION

STREAM CENTERLINE

STREAM ORDINARY HIGH WATER MARK (OHWM)

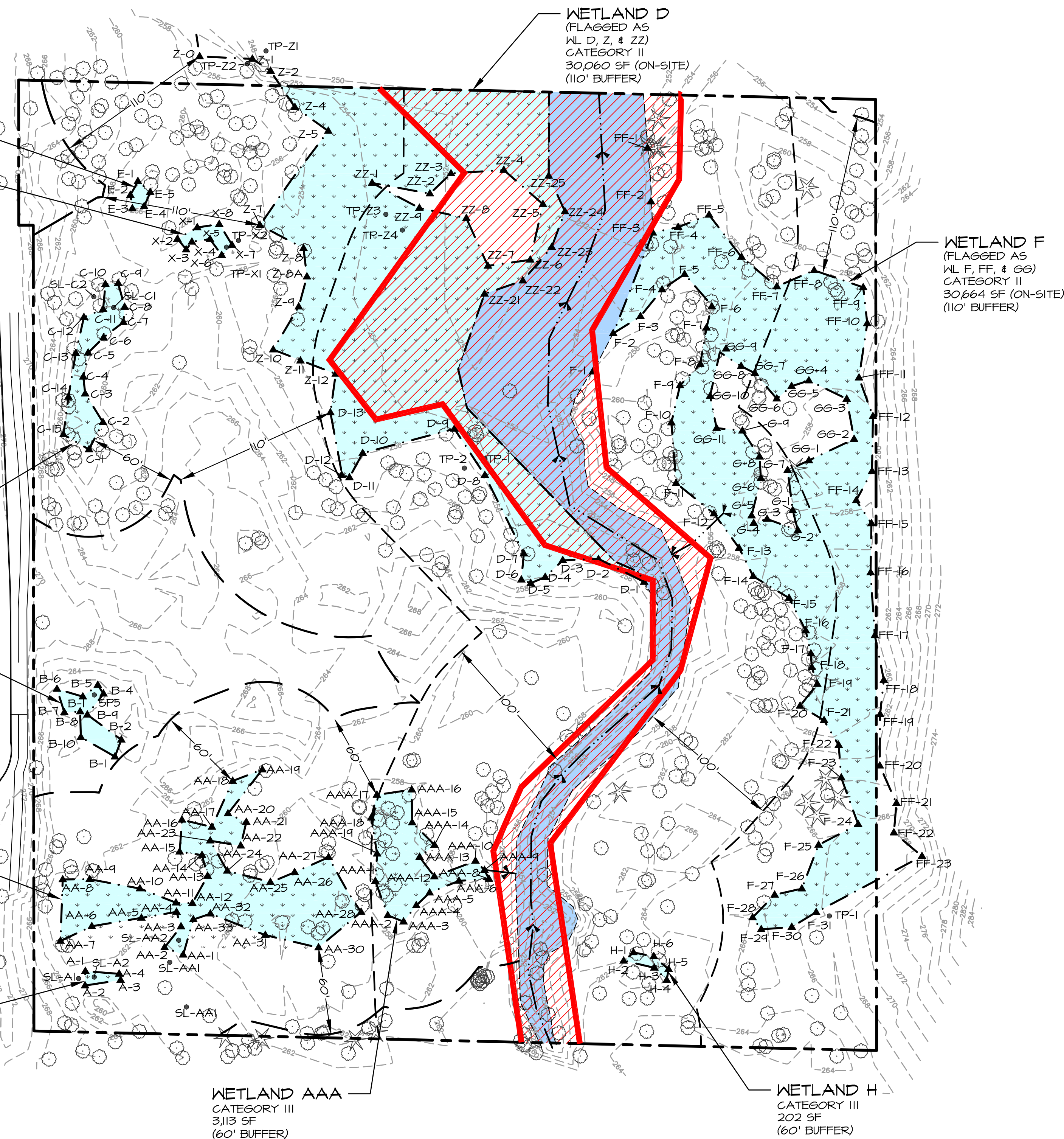
STREAM BUFFER

EXISTING 2-FT CONTOUR

EXISTING TREES

DECIDUOUS - CONIFER

FLOOD EASEMENT LINE



1. SURVEY PROVIDED BY EASTSIDE CONSULTANTS, 1320 NW MALL ST SUITE B, ISSAQUAH, WA 98027, (425) 392-5351.
2. SITE PLAN PROVIDED BY ARCHITECTURAL INNOVATIONS, LLC, 14311 SE 16TH ST, BELLEVUE, WA 98007, 1-(800)-888-4517.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN MAY, 2019.

**NOT FOR CONSTRUCTION**

THESE PLANS HAVE BEEN  
SUBMITTED TO THE APPROPRIATE  
AGENCIES FOR REVIEW AND  
APPROVAL. UNTIL APPROVED,  
THESE PLANS ARE:

**SUBJECT TO REVISION**



Know what's **below**.  
Call before you dig.

CRITICAL AREAS MITIGATION PLAN  
EXISTING CONDITIONS PLAN  
148TH AVE NE CONDOMINIUMS  
BELLEVUE, WASHINGTON

ate	05-20-2019					
scale	AS NOTED					
designed	DT					
drawn	FH					
checked	AQ					
approved	BS					

Project # 87TD

Sheet # W1.0



**CRITICAL AREAS MITIGATION PLAN  
PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN  
148TH AVE NE CONDOMINIUMS  
BELLEVUE, WASHINGTON**



WETLAND NET GAIN: 11,357 SF

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Know what's **below.**  
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## NOTES

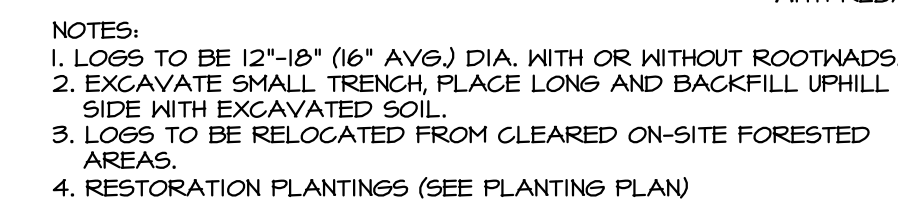
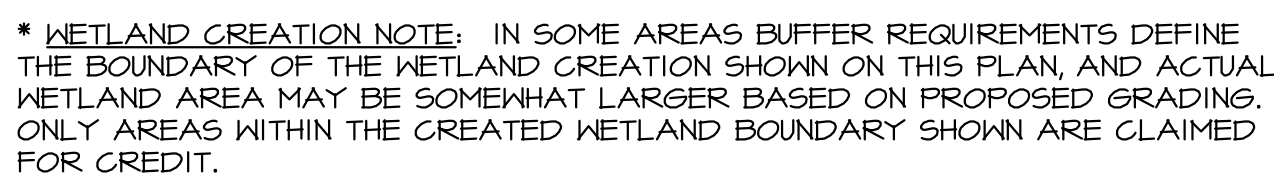
1. SURVEY PROVIDED BY EASTSIDE CONSULTANTS, 1320 NW MALL ST SUITE B, 156AQUA, WA 98027, (425) 392-5351.
2. SITE PLAN PROVIDED BY ARCHITECTURAL INNOVATIONS, LLC, 14311 SE 16TH ST, BELLEVUE, WA 98007, 1-(800)-888-4507.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN MAY, 2019.

ate	05-20-2019
sale	AS SHOWN
designed	DT
drawn	FH
checked	AO
approved	BS

Project # 877D

heet # W.I.





**NOT FOR CONSTRUCTION**

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THESE PLANS ARE:

**SUBJECT TO REVISION**



Know what's **below**.  
Call before you dig.

## NOTES

1. SURVEY PROVIDED BY EASTSIDE CONSULTANTS, 1320 NN MALL ST SUITE B, ISSAQUAH, WA 98027, (425) 392-5351.
2. SITE PLAN PROVIDED BY ARCHITECTURAL INNOVATIONS, LLC, 14311 SE 16TH ST, BELLEVUE, WA 98007, 1-(800)-888-4517.
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CRITICAL AREAS MITIGATION PLAN  
CONCEPTUAL GRADING PLAN  
148TH AVE NE CONDOMINIUMS  
BELLEVUE, WASHINGTON

ate	05-20-2019
cale	AS NOTED
esigned	JT
rawn	FH
hecked	AO
proved	BS

Project # 877D

Sheet # W2.0









DEVELOPMENT SERVICES DEPARTMENT  
450 110<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98009-9012

**Environmental Checklist**  
**reviewed by Peter Rosen (PR)**  
**6/17/2019**

## **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](mailto: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: [\[help\]](#)  
*148<sup>th</sup> Avenue Condos*
2. Name of applicant: [\[help\]](#)  
*Milestone NW, LLC*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*11232 NE 15<sup>th</sup> Street, Ste 101  
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)  
*May 20, 2019*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*Anticipating Construction starting 3/2020*
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. [\[help\]](#)  
*See 148<sup>th</sup> Avenue NE Condominiums Critical Areas Report, prepared by Talasaea Consultants, Inc.*
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. [\[help\]](#)  
*A JARPA is being prepared*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*Nationwide 18 Permit, Clean Water Act 401/404 Certification.*
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.) [\[help\]](#)  
*Creating 11 detached single family residences on 8.73 acres.  
The actual development will only consist of 0.874 acres*
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. [\[help\]](#)

*North of Main Street, east of 148th Avenue NE, Bellevue, WA. The project site is comprised of one parcel (parcel number 3525059061). The Public Land Survey System location is the northwest ¼ of Section 35, Township 25 North, and Range 5 East, W.M.*

**Parcel address is 110 148th Ave NE or 240 148th Ave NE**

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: .
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*Approximately 15 percent*
- 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. [\[help\]](#)  
*Sandy loam and muck.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*None.*
- 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 10,000 cy will be exported and then approximately the same will be imported and the source of fill is yet to be determined.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*Yes, but BMP will be placed to prevent erosion as best as possible*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*Approximately 6.9 percent of the overall site will be impervious.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*BMP's such as silt fence, straw wattles, etc. will be used to prevent erosion.*

**Erosion control regulated  
by BCC 23.76**

### **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. [\[help\]](#)  
*General construction and machinery exhaust under construction.  
After construction, just general automobile exhaust.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*None known*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*Proper maintenance on vehicles and machinery*

### 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. [\[help\]](#)  
*10 wetlands and 1 stream (Kelsey Creek) are located on the property.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
*Yes, see the Critical Areas Report prepared by Talasaea.*
- 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. [\[help\]](#)  
*One 780 square-foot wetland (Wetland 'B') is considered unregulated by the City of Bellevue and will be filled.  
Fill material will be sourced from the Site.*
- 4) Will the proposal require surface water withdrawals or diversions? 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. No proposed development is located within the floodplain.*
- 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. [\[help\]](#)  
*Treated stormwater will be discharged into wetland buffers via dispersion trenches.*

Type-F fish-bearing stream

Category IV wetlands less than 2,500 SF are not regulated critical areas under City code

#### 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.*

- 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. [\[help\]](#)

*N/A. Waste will be tied into the City sewer system.*

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. [\[help\]](#)

*Road runoff and rooftop runoff from units located south of the access road will be collected by catch basins piped to a vault and discharge into wetland buffer areas via dispersion trenches. Rooftop runoff from units located north of the access road will be piped directly to dispersion trenches located outside of critical area buffers.*

- 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. [\[help\]](#)

*Yes. However, dispersion trenches will alter the existing flow regime to the minimum extent possible.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*A vault will control and treat discharge of stormwater from impervious surfaces. Dispersion trenches will reduce the energy of stormwater and supplement groundwater.*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *cottonwood, alder, willow.*

☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☒grass

☐pasture

☐crop or grain

Project will comply with erosion and sediment controls per BCC 23.76



☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *skunk cabbage, reed canarygrass.*

☐ 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? [\[help\]](#)

*Approximately 40,000 sf of vegetation will be removed. Vegetation to be removed will include deciduous tree, shrub, and herbaceous species.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*Puget Sound Fall Chinook salmon are a State Candidate and a Federally listed as threatened species documented within Kelsey Creek.*

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

*Wetland buffer areas will be enhanced with large woody debris (LWD) and native tree, shrub, and herbaceous species.*

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

*Japanese knotweed, English ivy, Reed canarygrass, and Himalayan blackberry.*

## 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 robin and dark-eyed junco. Herons likely visit the Site.*

mammals: ☐ deer, ☐ bear, ☐ elk, ☒ beaver, other: *Beavers known to be in vicinity of site.*

fish: ☒ bass, ☒ salmon, ☒ trout, ☐ herring, ☐ shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*Puget Sound Fall Chinook salmon are a State Candidate and a Federally listed as threatened species documented within Kelsey Creek.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Western Washington is part of Pacific Flyway**

*Kelsey Creek is a migration route for anadromous salmonids.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)



*The proposed development is located outside of the standard 100' buffer of Kelsey Creek. Vegetative enhancement coupled with the placement of LWD will further enhance wetland buffer areas.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

*N/A.*

## **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. [\[help\]](#)

*Electric and Natural gas for 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: [\[help\]](#)

*None known, standard washington energy code will be met*

## **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. [\[help\]](#)

*None*

- 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. [\[help\]](#)

*N/A*

- 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)? [\[help\]](#)

*Typical traffic noise from 148<sup>th</sup> Ave NE*

- 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. [\[help\]](#)

*Short term construction noise including pile driving. Long term will be existing traffic from 148<sup>th</sup> Ave NE*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Only have construction during City of Bellevue approved hours*

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

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. [\[help\]](#)

*Site is vacant. No*

- 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? [\[help\]](#)

*R10*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Multifamily*

Multi-Family Low Density (MF-L)

Segment of Kelsey Creek on subject site is not within Shoreline jurisdiction

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*None known*

- h. Has any part of the site been classified as a critical area by the city or county? If so,



specify. [\[help\]](#)

*Yes. 10 wetlands and 1 stream (Kelsey Creek) have been identified onsite.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Approximately 22 people*

- 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: [\[help\]](#)

*Project will be designed per current code*

- 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. [\[help\]](#)

*11 Units of High Income housing*

- 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: [\[help\]](#)

*N/A*

## 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? [\[help\]](#)

*30 feet*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*None*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*Project has be designed so as to minimixze the stret scape impact on 148<sup>th</sup> Ave NE*

## 11. Light and Glare [\[help\]](#)



- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*Standard single family*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*None*

- 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: [\[help\]](#)

*Light sheilding as required*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*City Park nearby, blueberry picking, walking path*

- 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: [\[help\]](#)

*Internal Play Area*

## 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.

[\[help\]](#)

*Historic Maps*

- 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. [\[help\]](#)

*N/A*

## 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. [\[help\]](#)  
*The Site accesses 148<sup>th</sup> Ave NE*
- 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, a bus stop is within 100 feet*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*23 Parking Spaces would be added and zero eliminated.*
- 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). [\[help\]](#)  
*The walkway along 148<sup>th</sup> Ave NE will be improved.*
- 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? [\[help\]](#)  
*Approximately 100 trips per day. The peak would be 7 to 9 am and 4-6 pm. Standard traffic modeling*
- 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: [\[help\]](#)  
*Project will have a right turn in and right turn out only.*

#### 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. [\[help\]](#)  
*Yes,*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*Payment of impact fees*

#### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other



*Everything is available to the Site except for Septic*

- 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. [\[help\]](#)

*Water, Sewer, Gas, Cable, Electricity, and Refuse Collection. PSE, Waste Management, and City of Bellevue. Onsite trenching is all that'*

### **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: *Ronald S. Frederiksen*

Name of signee: *Ronald S. Frederiksen*

Position and Agency/Organization: *Eastside Consultants, inc.*

Date Submitted: *May 21, 2019*