



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 07-103905-LA
Project Name/Address: Clearwire Mini-Park
12843 SE 60th St
Planner: Drew Folsom
Phone Number: (425) 452-4441

Minimum Comment Period:

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

BACKGROUND INFORMATION

Property Owner: *City of Bellevue, Parks & Recreation Department*

Proponent: *CLEARWIRE US, LLC*

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Craig D. Wilson / PARSONS

(As Agents for Clearwire US, LLC)

Address: *1530 Westlake Avenue N, Suite 600, Seattle, WA 98109*

Phone: *(206) 218 - 6940*

Proposal Title: *CLEARWIRE "Mini-Park" (WA-SEA-576-A)*

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

City of Bellevue Newport Hills 'Mini-Park'

12843 SE 60th Street, Bellevue, WA 98006

*Park is located at the southeast corner of the intersection of SE 60th Street and
129th Avenue SE*

Legal Description:

*Tract "A" of the Plat of NEWPORT HILLS # 12, Less that portion lying Southerly of the
Northerly line of Lot 1, Block 3 of said Plat, extending S 89° 54' 14" W from the
Northwest Corner of said Lot 1, Subject To the Puget Sound Energy Transmission Line
Aerial Easement.*

King County Assessor's Parcel Number: **6072200461**

Please attach an 8½" x 11" vicinity map that accurately locates the proposal site.

(Please see attached)

Give an accurate, brief description of the proposal's scope and nature:

1. General description:

*Install a minor wireless telecommunications facility consisting of one automated,
unmanned radio and electronics cabinet placed in an underground concrete vault and*

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Permit Processing

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associated antenna arrays attached to an extended wood pole which supports a high-voltage electrical transmission line. Entire complex is to be installed within exiting City of Bellevue mini-park.

2. Acreage of site:

Underlying parcel: 0.48 Acres (20,800 square feet)

3. Number of dwelling units / buildings to be demolished:

Not Applicable

4. Number of dwelling units to be constructed:

Not Applicable

5. Square footage of buildings to be demolished:

Not Applicable

6. Square footage of buildings to be constructed:

Underground vault = 87.695 square feet (outside dimensions) [6.833-ft x 12.8333-ft.]

7. Quantity of earth movement (in cubic yards):

73.76 cubic yards (includes excavation for vault & cable trench)

8. Proposed land use:

Minor wireless telecommunications facility consisting of automated, unmanned radio and electronics cabinet installed in an underground concrete vault and antenna arrays attached to an extended wood pole which supports a high-voltage transmission line. Entire complex is to be installed within exiting City of Bellevue mini-park.

9. Design features, including building height, number of stories and proposed exterior materials:

Pre-fabricated underground concrete equipment vault with grade-level steel access door (top), Ethernet cable installed in 4-inch diameter conduit, buried in underground trench; three (3) panel antennas (approximately 36-inches by 5.5-inches by 4.7-inches, each) and three (3) BTS amplifiers, two (2) microwave antennas, 12-inches in diameter. Antenna arrays will be mounted to an extended utility pole support structure. Top of

utility pole (and top of antenna arrays) will be approximately 72.2-feet above finished grade.

Following construction, ornamental landscaping will be introduced to the site to visually screen the underground vault entrance.

Antenna arrays atop the extended PSE utility pole will be painted to match and blend with the color of the (wood) support pole.

10. Other:

Development of this project will be undertaken in two parts (performed more or less simultaneously):

a) site excavation and placement of the underground equipment vault, and

b) utility pole replacement and mounting of antenna arrays atop the new structure.

The vault installation will be performed by a contracting force employed by the proponent, Clearwire US, LLC. The pole replacement and antenna work will be performed by Puget Sound Energy forces. Antennas and cabling will be supplied by Clearwire for installation by PSE forces.

Access to the work site will occur via the City of Seattle water pipeline right-of-way which adjoins the property on the west.

Estimated date of completion of the proposal or timing of phasing:

Proposal is subject to City of Bellevue Administrative Conditional Use assessment and approval before construction permitting can be sought; further, construction will be restricted to dry season. It is estimated that construction will occur in early Third Quarter, 2007, following completion of all required permitting approvals.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plans for future expansion of the proposed facility at this time.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Subsurface soils boring and geotechnical analysis will be prepared as part of supporting documentation for Clearing & Grading Permit.

Do you know whether applications are pending for governmental approval of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No other such plans or proposals are known which would affect this project.

List any governmental approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue:

Administrative Conditional Use approval

Clearing & Grading Permit (including sedimentation control plan)

Wireless Antenna Permit

Construction Permit

City of Seattle Public Utilities Department:

Access Permit (to utilize water pipeline right-of-way (adjoining the site on the west) as temporary means of ingress/egress to the work site during the period of construction).

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning

Not Applicable

- Preliminary Plat of Planned Unit Development

Preliminary plat map

Not Applicable

- Clearing & Grading Permit

Plan of existing and proposed grading

Development plans

- Building Permit (or Design Review)

Site plan

Clearing & grading plan

- Shoreline Management Permit

Site Plan

Not Applicable

ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

Flat, Rolling, Hilly, Steep slopes, Mountains, Other:

Site is a gently rounded knob that gradually slopes toward the north-northwest in the direction of the SE 60th Street right of way (north) and the City of Seattle Mercer Island Pipeline right-of-way (west).

b. What is the steepest slope on the site (approximate percent slope)?

East to west (along southerly end of property) site slope = 9.89%

Southeast to northwest (diagonally across property) site slope = 6.91%

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 prime farmland.

Soil type for property is identified in the USDA Natural Resource Conservation Service as Arents, Alderwood series material which is characterized as a gravelly, relatively water-permeable composite with slopes that vary between 6% and 15%.

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

No evidence of unstable soils at this site or in immediate vicinity: a major underground gas pipeline crosses the property and a regional water pipeline adjoins the site on the west. No evidence of any subsidence exists around either of these facilities.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Following excavation for underground vault, fine gravel will be placed in the "drain fields" located below the vault. This material is intended to absorb and disperse any stormwater seepage that may infiltrate the ground surface around the vault. Approximate volume of gravel is estimated to be 16+ cubic yards (8 cubic yards per drainfield).

After vault is "bedded" in the gravel drainfields, approximately 37.48 cubic yards of native material (originally excavated from trench) will be re-introduced and compacted around the vault to restore the site to pre-existing contour level.

Additionally, approximately 4 cubic yards of excavation will be made for the cable trench which is proposed to extend from the vault to the utility pole which will support the antenna arrays. That trench will use approximately 0.66 cubic yards of fine gravel as bedding for the conduit (in which the cabling will be placed). The remainder of the trench

will be filled with compacted native material taken from the trench at time of original excavation.

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

Since there is a gradual slope to the underlying property (from east to west and from south to north) possibility of storm-effected erosion may occur during construction.

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

Following completion of construction the only permanent imperious surface will be the steel vault access hatch and vent grates. The area of these features totals approximately 72 square feet. That represents 0.346% of the total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *As a preventative measure, the City will restrict development activity during the annual rainy season; however containment measures (including straw bales and stormwater filter fences may also be required around the perimeter of the work area as impediments to any possible run-off.*

Once construction is completed, landscaping will be re-introduced to the property to screen views of the completed facility and visually integrate the installation into its surroundings, but also to serve as soil protection and retention features intended to prevent erosion.

**FURTHER MITIGATED
PER DCC 23.016.090
"EROSION AND
SEDIMENT CONTROL"**

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some minor exhaust emissions will occur during construction phase (worker & supplier vehicles visiting the site as well as hoist cranes and bucket trucks); these will be incidental and relatively infrequent since construction will be completed in approximately two weeks. All vehicles and construction equipment will comply with emission regulations.

Once project is complete there will be occasional, infrequent site visits by maintenance technicians (approximately once every six months) which will contribute minute traces to vehicle emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No / None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

There are no odors, fumes or other forms of emissions from this project that will degrade air quality.

3. WATER

a. Surface:

(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.

No / None

(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.

No / 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.

Not applicable to this project; no work is proposed for any surface water stream course or wetlands area.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No / None

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No / None

(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.

No / None

b. Ground:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No / None

(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*

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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.

No waste water will be generated by this project either during construction or during operation.

c. Water Runoff (including storm water):

(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.

Only run-off will be generated by storm water which strikes the vault hatch and vents. That minor amount of flow will be captured by the proposed ground absorption and conveyance system for the vault (i.e., the subsurface drain fields); storm water runoff should not increase measurably as a result of this project nor extend beyond the surface area of the vault..

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No / Not Applicable

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As a preventative measure, the City will restrict development activity during the annual rainy season; however containment measures (including straw bales and stormwater filter fences may also be required around the perimeter of the work area as impediments to any possible run-off.

Once construction is completed, landscaping will be re-introduced to the property to screen views of the completed facility and visually integrate the installation into its surroundings, but also to serve as soil protection and retention features intended to prevent erosion.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture

2/24/07

- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation *blackberry brambles*

(with the exception of the native blackberry runners, all identified planting elements are part of the formal ornamental site landscaping.)

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

Blackberry vines will be removed in vicinity of the vault and trench excavation as will a small amount (approximately 65 square feet) of surface grass. A temporary "haul route" will extend from the west property line, following the slope contours, to the vault site; this will allow passage of trucks and construction equipment and will traverse the native vegetation along that perimeter of the site.

Once construction is completed, ornamental landscaping will be introduced around the vault and along the west side of the site to supplement and augment existing park landscaping.

c. List threatened or endangered species known to be on or near the site.

None

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

Once construction is completed, ornamental landscaping will be introduced around the vault and along the west side of the site to supplement and augment existing park landscaping.

5 .ANIMALS

a. Check or circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other: *crows, seagulls*
- mammals: deer, bear, elk, beaver, other: *squirrels, domestic pets*
- fish: bass, salmon, trout, herring, shellfish, other: *None*

b. List any threatened or endangered species known to be on or near the site.

None are known to be at or near site.

c. Is the site part of a migration route? If so, explain.

No; site is not known to be part of an identified migratory flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

None

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6. ENERGY AND NATURAL RESOURCES

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.

Electricity will be used to operate the radio equipment, the cooling equipment and the vault sump pump.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No; no obstruction of any adjacent solar energy collection will occur.

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:

None other than insulation of radio cabinet and low-power configuration of equipment (by design)

7. ENVIRONMENTAL HEALTH

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.

No / None

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any:

None required; no environmental health hazards should result.

b. Noise

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

Ambient urban noise (vehicular traffic) will not affect project

(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 site.

Minor vehicular traffic and operation of construction equipment during the week of construction. Activity would occur between 8:00 AM and 5 PM (typically).

The equipment cabinet includes a small fan which exhausts heat that builds through normal operation of the electronics; the fan does generate a moderate amount of noise which will be largely mitigated by its placement within a concrete underground vault. Operation of the fan is intermittent (thermostatically-controlled) and will not exceed the night time required noise level at the property line of 44 dBA.

(3) Proposed measures to reduce or control noise impacts, if any:

Equipment cabinet will be placed in an underground vault and setback from the property line and adjacent residences; ornamental landscaping will screen that vault which, once established, should further mitigate help to achieve the required noise mitigation.

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"NOISE CONTROL"

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

No buildings are present on site; property is a small park for use by neighborhood residents.

Adjacent properties to the south, north and west are occupied by single-family residences. City of Seattle water pipeline right-of-way abuts the park property to the west; Olympic Pipeline underground natural gas distribution main crosses the park property (southwest to northeast direction) as does Puget Sound Energy high-voltage transmission lines (overhead). SE 60th Street adjoins the park on the north; 129th Avenue SE adjoins park on the east and intersects with SE 60th Street

b. Has the site been used for agriculture? If so, describe.

No / not applicable

c. Describe any structures on the site.

Puget Sound Energy wooden support poles (cross-braced and guyed) which carry high-voltage transmission lines; small neighborhood infrastructure cabinets for electrical distribution and telephone switching are placed above-ground at the northwest corner of the park.

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

No / None

e. What is the current zoning classification of the site?

R-5 "Single-family residential"

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

Single-Family Residential Use

g. If applicable, what is the current shoreline master program designation of the site?

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Not applicable

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

No / Not applicable

i. Approximately how many people would reside or work in the completed project?

No additional residents or workers will occupy or use the site as a result of this project.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed, not applicable to current project

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Placement of equipment cabinet in underground vault as well as re-introduction of landscaping materials to screen installation from view of street and surrounding properties (per design and siting provisions of Bellevue Municipal Code). Antennas will be flush-mounted atop an extended PSE transmission line support structure (wood pole) and painted to match the treatment of that pole.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None / not applicable

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

None / not applicable

c. Proposed measures to reduce or control housing impacts, if any:

None / not applicable

10. AESTHETICS

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

72.2- feet above ground level (highest point of antenna structure on extended PSE support pole); antennas will be flush-mounted against wood pole and painted to blend with the color of the pole.

b. What views in the immediate vicinity would be altered or obstructed?

Extension of wood pole and placement of antennas will not alter view prospects from residences along fronting or adjacent streets. Wood pole will be higher than any adjacent structures and the proposed installation will not obstruct any views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Antennas will be painted to match finish of wood pole (support structure). Underground vault for radio cabinet will be screened with supplemental ornamental landscaping to reduce visibility of installation.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None / not applicable

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Underlying site is a mini-park which exists primarily for "passive" or informal recreational use. Once completed, the proposed installation will not interfere in any way with continued use of the site for that recreational use.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Following completion of construction, no impact or displacement of recreational use of the park would be expected as a result of project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed; no impact on recreation is expected from the project.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No / None

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any:

None proposed

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

SE 60th Street (frontage to the north), 129th Ave. SE (flankage to the east); existing access to these streets will not be impacted by this proposal.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No the property is not currently served by public transit. The nearest Metro service (stop) is 0.3 miles west of the site at SE 60th Street & 123rd Avenue SE (on Metro Route 240) which does provide connections north into central Bellevue and south to Renton (through Newcastle along Coal Creek Parkway).

c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be no change in numbers of parking spaces (on-street, curbside) currently provided to the underlying property. Proposed project is automated and unmanned so there will be no requirement for additional parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No / None required

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No / Not applicable

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Periodic maintenance of facility would require a technician to visit the site approximately twice per year (once every six months)

g. Proposed measures to reduce or control transportation impacts, if any.

None proposed.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No / Not applicable

b. Proposed measures to reduce or control direct impacts on public services, if any.

None; no impact upon public services demand is anticipated.

16. UTILITIES

a. Check or circle utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

Electricity (drawn from separate metered service to facility) provided by Puget Sound Energy.

SIGNATURE

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 
Craig D. Wilson / PARSONS (as Agents for Clearwire US, LLC)

Date Submitted *12 JAN., 2002*

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