



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. 19-119946-LD

Project Name/Address: Milestones NW Townhomes
1020 & 1026 Bellevue Way SE

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: September 26, 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; 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 ecyolvef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



DEVELOPMENT SERVICES DEPARTMENT
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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.

Received

AUG 28 2019

Permit Processing

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

1. Name of proposed project, if applicable: [\[help\]](#)

Bellevue Way Condos

2. Name of applicant: [\[help\]](#)

Milestone NW, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*11232 NE 15th Street, Ste 101
Bellevue, WA 98004*

Review Contact: Scott McMillen
(425) 641-5320
scottm@kapplerhomeplans.com

4. Date checklist prepared: [\[help\]](#)

July 1, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue

City of Bellevue - Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Anticipating Construction starting 3/1/20

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. [\[help\]](#)

None

**SEPA Checklist
CSWPPP**

**Stormwater Site Plan
Geotechnical 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. [\[help\]](#)

None

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

None. **Administrative Design Review, Demolition, Excavation, Clear and Grade, Building, Mechanical, Plumbing, Electrical, and ROW Use.**

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 3 detached single family residences and 2 attached residences on .544 acres.

Townhouse style development proposed. Site is zoned R-10, a Multi Family district.

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. [\[help\]](#)

1026 and 1020 Bellevue Way NE comprised of two parcels (parcel numbers (5739601875 and 5739601675).

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. per Geotech report: Silty Sand and Poorly Graded Sand
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
Silty sand and gravel
- 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 1,000 cy will be exported
- 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 **Sedimentation & Temporary Erosion and Sedimentation will be reviewed per BCC 23.76**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 54 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.

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. None*~~ **Corrected by applicant**
- 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. [\[help\]](#)
None
- 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. None*~~ **Corrected by applicant**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
None
- 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. [\[help\]](#)
Treated stormwater will be discharged City Storm system

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 will be collected by catch basins piped to a vault and discharge into City Storm system.

- 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.

Project is subject to Utility Code BCC 24.06 and any required Utility permits

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
No

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:

☐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? [\[help\]](#)
19,100 sf Corrected by applicant

Approximately ~~40,000~~ sf of vegetation will be removed.

Vegetation to be removed will include evergreen and deciduous trees, shrubs, and grasses.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None

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

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
English ivy 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: **crows, gulls, owls, jays, woodpeckers, doves**
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, bats, and other small mammals such as voles, mice and shrews.**
fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other: **In Lake Washington**
text.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None **Endangered salmonid species are found in Lake Washington, near the site. Bald eagles, hawks, and other raptors have been seen in the area.**

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No **Yes, the Seattle area is located within the Greater 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 **numerous insect species such as bronze birch borer, gypsy moths**

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 Bellevue Way SE

- 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 during permitted hours. Long term will be existing traffic from Bellevue Way SE

Construction noise shall comply with the requirements of BCC 9.18

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

Only have construction during City of Bellevue approved hours

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 two single family homes currently used as offices.

Proposal will not affect existing uses.

Corrected by applicant

- 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~~ two single story structures

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Two single story buildings ~~used as offices~~ one used as office
other as a single family residence

- 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**

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

No

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

Approximately 10 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 and subject to
Design Review

Adjacent parcel to the north is developed as Single Family Residential townhomes

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

5 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~~ one single family house eliminated. middle income
Corrected by applicant

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

~~N/A~~ Building new housing, current house is vacant

Corrected by applicant

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 minimize the streetscape impact on Bellevue Way, 30' vegetated buffer from eastern up hill properties and extensive landscaping on the northern and southern boundaries

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

Project shall comply with Light and Glare requirements of LUC 20.20.522

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

None

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? [\[help\]](#)

Bellevue High School nearby, several parks are 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: [\[help\]](#)

None

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 Both structures were originally developed as SF residences. The structures are 63 and 65 years old. One has been converted to an office use over the years. The structures hold no landmark status
- 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 Bellevue Way SE
- 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? [\[help\]](#)
20 Parking Spaces would be added (2 each in garages and 2 in driveways) 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 Bellevue Way 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 45 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, impacts generally associated with 5 new single family homes

- 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.

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: *Greg Arms*

Position and Agency/Organization: *Co-Manager/Milestone Northwest LLC*

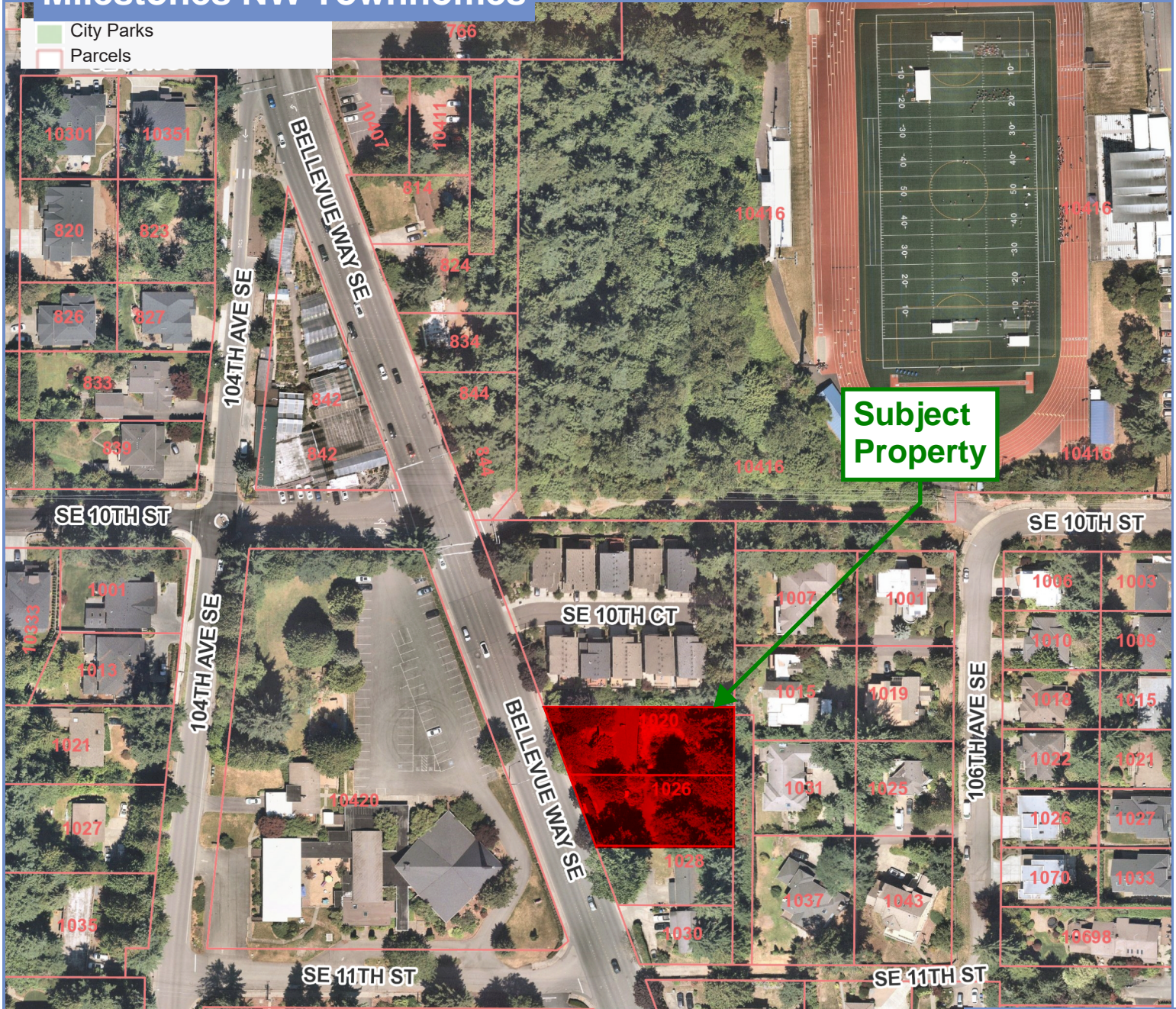
Date Submitted: *July 29, 2019*

19-119946-LD

1020 & 1026 Bellevue Way SE Milestones NW Townhomes



City Parks
Parcels



Vicinity Map



0 150 300

Scale 1:1,800

Feet

Locator Map

