



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> Ave NE  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** The Flats

**LOCATION OF PROPOSAL:** 1457 156<sup>th</sup> Ave NE and 15516 NE 15<sup>th</sup> Place

**DESCRIPTION OF PROPOSAL:** The proposal consists of four, four-story residential buildings comprised of 22 units' along with associated utility infrastructure.

**FILE NUMBERS:** 19-112913-LM      **PLANNER:** Leah Chulsky

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS, There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/14/2019**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
 Environmental Coordinator

10/31/2019  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.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 [ecyolvef@atg.wa.gov](mailto:ecyolvef@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)





DEVELOPMENT SERVICES DEPARTMENT  
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## **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.

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## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*The Flats at 15th Place*
2. Name of applicant: [\[help\]](#)  
*Jeff Peterson w/ Toll Bros., Inc.*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*8815 122nd Ave NE, Suite 200 Kirkland, WA 98033  
(425) 825-1955 x 160*
4. Date checklist prepared: [\[help\]](#)  
*May 9, 2019*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*Construction to begin upon receiving necessary approvals and permits. Approximate start date is Fall of 2019. **Subject to change***
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*None that the applicant is aware of.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
*Geotechnical Report; Associated Earth Sciences Inc, Phase I Environmental Assessment; Environmental Associates 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 rezone ordinance 6463 passed by council on May 6<sup>th</sup> 2019 and a boundary line adjustment submitted 5/9/2019 (application ID 680569).*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*Rezone - City of Bellevue  
SEPA - City of Bellevue  
BLA - City of Bellevue  
GE & UE and potentially UA Permits - City of Bellevue  
Building - City of Bellevue*
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.)  
[\[help\]](#)

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The subject site is two parcels (2625059114 and 2625059283) with a combined site area of 51,026 sf. The project proposes to construct four, four-story residential buildings, comprised of 22 units along with necessary frontage improvements and associated utility infrastructure.

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. [\[help\]](#)

The property lies within the SW ¼ of Section 26, Township 25N, Range 05 East W.M. and is generally located at 15516 NE 15th Place, within the Crossroads neighborhood.

## 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)? [\[help\]](#)  
13%
- 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. [\[help\]](#)  
*Vashon lodgment till near the surface and Vashon advance outwash (dense to very dense) with some silt and trace gravel below.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*There are no known indications or history of unstable soils.*
- 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. [\[help\]](#)  
*.91 gross acres of the site will be cleared and graded, less those areas that will be protected around saved trees. Approximately 1,070 CY of existing on-site material will be cut and graded across the site. As the project requires 1,260 CY of fill, a net of 190 CY shall be imported. Fill materials will be imported from an approved source.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Project not subject to Critical Areas Permit per LUC 20.25H.005

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[\[help\]](#)

Limited erosion could occur as a result of the initial construction; however, erosion control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion control plans will be submitted to the City of Bellevue for approval prior to any clearing and grading activity.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
65%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
A Temporary Erosion and Sediment Control (TESC) plan designed in accordance with City of Bellevue standards will be employed during the construction phase of the project.

Impacts mitigated through application of Clear & Grade Code 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. [\[help\]](#)  
Heavy equipment operation and worker's vehicles will generate exhaust emissions to the local air. Construction activity onsite could also stir up exposed soils and generate dust into the local air. The completed project will result in a minor amount of exhaust related pollutants in the local air from project related traffic.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
The applicant is not aware of any offsite source of emissions that may affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
Watering of the site as necessary during the construction phase of the project will help control dust and other particulates.

## 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. There is no surface water body on or within the immediate vicinity of the site.

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- 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. [\[help\]](#)  
*No fill and/or dredge is proposed to be placed in or removed from surface waters.*
- 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. [\[help\]](#)  
*There is no proposed discharge of waste materials to surface waters.*

b. Ground Water:

**Project  
subject to  
Utility Code  
BCC 24.06  
and any  
required  
utility  
permits.**

- 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 not be withdrawn from any onsite well for drinking water or other purposes.*
- 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. [\[help\]](#)  
*No waste materials will be discharged into the ground.*

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. [\[help\]](#)  
*Stormwater runoff from the site will be collected via onsite detention facility. The stormwater from pollution generating sources will be routed through approved treatment best management practices (BMPs) prior to being routed to an existing storm system in NE 15th Pl (See*

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TIR). It is anticipated that enhanced water quality treatment will be achieved with a modular wetland system utilizing a media filter.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
*In accordance with the City of Bellevue requirements, TESC measures will be implemented to prevent waste materials from entering the ground or surface waters during construction. In the developed condition surface runoff will be treated in accordance with City requirements.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
*No, the runoff will be treated and discharged at the natural location.*
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
*TESC BMP's will be provided in accordance with City of Bellevue to reduce and/or control runoff water impacts. Refer to the Storm Drainage Report for additional information.*

#### 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? [\[help\]](#)  
*To generate the site grade appropriate for the proposed buildings and infrastructure, most vegetation including grass within the developed portion of the site will be removed.*
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*There are no known threatened or endangered plant species on or near the site.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*The project will retain perimeter trees and add landscaping as*

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required by the City of Bellevue. The final site will be landscaped per city of Bellevue requirements

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*Rubus armeniacus (Himalayan Blackberry) is present on the site and is classified as a class C noxious weed.*

## 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: *Click here to enter text.*  
mammals: deer, bear, elk, beaver, other: *Rabbits, chipmunks*  
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. [\[help\]](#)  
*There are no known threatened or endangered animal species on the site.*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*Yes, the site is located within the Pacific Flyway Migration Route.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*The project will add vegetation for forage and cover as required by the City of Bellevue; native plants to be utilized as appropriate. Several large perimeter trees are proposed for retention which provide habitat.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
**No invasive animal species are known to be on or near the site.**

## 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 will be used to meet the energy needs.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
*None that the applicant is aware of.*
- 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: [\[help\]](#)

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*The buildings and components will be constructed to meet or exceed applicable local, state and/or federal building and energy codes to ensure compliance with energy conservation requirements.*

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

*There are no known environmental health hazards that would occur as a result of this proposal.*

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

*There is no record of or known contamination located on the subject site.*

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

*There is no record of or known chemical hazards located on the subject site.*

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

*There are no known existing hazardous chemicals being stored, used or produced on-site. Chemicals typically used in construction such as paint and cleaning chemicals will be used, managed, and regulated under the SWPPP for this proposal.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*No special emergency services are anticipated, however; the construction of 22 new residential units may increase the need for emergency services. Any impact fees deemed necessary by the City of Bellevue will be paid accordingly.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*State regulations regarding safety and the handling of hazardous material will be enforced during the construction process.*

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

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

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The dominant source of noise will be from traffic along 156th 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. [\[help\]](#)

Construction activities onsite will temporarily increase the peak onsite noise levels. Construction will follow the City of Bellevue's approved hours of operation. The complete project will result in slight increase in ambient noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
Construction activity will be limited to hours as specified by the City of Bellevue, which will mitigate the impact of potential construction noise.

Construction noise will be limited to the City's Noise Ord. 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. [\[help\]](#)  
One parcel is currently developed with a duplex and the other is a vacant parking lot. Adjacent properties are developed with a mix of multifamily residences and commercial businesses.
- 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? [\[help\]](#)  
The site is not known to have been used as working farmlands or working forest lands, so no conversion is possible.
- 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: [\[help\]](#)  
There are no adjacent farms or working forests, so the proposal will not affect these types of operations.
- c. Describe any structures on the site. [\[help\]](#)  
One vacant duplex exists on parcel 2625059114.
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
Yes, the duplex is to be demolished.
- e. What is the current zoning classification of the site? [\[help\]](#)  
Parcel 2625059114 is zoned R-30 and Parcel 2625059283 was rezoned by council ordinance 6463 from CB to R30. Ordinance was signed 5/6/2019.

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- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*Per Bellevue's Comprehensive Plan Land Use Map, both parcels are designated as MF-H (Multifamily High Density Residential).*

Project not  
subject to  
Critical  
Areas Permit  
per LUC  
20.25H.005

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Not applicable.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
*No portion of the site has been classified as critical area.*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*Assuming 2.5 per unit, 55 will reside in the completed project.*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*While the existing duplex is vacant, it has a potential to house 5 persons (2.5/unit). Currently, no one will be displaced.*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
*The project proposes to construct 22 units, providing an additional 20 units.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
*The project will be developed in accordance with applicable City of Bellevue codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
*Given the location and proximity of the proposal, no effect on agricultural or forest production is anticipated.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*22 market-rate flats will be provided with this proposal.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*One duplex of substandard construction will be eliminated.*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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The proposal will create 20 additional housing units.

## 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? [\[help\]](#)  
*40 feet. Materials proposed include brick, glass, metal and fiber cement products.*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
*No view in the immediate vicinity will be altered. The street scape on 15<sup>th</sup> Place will improve with the new development.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
*None at this time.*

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
*The completed project will generate limited light and glare as typically associated with residential development.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
*Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.*
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*There is no known off-site source of light or glare that may affect the proposal.*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*The proposal will comply with applicable City of Bellevue Building and land use codes.*

Project not  
subject to  
Critical  
Areas Permit  
per LUC  
20.20.522

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Hillaire Park and Crossroads Water Spray Playground are within one mile of the project site.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*The proposed project will not displace any existing recreation uses.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation

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opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*The proposal will comply with applicable City of Bellevue Land use codes to meet open space requirements. 1,400 SF of open space is currently proposed.*

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

*Records indicate the duplex was constructed in 1959, and is over 45 years old. The structure is not a rare or distinguished construction example. Evidenced by tax assessment photos taken on 11.23.59, the building has had a conversion of the parking area to living space and various other modifications made since initial construction. Although the building is approaching 60 years old it lacks character defining features that would make it eligible for the NRHP, and is not listed as a Determined Eligible property in the DAHP WISSARD database.*

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

*There are no known landmarks or features or evidence of cultural use.*

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

*Research of historical records provided in the environmental assessment and evaluation using the WISAARD GIS site.*

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

*If cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state approved archaeologist/historian will be engaged to investigate, evaluate and/or move or curate such resource as appropriate.*

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

*Primary access to the development will be provided by 15th Place by way of 156th Ave NE.*

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- 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, two transit stops are located on 156th Ave NE, less than one half mile from project site.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*44 parking spaces are proposed (2 per unit).*
- 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). [\[help\]](#)  
*Improvements to 15th Place will be constructed as required.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*The project is not anticipated to use or affect water, rail or air transportation.*
- 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? [\[help\]](#)  
*149 net new weekday passenger vehicle daily trips, including 9 AM peak hour and 11 PM peak hour trips are estimated. Calculations provided by TENW traffic consultants using the updated ITE manual.*
- 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. [\[help\]](#)  
*The proposal will not affect or be affected by the movement of agricultural and forest products on the roads or streets in the area.*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*The applicant will comply with City of Bellevue's Transportation Code and pay any required impact fees.*

## 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. [\[help\]](#)  
*There will likely be an increase in need for public services due to the construction of 22 residential units.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*There may be an increase in need for school enrollment, police*

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and fire as well as emergency medical with the addition of 22 new residential units. Impact fees per City of Bellevue requirements will be paid to address the increase in service, and sustained through future taxation.

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
*Each of the above listed utilities have previously served the site and/ or its vicinity.*
- 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. [\[help\]](#)  
*The project will be served by public sewer and water (City of Bellevue) natural gas and electricity (Puget Sound Energy) and communication facilities (phone, cable TV) based on availability in the area.*

**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: Jeff Peterson  
Digitally signed by Jeff Peterson  
DN: cn=Jeff Peterson, o=Toll Brothers, ou,  
email=jpeterson@tollbrothers.com, c=US  
Date: 2019.05.09 15:15:46 -0700

Name of signee: *Jeff Peterson*

Position and Agency/Organization: *Sr. Land Entitlement Manager, Toll Bros., Inc.*

Date Submitted: *May 9, 2019*

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City Parks  
Parcels

15216

NE 16TH PL

15215

NE 15TH PL

15400

1437

14316

1503

NE 15TH PL

4TH AVENUE

1411

3TH AVENUE

1401

Locator Map

520

405

50



Scale 1:1,077

Feet

