



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. 07-122520-LQ  
Project Name/Address: The Enclave at Fox Glen Rezone / 1025 & 1041 156th Ave NE  
Planner: David Pyle  
Phone Number: 425-452-2973

**Minimum Comment Period: August 30, 2007**

Materials included in this Notice:

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

City of Bellevue Submittal Requirements	<b>27a</b>
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**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**

City of Bellevue File Number 07-122520-LQ

08/16/2007

The Enclave at Fox Glen Rezone  
1025 & 1041 156th Ave NE

SEPA Checklist Reviewed By:  
David Pyle, Senior Planner

425-452-2973 - dpyle@bellevuewa.gov

Property Owner: *Dennis & Deanna Johnson*

Proponent: *Fremantle Development, Inc.*

Contact Person: *Dennis Johnson*

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

Address: *PO Box 3574 Bellevue, 98009*

Phone: *425 467 6602*

Proposal Title: *Enclave @ Fox Glen Rezone*

Proposal Location: *1025 & 1041 156<sup>th</sup> Ave NE, Bellevue*

(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: *Rezone to remove affordable housing concomitant*

2. Acreage of site: *2.45 ac*

3. Number of dwelling units/buildings to be demolished: *N/A (non-project action)*

4. Number of dwelling units/buildings to be constructed: *N/A*

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): *N/A*

8. Proposed land use: *R10 - No change*

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

*N/A*

10. Other *Rezone to remove affordable housing requirement imposed by Ord. # 4448. Property development will be subject to current City affordable housing requirements.*

This is a proposal to rezone two multi-family residential properties located at 1025 and 1041 156th Ave NE. The purpose of the rezone is to change the affordable housing concomitant requirement imposed by City of Bellevue Ordinance #4448 to the current City of Bellevue affordable housing requirement. This is a non-project action. There is no proposed change in density.



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

N/A

This is a non-project action. The proposed 25 unit Plat/PUD that has been approved was processed under file 05-103350-LK as a request for Planned Unit Development, Preliminary Plat, and Design Review approval.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Yes. A 26 unit PUD has been approved for this property, with four affordable units. The rezone will result in a reduction of affordable units to two, consistent with City of Bellevue current codes.*

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

N/A

A 25 unit PUD has been approved and requires 4 affordable units to be built. Approval of this rezone proposal would reduce the number of affordable units from 4 to 2. The density and form of the development would remain unchanged.

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.

*Yes, Enclave at Fox Glen P.U.D. approved. Associated construction permits pending.*

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.

*None*

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 *remove affordable housing concomitant per ord. # 4448*

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

The purpose of the rezone is to **change** the affordable housing concomitant requirement imposed by City of Bellevue Ordinance #4448 to the current City of Bellevue affordable housing requirement.

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)? *Max. 30%*

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.

*Alderwood gravelly sandy loam (soils report on file)*

*D.P.*

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

No

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

N/A - non project action

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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

N/A

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

D.P.

appropriate, state what stream or river it flows into.

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

- (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.

None

- (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

D.P.

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.

N/A -

(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:

N/A non-project action

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?

N/A - Rezone

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

None Known

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

N/A non-project action

D.P.

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.

None

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

No

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

N/A

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.

N/A

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

No

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:

N/A

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 - Rezone

D.P.

b. Noise

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

None

(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.

N/A

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

N/A - Rezone

8. Land and Shoreline Use

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

Single family Residential onsite, multifamily adjacent

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

NO

c. Describe any structures on the site.

(2) SFR homes.

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

N/A

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

R-10

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

multi-family Low density

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

N/A

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?

N/A

25 multi-family units will be built as part of the approved Plat/PUD.

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

N/A

2 single family residential units will be demolished.

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

N/A - Rezone

D.P.

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

Rezone will not change the zoning classification. Land use will remain R-10, low density multi-family. Affordable housing requirement will be consistent with current city code

9. Housing

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

26 new market rate units of which (2) must be "affordable". A fee may be paid in lieu of providing affordable units consistent with current city code.

25 multi-family units will be built as part of the approved Plat/PUD.

- 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:

Rezone will ensure proposed development is consistent with current city code.

10. Aesthetics

Non-Project action

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

N/A

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

N/A

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

N/A - Rezone

11. Light and Glare

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

N/A

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

N/A

D.A

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

N/A

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

N/A

12. Recreation

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

Crossroads park and Stevenson Elementary school are within walking distance along arterial streets

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:

Rezone will not affect recreation

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. site access is through private 30' easement from 156th Ave. N.E.

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

YES - ON 156th AVE NE

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

N/A

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).

N/A

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

NO

D.R

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

Rezone will not affect traffic volume

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

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

N/A - Rezone

16. Utilities

a. 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 the immediate vicinity which might be needed.

N/A

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.

Fremantle Development, Inc.

Signature: D. R. [Signature] president

Date Submitted: 8.5.07

D.R.

