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.	21-101435 LN & 21-108853-LO
Project Name/Address:	Havenwood Short Plat / 14025 NE 6th Place and 14045 NE 6th Place
Planner:	Kimo Burden
Phone Number:	(425)-452-5242
Minimum Comment Period:	**November 4, 2021, 5PM**

Materials included in this Notice:

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

Annotated by Kimo Burden (KB) on 10/14/2021

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
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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. 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]
   Havenwood Park Preliminary Conservation Short Subdivision

2. Name of applicant: [help]
   Murray Franklyn Homes, LLC

3. Address and phone number of applicant and contact person: [help]
   Gina Estep
   14410 NE Bel-Red Road
   Bellevue, WA 98007
   425-649-8110

4. Date checklist prepared: [help]
   5-12-2021
   Updated: 9-27-2021

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

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Begin clearing and grading in spring of 2023
   Begin infrastructure construction in summer of 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   There currently are not any plans for additions, expansion, or other activities related to this proposal that are not discussed in the project application materials at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Wetland Delineation Report (Dated:1-8-2021)
   Addendum Dated: April 28, 2021)
   Geotechnical Report (Dated: 9-24-2020)
   Preliminary T.I.R.(Stormwater Report) (Dated:1-15-2021)
   Arborist Report (Dated: 5-7-2021)
   Level 1 TIA (Dated: 1-14-2021)
   Photo Metric Calculations (Dated: 1-12-2021)

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]
   We are unaware of any other applications pending for government approval directly affecting the project's property.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Preliminary Conservation Short Subdivision Approval, Road Deviation, SEPA Determination, Forest Practices Permit (if

required), Drainage Plan Approval, Plat Infrastructure Clearing and Grading Permit, Traffic Control Plan Approval (if required), Final Plat, Approval, Residential Building Permits, Critical Area Land Use Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The applicant's proposal is for the subdivision of two existing parcels that have a combined gross area of 211,890 square-feet into 9 single-family detached residential lots. Construction related to the development proposal is anticipated to occur solely on the west side of the onsite wetland and its 60-foot buffer. The east side of the site, outside of the wetland area and buffer, is currently shown to be left undeveloped and will likely remain as an open space and tree retention area. All improvements within the wetland buffer are proposed to be removed. Enhancement within the buffer has been proposed.

Subject to Change

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]

King County Tax Parcel Numbers: 8839900133; 8839900131
Addresses: 14025 and 14045 NE 6TH PL, Bellevue, WA
Section, Township, Range: NW1/4 OF THE NE1/4, SEC. 34, TWP. 25 N., RGE. 5 E., W.M.

Please reference the Havenwood Park Preliminary Conservation Short Subdivision plan set submitted with the project's application for a site plan, vicinity map, topographic & survey map, and legal description.

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]
The steepest slope on site is approximately 12% and is located in between the existing house on the Wilson Property and the wetland buffer.

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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]

In general, the soil conditions observed by the Geotechnical Engineer at the site generally consisted of approximately three to four feet of loose to medium dense weathered sands with varying amounts of silt and gravel (weathered till) underlain by medium dense to dense silty sand with gravel (unweathered till) overlying stiff to hard silt as well as medium dense to very dense sand with silt and gravel (advance outwash.

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

According to the Geotechnical Report, the site does not meet the Landslide Hazard criteria per the Bellevue Municipal Code (BMC), does not meet the criteria for Steep Slopes per BMC, is not mapped within any zone of liquefaction susceptibility on the City of Bellevue Critical Hazards Map. The report has not identified any unstable soils or other geotechnical conditions that would preclude the planned development. Please reference the Geotechnical Report for a more detailed analysis of the site's soil conditions.

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]

The purpose of any filling, excavation, and grading activities is to construct future lot access, utility infrastructure, and ensure the site can appropriately manage stormwater which falls or runs onto the site from neighboring properties.

Approximate quantities of filling are 1,370 CY, excavation is 4,550 CY, with a new excavation 3,180 CY

Will be analyzed through the permit process

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

According to the Geotechnical Report, the soils on site have a moderate potential for erosion when exposed.

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

The site will not exceed the maximum allowed impervious surface coverage threshold of 50% for the entire project site (gross area) as allowed by BMC.

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

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, TESC

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ponds, catch basin inlet protection and other measures which may be used in accordance with the requirements of the County. The native topsoil and duff will be sustained to the maximum extent feasible.

Erosion Control per BCC 23.76

A Geotechnical Report prepared by Terra Associates, Inc. Dated 9/10/2021 and was submitted with this application

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]
During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other behavior typical of maintenance of single-family detached residential uses.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
Off-site sources of emissions are those typical of the residential neighborhoods and school that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington.

Construction dust mitigation measures per Clear & Grade Code: BCC 23.76

3. Water [help]

a. Surface Water:

Project subject to Utility Code BCC 24.06 and any required Utility Permits.

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]
Yes. There is an onsite wetland which has been delineated and categorized as a Category III by the applicant's biologist and which, according to the BMC, is required to be buffered by 60-feet per the project biologist and attached report.

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, work will occur within 200-feet of the onsite wetland. Work performed within the buffer will be to

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remove existing improvements and provide buffer enhancement. There will also be a stormwater discharge pipe placed within the buffer. Please refer to the plans submitted with the Preliminary Short Plat and Critical Areas Land Use Permit applications for specifics on location of the mentioned work.

All other site development work is currently anticipated to remain outside of the required 60-foot buffer and any permanent structures will remain outside of the 15-foot building setback area from edge of buffer. Please review the Havenwood Park Preliminary Short Conservation Subdivision Plans which have been submitted as part of the application package for reference.

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]
There is no proposed filling or dredging of the wetland.

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

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
The site does not lie within a 100-year 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]
No, the proposal does not involve any discharges of waste materials to surface waters. The development will be connected to the public sanitary sewer 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, groundwater will not be withdrawn. The development will be connected to public water service.

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]
There will be no direct discharge of waste material into the ground. The development will be connected to the public sanitary 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]
Stormwater will be generated by roofs, driveways, and from access road improvements. From there stormwater will be collected through a series of catch basins and directed into stormwater management facilities which includes one stormwater detention vault and two dispersion trenches. These stormwater control devices will slowly release the water at a rate consistent with the requirements of the King County storm water manual as adopted by the city. Once released the water will travel towards the onsite wetland then carry on to its natural drainage course at rates within the allowed deviation from historical volumes per the adopted City of Bellevue stormwater design manual.

R-Tank: 202'x45'
with 2.4' of live storage.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
This would be very unlikely. The most likely source, if any, would be pollutants generated during construction which include suspended solids and trace petroleum hydrocarbons. To address any potential of this, a TESC Plan will be provided prior to construction activities. Some of the temporary runoff control methods may include silt fence filtration, ground covering, and either a sediment trap or pond.

Following construction, the two primary sources of pollutants include roadways and landscaping chemicals. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Roadway runoff is treated by the onsite detention facilities prior to being released. Landscaping chemicals include fertilizers, pesticides, and herbicides.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No, the project will not alter the drainage patterns of the site. The development has been designed to capture stormwater which falls onto the developed area then treat and release it at the required flow rate towards its natural drainage course. Please review the Preliminary TIR which has been included with this project's application for more detailed information about stormwater management.

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

The project's storm drainage system will be designed and implemented to meet King County stormwater design standards, as adopted by the City, to mitigate any adverse impacts from stormwater runoff. Stormwater will be collected through a series of catch basins and directed into stormwater management facilities which include one stormwater detention vault or other approved quality or flow control facilities or be directed to dispersion trenches. These stormwater control devices will slowly release the water at a rate consistent with the requirements of the storm water manual as adopted by the city, and the water will then carry on to its natural drainage course.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

☒deciduous tree: alder, maple, aspen, other: *Please reference the Arborist Report for specific tree species found onsite, and Critical Areas Study for additional vegetation findings.*

☒evergreen tree: fir, cedar, pine, other: *Please reference the Arborist Report for specific tree species found onsite.*

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: (wet soil plants are present within the on-site wetland)*Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: (water plants are present within the on-site wetland)*Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

See Critical Area Study prepared by Confluence dated 1/8/2021

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

As a part of the project, much of the ground cover and trees west of the wetland and buffer will be cleared and replaced with landscaping associated with residential lots. Tree retention will comply with BMC.

Will be analyzed through the permit process

c. List threatened and endangered species known to be on or near the site. [help]

The applicant is not aware of any threatened or endangered plant species identified on or near the site. See Critical Areas Study for additional information regarding vegetation on site.

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

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Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained. A wetland buffer enhancement plan has been submitted as part of the Critical Areas Land Use Permit. This plan outlines selected vegetation species proposed to be planted within the buffer.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
There are no known noxious or invasive species known to be on or near site.

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]

The applicant has observed songbirds, ducks, and squirrels on or near the site. The applicant has previously received anecdotal information from neighbors regarding various species on site but has not observed evidence thereof. Additional information regarding species on site can be found in the Critical Areas Study.

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
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]
The applicant is not aware of any threatened or endangered species identified on or near the site. This was verified by the biologist which is in the report attached to the application.

c. Is the site part of a migration route? If so, explain. [help]
The applicant is unaware of any species using this site as part of a migration route and has not observed evidence indicating such usage. The applicant has previously received anecdotal information from neighbors regarding various species on site but has not observed evidence thereof. Additional information regarding the features and use of the site may be found in the Critical Areas Study.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
The required 60-foot buffer around the wetland is currently proposed to be observed and enhanced to remove certain existing artificial features including a concrete sport court

currently situated within the 60-foot buffer. The applicant additionally proposes to conserve the eastern portion of the site which is outside of the buffer. The project will comply with tree retention and landscaping standards set forth by the City.

e. List any invasive animal species known to be on or near the site. [help]
The applicant is not aware of any invasive animal species 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]
Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling to each home. These forms of energy are immediately available to the site from public utility providers. The builder will provide the appropriate heating and cooling systems which are energy efficient and cost effective for the homebuyer.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
The applicant does not anticipate the project negatively impacting any solar energy uses on adjacent properties. Proposed clearing of areas of the site may create or enhance opportunities for solar energy use by neighbors.

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]
The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.

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]

The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.

1) Describe any known or possible contamination at the site from present or past uses. [help]
According to available Department of Ecology resources there is no known possible contamination at the site

form past or present uses.

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 are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed, it will be handled using procedures set forth by applicable regulations.

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]
Any chemical stored on site would be typical of residential home construction.

4) Describe special emergency services that might be required. [help]
There are not any special emergency services anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any will be generated as a direct result of this project.

b. Noise [help]

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
The main source of off-site noise in this area originates from the vehicular traffic present on 140th Avenue NE and from the Odle Middle School to the East and South. These are not anticipated to negatively affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by BMC.

Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential development in the area. The long-term noise which may result from this project are anticipated to be generated within the same scale as the existing and surrounding uses of the site.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Building construction will be done during the hours

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prescribed by the City. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable BMC noise regulations.

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]

North: Single Family East: Institutional
South: Single Family/Institutional West: Single Family

Current proposal will be compatible with current land uses

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

According to historical photos dating back to 1936 the site has not been used for either.

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. There are no known uses of this nature anywhere near the properties.

c. Describe any structures on the site. [help]

The Johnson Property has one single story wood framed house that is approximately 2,400 sf. There is also a detached garage that is approximately 670 sf.

The Wilson Property has one single family house with a total finished area of 3,280 sf, as well as a detached storage structure consisting of approximately 600 sf and a sport court of approximately 1800 sf.

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

All structures are intended to be demolished.

e. What is the current zoning classification of the site? [help]

R-2.5

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

Single-Family Residential

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]
There is a Category III wetland located on site.

i. Approximately how many people would reside or work in the completed project? [help]
Approximately 22 people will reside in the completed project.

(2.40 people per household X 9 proposed homes = 21.6 people)*

** 2.40 people per household data utilized from City of Bellevue's website on the City Demographic Profile Page.*

j. Approximately how many people would the completed project displace? [help]
None. The current owners are proponents of the project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
No special measures are proposed beyond BMC requirements. The current owners are proponents of the project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project will comply with the current zoning and design standards applicable to the site. Any variations from BMC standards will have to be reviewed and approved by the City.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
None. There is no anticipated conflict with these types of uses.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
The project will provide net seven new residences. Total residences/lots constructed will be nine. The new residences are anticipated to be in the upper middle-income price range.

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

No units will be eliminated (net seven new units as described above, based on nine new single-family residential homes and two existing single-family residential homes to be demolished).

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c. Proposed measures to reduce or control housing impacts, if any: [help]
The project is increasing housing opportunities by seven homes.

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]
The buildings will meet the height requirements of the R-2.5 zone and any allowances by the Conservation Subdivision. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shakes and/or asphalt shingles. Building materials will be decided upon at building permit.

b. What views in the immediate vicinity would be altered or obstructed? [help]
It is not anticipated that the development will obstruct or alter any views in the immediate vicinity. The Applicant is not aware of any view easements, agreements, restrictive covenants, or other documents creating any affirmative view rights affecting the property.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The project is complying with the zoning standards of the site. Building materials and design will follow any BMC applicable regulations at time of permit submittal. The trees on the eastern portion of the site and within the wetland buffer are proposed to be preserved. These will help buffer the development from the Olde Middle School uses. Trees have been retained where feasible near the remaining perimeter of the site as well.

11. Light and Glare [help]

Project subject to light and glare requirements per LUC 20.20.522

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Not to the applicant's knowledge. Homes will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal? [help]
No significant impacts from offsite light or glare because of

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surrounding residential neighborhoods or the school are anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
The project will be designed to minimize light, and glare including the utilization of down-lighting and will comply with the City's lighting Design Standards.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
The Bellevue Aquatic Center is 0.5 miles east from the site. Highlands Park is 0.8 miles north from the site. Odle Middle School is adjacent to the site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No the project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
The development will adhere to zoning standards which dictate minimum lot sizes and structure setbacks from lot lines which provide private yard space for residents. The wetland and its 60' buffer are proposed to be preserved in a tract.

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]
The house located on the Wilson property was constructed in 1953.

The house on the Johnson property was also constructed in 1953

According to King County Historic Preservation Viewer both homes are not currently listed as historic properties.

According to the Washington State Department of Archaeology and Historic Preservation WISAARD the properties are not listed as historic properties.

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]
According to the Washington State Department of Archaeology and Historic Preservation WISAARD the properties have been categorized as Survey Highly Advised under the predictive model for Environmental Factors with Archaeological

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Resources.

No properties within the immediate vicinity have been identified to have any evidence according to information available on WISAARD

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]
Methods used to research potential historic resources were the King County Historic Preservation Viewer and the Washington State Department of Archaeology and Historic Preservation WISAARD tool.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None, there are no known impacts. If an archaeological site is found during construction, the State Historical Preservation Officer and the City of Bellevue will be notified.

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 is served by NE 6th Street (private. NE 6th Street ultimately intersects with 140th Avenue NE.

The site will have two private access easements which will be constructed to serve the proposed parcels.

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]
No. The nearest bus stop is located to the north near the intersection of 140th Avenue NE and NE 8th Street and is approximately 0.2 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The completed development will have at minimum a total of 36 parking spaces. Each home will have at least two garage spaces and two spaces available in the driveway.

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]
Yes. NE 6th Street will have its existing asphalt widened to where it is currently less than 20' in width. A sidewalk along the projects frontage will be provided on the south side. There

will also be two access easements which will be constructed as part of the project. Please reference the

Havenwood Park Preliminary Conservation Short Subdivision plan set for detailed information on the proposed improvements.

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, it will not.

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]
Please see attached Level 1 TIA which is attached to the application.

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, it will not. The project is not known to be within close proximity to any of these regular uses.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
The developer will be assessed traffic impact fees, if applicable and in effect with the city, which will be paid when required during the process.

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]
The need for public service such as fire, health, and police protection will be typical of a single-family development of this size.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Natural gas, water, refuse service, telephone, sanitary sewer, power, and storm drainage infrastructure are all currently available to the site.

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: City of Bellevue
Sewer: City of Bellevue
Electricity: PSE
Gas: PSE

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: - Gina Estep Entitlement / Land Planner

Name of signee: *Gina Estep*
Position and Agency/Organization: Entitlement / Land Planner
Date Submitted: *9/29/2021*

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