



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 130357 LD

Project Name/Address: Bella Vista  
177 118<sup>th</sup> Avenue S.E.

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period: 14 days**

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: SSHI, LLC dba *D.R. Horton, Inc.*

Proponent: Contact Person: *Jon Nelson*

Address: *12931 NE 126<sup>th</sup> Place, Bldg. B1; Kirkland, WA 98034*

Phone: *(425)821-3400*

Proposal Title: *Bella Vista* ✓

Proposal Location: *117 118th Avenue SE* ✓

Please attach an 8 ½" 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:

*The project proposes construction of 14 new residential townhome units and associated site improvements including paved access drives, storm drainage facilities, water, sanitary sewer, and other utility services. In addition, ornamental landscaping and onsite recreation areas will be provided.* ✓

## 2. Acreage of site: ✓

*0.72 acres*

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

*none*

## 4. Number of dwelling units/buildings to be constructed: ✓

*14 dwelling units (attached units occupying 2 building footprints – Buildings A and B)*

## 5. Square footage of buildings to be demolished: ✓

*none*

## 6. Square footage of buildings to be constructed: ✓

*Building A: 2,494 SF (garage), 9,857 (living)*

*Building B: 4,326 SF (garage), 14,373 (living)*

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

*5,170 CY (including export of unsuitable "strippings")*

## 8. Proposed land use: ✓

*Attached single-family residential*

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

*Attached townhome units occupy two building footprints – one each side of a private access drive along the north and south property boundaries. The townhome units are each 3 stories with a maximum 40-foot height. The buildings will be wood frame structures with typical northwest exterior details including shake siding, gabled eaves, and other finishes. Neutral and complimentary colors will be used for siding, doors, and other exterior trims of buildings.* ✓

## 10. Other

RECEIVED

AUG - 1 2007

PERMIT PROCESSING

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

No phasing is proposed for this project. Sitework is planned to begin Fall 2007 or Spring 2008. Building construction will begin concurrently with sitework.

✓ bring most likely due to rainy season restrictions 23.76.093

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

No future additions, expansions, or further activity related or connected with this proposal are proposed.

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

see discussions of steep slopes in file 00-122217 DC

No additional environmental information has been prepared or expected to be required for this project.

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.

There are no other proposals pending governmental approval which directly affect the project site.

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.

Regulatory approvals and permits for clearing, grading, storm drainage, utilities, and the proposed residential structures will be issued for the project by the City of Bellevue (COB). The Washington State Department of Ecology (DOE) will need to issue an order if chemical treatment of construction stormwater discharges is implemented.

LD - Design Review due to location in Transition Overlay Dist. LWC 20.25.B

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
X	Clearing & Grading Permit Plan of existing and proposed grading Development plans
X	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)? ✓

Approx. 50%, although not regulated due to it's small size.

see letter dated 11/14/2006 in file by David Pyle confirming 895 sq. ft. steep slope, therefore area not regulated as steep slope LWC 20.25.H.120.A.2

- 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.

*AgC, AgD – Alderwood Till*

*A site-specific geotechnical investigation has been completed for this project and a copy of the resulting report is included with this document for reference.*

*see Geotech Report  
by Terra Assoc. Inc  
dated 3/1/2008  
in file*

- 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.

*Grading activities are proposed to accommodate the necessary site improvements and services for the 14 residential townhomes including new access drives, storm drainage facilities, and utilities. Suitable on-site soils will be used for structural fills to the extent adequate material is available and import fill from local sources will be used for the balance of on-site fill efforts (as required). Approximately 3,720 CY of cut and fill materials from on-site sources will be distributed on the property. Up to 1,450 CY of unsuitable stripping materials may be hauled from the project to an approved and permitted off-site fill location as necessary.*

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

*Erosion is possible during the clearing, grading and construction phases of the project. Loose soils would be susceptible to erosion due to storm water runoff and significant wind conditions. Temporary erosion and sediment control (TESC) BMP measures will be implemented during construction to limit erosion potential.*

*see Geotech Report 3/1/2008  
site soils have high  
potential for erosion -  
erosion potential: severe -  
Recommend these  
measures  
suggested  
construction in  
4 months  
25.76.093*

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

*Approximately 62%*

*Allowed 80%  
w/ 25.10.010 ✓*

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

*A temporary erosion and sedimentation control plan (TESCP) will be prepared for the project. Necessary measures to limit erosion will be implemented before clearing and integrated with any grading activity on the project in accordance with the Department of Ecology requirements. Depending on the specific site and construction conditions, typical temporary measures employed during construction could include placement of straw cover, placement of riprap check dams, silt fences and sediment traps to control turbidity, and the use of chitosan for removing sediment from water.*

*Clear & Grade Code  
BC 25.76  
Erosion control  
per C&G Inspector*

*Following construction, permanent erosion/sedimentation control measures will include a wet vault with a controlled discharge into the existing drainage system located to the west.*

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.

*During the construction phase, there will be periods of increased dust and vehicle emissions. After the construction phase is complete, there will be an increase in vehicle emissions as a result of the increased number of vehicular trips per day to and from the site.*

✓  
Construction Dust  
Suppression measures  
per BCL 23.76  
WA 9 code

- 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:

*None*

Water site, etc.  
see code

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 streams are located on-site or in the immediate vicinity of the project. Sturtevant Creek is approximately 1,000 feet west of the parcel. Stormwater runoff from the project site drains to Sturtevant Creek via improved City of Bellevue drainage systems where it ultimately discharges to Mercer Slough.*

see code

- (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 work will be performed within 200 feet of the described waters.*

- (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*

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

*No*

SN  
8/10/07

- (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. ✓

None

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.

*The project proposes to collect storm water runoff in a series of catch basins and underground pipes. The pipes will convey this water to an underground detention vault. This vault discharges to a pre-manufactured filtration treatment system (i.e., Stormfilter™) which outfalls to the existing City storm drainage system at SE 1<sup>st</sup> Street.*

- (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:

*During construction, temporary measures will be employed to control runoff and water quality, including the use of silt fences, straw cover, placement of quarry spalls/riprap, construction of temporary sediment traps, and the use of chitosan for removing sediment from water. The limits of clearing and grading will be posted prior to any site disturbance.*

*Detention and water quality treatment in the completed project will reduce impacts of runoff from new impervious surfaces, including those subject to vehicle use.*

*Runoff from  
homes & private  
street  
BCC 24.06  
Storm detention  
by City of Bellevue  
POE requirements  
Erosion control  
BCC 23.76*

*BCC 23.76  
TESC plan*

*SW  
9/10/07*

4. PLANTS

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

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, reed canary, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

The site is currently covered by tall dense grasses with sparse groupings of ornamental shrubs, deciduous and a limited amount of evergreen trees. These existing ground covers will be removed with the proposed grading, drainage, and utility improvements to facilitate the residential structures. Landscape buffers around the perimeter of the property will be provided with the proposed development in accordance with City of Bellevue standards.

WOC 20.20.520.F  
 Front - 10' Type III buffer  
 Interior - 8' Type III buffer  
 Southern R 20.25B.040.C  
 (Transition area)

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:

Landscape buffers around the perimeter of the property will be provided with the proposed development in accordance with City of Bellevue standards. In addition, the proposal will meet existing tree retention requirements as stipulated by the City.

20.20.900  
 Type III perimeter  
 Tree Retention:  
 15% diam. inches  
 & all trees within  
 perimeter  
 landscape area  
 20.20.900.D

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:

x	Birds: hawk, heron, eagle, <u>songbirds</u> , 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 known

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

Unknown

Pacific Flyway -  
 entire Puget Sound  
 region

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

None

## 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. ✓

*A combination of electricity and/or natural gas will be used for lighting, heating, cooking, and washing.*

- 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: ✓

*Site development activities and future residences will comply with applicable local and state laws governing energy systems compliance.*

*Sustainability?  
Applicant's?*

## 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. ✓

*None known*

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

*None*

- (2) Proposed measures to reduce or control environmental health hazards, if any. ✓

*The project will adhere to current OSHA and WISHA standards during construction. Public water and sewer services will also be provided. Storm drainage discharge from the site will be treated and controlled by on-site facilities in accordance with current City of Bellevue.*

- 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. ✓

*A temporary increase in noise levels will occur during construction operations. The project proposes to adhere to normal City of Bellevue construction hours.*

*Noise impacts regulated per BCC 9.18 Noise control*

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

*None*

8. LAND AND SHORELINE USE

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

Site – Vacant

North – Office Commercial

South – Multi-family Residential R-20

East – Public right-of-way (118<sup>th</sup> Avenue SE) and City park.

West – Public right-of-way (SE 1<sup>st</sup> Street), railroad tracks

Wilburton/  
Billauer Botanical  
Garden

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

No

c. Describe any structures on the site. ✓

None

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

No

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

R-20, multi-family residential w/Transitional Zone Overlay

~~Residential~~  
Rezone in 2008 from  
O. to R-20

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

MF-M (multi-family medium 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? ✓

28 to 42 (Based on 2-3 people per dwelling unit)

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

None

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

None

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

The project proposal is consistent with current City land use criteria and special overlay standards.

C.O.B.  
Comprehensive Plan  
Wilburton Subarea  
Policies 5 W1-1, 5, 14, 15

**9. HOUSING**

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

*The project proposes 14 multi-family units. These dwelling units would most likely be characterized as upper-middle to upper -income housing.*

- 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: ✓

*None*

**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?

*Future residences will not exceed the height limits allowed by current City of Bellevue Transitional Overlay zone standards.*

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

*None*

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

*None*

*LWC 20.25B  
Transitional Area  
Design Dist.*

**11. LIGHT AND GLARE**

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

*Exterior building lighting typical with multi-family residential uses will be implemented. Additional site lighting may also be included to illuminate private community recreation and/or pedestrian areas. This lighting would mainly occur in the evening hours.*

- 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?

*Exterior lighting from the adjacent commercial building to the north and apartment buildings to the south will likely be visible from the project site.*

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

*Site lighting would be provided with fixtures that will direct the lighting towards the interior of the site.*

*Light and Glare  
Code  
LWC 20.20.522*

**12. RECREATION**

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

*Wilburton Hill Park is immediately east of the project site on the opposite side of 118<sup>th</sup> Avenue SE.* ✓

- 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: ✓

*A recreation area will be provided on-site and will provide passive and active recreational opportunities.*

**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. ✓

*None known*

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

*None known*

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

*None*

**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. ✓

*A new private vehicular drive and sidewalks are proposed from the east with a connection at 118<sup>th</sup> Avenue SE*

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

<i>116th Ave SE &amp; SE 1st St</i>	<i>0.22 mile</i>
<i>116th Ave SE &amp; SE 1st St</i>	<i>0.24 mile</i>
<i>116th Ave NE &amp; NE 2nd Pl</i>	<i>0.43 mile</i>
<i>I-405 Ramp &amp; SE 8th St</i>	<i>0.44 mile</i>
<i>116th Ave NE &amp; NE 2nd Pl</i>	<i>0.46 mile</i>

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

*The project will provide at least two parking spaces per dwelling unit (i.e., 48 spaces) and eliminate none.*

*no guests*

*SW  
8/10/07*

- 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). ✓

*A new private vehicular drive and sidewalks are proposed from the east with a connection at 118<sup>th</sup> Avenue SE. No private or public road extensions are proposed with the project. Frontage improvements including street widening, curb, gutter and sidewalk, will be provided at 118<sup>th</sup> Avenue SE.*

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

*A lightly used spur rail line is located between approximately 50 and 100 feet west of the site.*

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

*The project would result in approximately 8 average vehicle trips during the peak PM and AM hours based on a rate of 0.52 and 0.54 trips per unit respectively for a multi-family townhouse use (Land Use 231, Low Rise Townhouse; ITE Trip Generation Manual, 7<sup>th</sup> Edition). The average daily trips (ADT) would be 80 vehicles based on an average 5.69 weekday/weekend trips per unit (Land Use 230, Residential Condominium/Townhouse; ITE Trip Generation Manual 7<sup>th</sup> Edition).*

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

*None*

## 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.

*The additional residences proposed would require support of typical public services such as fire, police, health care, and schools.*

✓ Bell. Pub. Schools Dist

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

*None*

## 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. ✓

*The project proposes sanitary sewer, storm and surface water and water services by extension of existing public systems maintained by the City of Bellevue.*

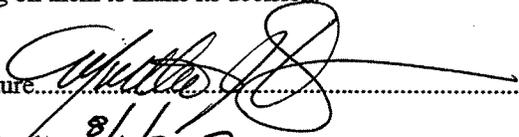
*Electricity and natural gas service will be provided by Puget Sound Energy.*

*Communication services are expected to be provided by Comcast, Verizon, and/or Qwest.*

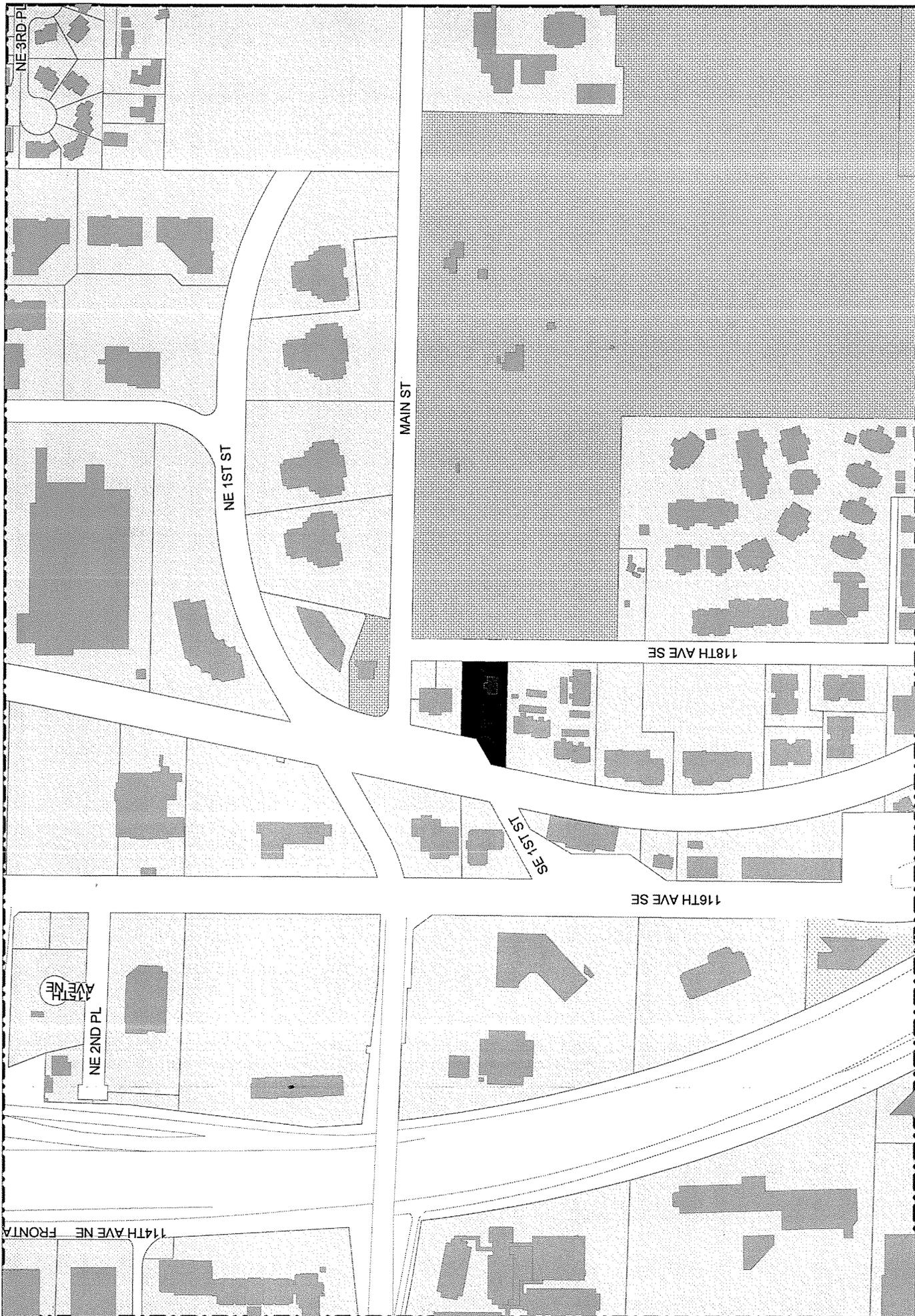
*Garbage service will be provided by Allied Waste (Rabanco). ✓*

**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  Date 6/26/2007  
Submitted 8/1/2007

SU  
8/10/07



701018  
MS