



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.                                      WG-07-107265  
Project Name/Address:                    Imperial Apartments  
    9951 Lake Washington Boulevard NE  
  
Planner:                                        Toni Pratt  
Phone Number:                              (425) 452-5374

**Minimum Comment Period: ?????**

Materials included in this Notice:

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

## ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

## BACKGROUND INFORMATION

Property Owner: *Orix Imperial LLC*

Proponent: *Tom Curran*

Contact Person: *John Ardvedge at Hummel Architects*  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *125 Stewart Street, Seattle, WA, 98101*

Phone: *206. 728. 2067*

Proposal Title: *Renovation of site improvements to an existing apartment complex.*

Proposal Location: *9951 Lake Washington Boulevard, nearest intersection 100<sup>th</sup> Avenue SE*  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: *Renovation of existing exterior courtyard landscape & landscape*
2. Acreage of site: *1.12*
3. Number of dwelling units/buildings to be demolished: *None*
4. Number of dwelling units/buildings to be constructed: *None*
5. Square footage of buildings to be demolished: *N/A*
6. Square footage of buildings to be constructed: *N/A*
7. Quantity of earth movement (in cubic yards): *700*
8. Proposed land use: *No change from existing*
9. Design features, including building height, number of stories and proposed exterior materials:  
*Existing apartment complex*
10. Other

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

Summer of 2007

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

No

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

Geotechnical Survey.

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

- Tenant Improvement permit city of Bellevue 06-133772 BZ
- Minor permit COB 06-136779 BZ
- Clearing and Grading permit concurrent with Shoreline Substantial development

List any government 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.

Same as above.

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
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- 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

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)? 20%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Vashon till (dense silt, sand, gravel & clay) and gravelly sandy loam

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

Per Golder Associates report, no signs of instability were observed.

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

Fill will be required when the south boundary of the upper parking lot is extended to the south. This parking area will also be regraded and require minor filling and grading. The interior courtyard will be reconfigured and so will require cut and fill to adjust grades.

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

yes, exposed soils in the upper parking lot and in the courtyard may allow sediment to be discharged off the site via the storm drain system.

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

80%

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

Construction will be required to comply with city grading and erosion control standards. An erosion control plan has been prepared for the project.

## 2. AIR

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

Construction equipment exhaust, general excavation dust.

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

No

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

- Comply with city construction hours guidelines.  
- Contractor to limit unnecessary engine use.

## 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.

Shoreline of Meydenbauer Bay of Lake Washington is approximately 150 feet from the southern edge of the property.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans. No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. 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. No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. 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. N/A

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.

Runoff from the site (landscaping, pavement & roofs) will be collected in inlets and catch basins and tied into the existing onsite storm drain system. The existing system discharges offsite to the south and is assumed to discharge into Lake Washington via a piped outfall.

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

No

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

The site will experience a slight increase in runoff due to the proposed improvements, but less than 4,000 SF of impervious area will be added and no adverse impact is anticipated.

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  
 crop or grain  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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

To accommodate new entry grades and canopy at the Lake Washington Boulevard side, 2 conifers ± 12" caliper, one multitrunk deciduous tree averaging 6" per trunk.

- 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:

New: A dense planting of assorted ornamental trees, shrubs, groundcovers and perennials in the interior courtyard.  
Existing retained: All plants in E, W and S exterior spaces, from structures to PL

5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: Significant trees retained - new, healthy landscaping to be installed.

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 need? Describe whether it will be used for heating, manufacturing, etc. Existing heat is via electricity. Natural gas will be brought to the site for kitchen appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No - existing buildings.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: This is an existing apartment complex. Renovations will include a switch to more energy efficient gas and replacement of lower efficiency incandescent lighting.

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

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

(2) Proposed measures to reduce or control environmental health hazards, if any. N/A

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? There is the existing traffic noise from Lake Washington Blvd. The units are already well shielded from the noise by site topography.
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. Typical earth-moving equipment noise mostly contained in the interior courtyard during the usual city-mandated construction hours.
- (3) Proposed measures to reduce or control noise impacts, if any: N/A

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Apartments onsite. Multifamily residential adjacent.
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site. Three woodframe stucco structures with approximately 10 dwelling units each.
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? R-30
- f. What is the current comprehensive plan designation of the site? Multifamily high
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No
- i. Approximately how many people would reside or work in the completed project? 40-50
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Voluntary proportional compliance although the existing non-conformancy is legal.*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *33 high-income condominiums.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None.*
- c. Proposed measures to reduce or control housing impacts, if any: *N/A*

## 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? *36.4' existing. Stucco (existing)*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *Increased aesthetic appeal through new accessory structures and painting the building in more appealing colors.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Very limited. Some new general & security lighting at the entry canopy*
- 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 known.*
- d. Proposed measures to reduce or control light or glare impacts, if any: *The lights described will be shielded and directed.*

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? *None*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *N/A*

**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*
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. *None*
- c. Proposed measures to reduce or control impacts, if any: *N/A*

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *Lake Washington Boulevard NE. No change to existing access. Upper parking to Lake Washington Blvd., lower parking to 100th Avenue NE via SE Bellevue Place.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *Bus 921 at the intersection of 100th Avenue NE & Lake Washington Blvd.*
- c. How many parking spaces would be completed project have? How many would the project eliminate? *47. Adds ± 4 to existing.*
- 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*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *Unknown, but no increase from existing.*

g. Proposed measures to reduce or control transportation impacts, if any: *N/A*

**15. Public Services**

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. *No - general decrease*

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

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *(Circles around electricity, natural gas, water, telephone)*

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 the immediate vicinity which might be needed.

*The proposal brings natural gas service to the property at the SE property corner. Some brief closures of Meydambauer Way SE and SE Bellevue Place could be experienced during pipe placement.*

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..... *Alan Adrege*  
Date Submitted..... *February 8, 2007*

