



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., 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. 07-132601-LM  
Project Name/Address: Willow Brook Condominiums  
10201 SE 3<sup>rd</sup> Street  
Publish: November 15, 2007

**Minimum Comment Period: November 29, 2007**

Materials included in this Notice:

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

**ENVIRONMENTAL CHECKLIST**

4/18/02

*Thank you in advance for your cooperation and adherence to these procedures. 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.*

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

## 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: **WILLOW BROOK PARTNERS LLC**  
 1441 BELLEVEUE ROAD, BELLEVUE, WA  
 Proponent: **SHUGART BATES, ARCHITECTS**  
 Contact Person: **RICH COXON**  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **911 WESTERN AVE, SUITE 400**  
**SEATTLE, WA 98104**  
 Phone: **206-264-7744**

Proposal Title: **WILLOW BROOK CONDOMINIUM**  
 Proposal Location: **10201 SE 3RD STREET**  
**BELLEVUE, WA 98004**  
 (Street address and nearest cross street or intersection) Provide a legal description if available.  
**SOUTHEAST CORNER OF 3RD STREET AND 102 AVES. E.**  
 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: **NEW 25 UNIT 4 STORY MULTI-FAMILY BUILDING OVER BELOW GRADE PARKING.**
2. Acreage of site: **.34 ACRES**
3. Number of dwelling units/buildings to be demolished: **30 UNITS / 1 BUILDING**
4. Number of dwelling units/buildings to be constructed: **25 UNITS / 1 BUILDING**
5. Square footage of buildings to be demolished: **2 STORIES @ 5,970 S.F. = 11,940 S.F.**
6. Square footage of buildings to be constructed: **78,212 S.F.**
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: **R-30 . MULTI-FAMILY LAND USE DISTRICT**
9. Design features, including building height, number of stories and proposed exterior materials:  
**4 STORIES, 40 FT HIGH, FIBER CEMENT SIDING, METAL PANEL SIDING, GLASS BALUSTRADE AT DECKS**
10. Other

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

FEBRUARY 2008, ONE PHASE

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.

TERRA ASSOCIATES, INC  
LETTER DATED JUNE 1, 2007 ATTACH  
GEOLOGIC HAZARD - STEEP SLOPE  
CONCLUSION: "THE SLOPE IS NOT A LANDSLIDE HAZARD..."

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.

COMMERCIAL OR MULTI-FAMILY  
BUILDING PERMIT APPLICATION # 07.132397 BR  
APPLIED FOR SEPT. 17, 2007  
CLEAR AND GRADE PERMIT # 07.132435 GD 9/13/07

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.

SEPT 17, 2007 BUILDING PERMIT # 07.132397 BR  
SEPT 13, 2007 CLEAR AND GRADE # 07.132435 GD

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 <sup>95%</sup>  Rolling  Hilly  Steep slopes <sup>5%</sup>  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)?  
ON THE SOUTHSIDE OF THE 40% SITE THERE ARE 1:1 SLOPES (100%)

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.

SEE GEOTECH REPORT LETTER JUNE 1, 2007  
SOILS: THREE FEET LOOSE FILL CONSISTING OF LOOSE SILTY SAND WITH ORGANICS, FOLLOWED BY NATIVE MEDIUM DENSE SILTY SAND WITH INTERBEDDED SAND,

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

NO. THERE IS NO EVIDENCE OF UNSTABLE SOILS ON THE SITE.

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

FOR PURPOSES OF CONSTRUCTION OF THE NEW BUILDING, CUT & FILL FROM CLEAN, PERMITTED SITES WILL BE PERFORMED IN THE FOLLOWING APPROXIMATE QUANTITIES  
CUT 4700 CY, FILL - 200 CY

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

YES, AS NO EXCAVATION IS MADE SOILS WILL BE EXPOSED TO WEATHER.

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

APPROXIMATELY 56% OF THE SITE WILL BE ~~IT IS~~ S.F., COVERED BY IMPERVIOUS SURFACES

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

AN EROSION CONTROL PLAN WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF BELLEVUE CLEARING AND GRADING REQUIREMENTS.

## 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.

NONE

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

NONE

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

SEE SUBMITTED CIVIL DRAWINGS:

C 2.3 OF C EROSION CONTROL AND DEMOLITION PLAN  
C 2.4 OF C EROSION CONTROL DETAILS

## 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

YES, STREAM TO EAST OF PROPERTY  
MEYDENBARGER CREEK?

appropriate, state what stream or river it flows into.

UNKNOWN

- (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.

YES. SEE CIVIL PLANS

- (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.

NONE

c. Water Runoff (Including    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.

RUN OFF FROM THE NEW BUILDING WILL DIRECTLY ENTER THE PIPED DRAINAGE SYSTEM IN 102ND AVE S.E. RUN OFF FROM SURROUNDING LANDSCAPE AREAS WILL BE COLLECTED IN TRADITIONAL DRAINS & PIPED TO DRAINAGE SYSTEM IN 102ND AVE S.E.

(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:

DRAINAGE FROM UNDERGROUND PARKING GARAGE WILL BE TREATED IN AN OIL/WATER SEPARATOR AND DISCHARGED TO SANITARY SEWER.

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 HIMALAYAN BLACKBERRY

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

FOUNDATION PLANTINGS ADJACENT TO EXISTING STRUCTURE THAT WILL BE DEMOLISHED.

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:

SEE LANDSCAPE PLANS

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 KNOWN

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

UNKNOWN

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

DOES NOT APPLY

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.

ELECTRIC - LIGHTING + HEAT

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

DO NOT KNOW

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:

COMPLIES WITH WASHINGTON STATE ENERGY CODE.

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.

NONE

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

NONE

b. Noise

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

RESIDENTIAL TRAFFIC

- (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.

SHORT TERM CONSTRUCTION NOISE ONLY DURING WORK HOURS ALLOWED BY THE CITY OF BELLEVUE.

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

CONSTRUCTION WILL COMPLY WITH HOURS OF WORK ALLOWED BY CITY OF BELLEVUE.

8. Land and Shoreline Use

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

MULTI-FAMILY RESIDENTIAL

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

NO

- c. Describe any structures on the site.

ONE STORY ON S.E. 3<sup>RD</sup> STREET. TWO STORIES ON SOUTH SIDE. DAYLIGHT APARTMENTS

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

EXISTING STRUCTURE ON PROPERTY

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

R-30 MULTI-FAMILY RESIDENTIAL

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

SOUTH WEST BELLEVUE SUBAREA PLAN MF-H MULTIFAMILY-HIGH DENSITY

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

DOES NOT APPLY

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

STREAM SET BACK REQUIREMENTS

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

APPROXIMATELY 54

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

LESS THAN 54

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

IN ACCORDANCE WITH STATE OF WASHINGTON LAND LORD TENANT LAWS

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

PRE-APPLICATION MEETING WAS HELD ON APRIL 20, 2007 WITH CAROL SAARI, ASSOCIATE PLANNER.

## 9. Housing

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

25 HOUSING UNITS WILL BE PROVIDED. THEY ARE CONSIDERED MIDDLE INCOME HOUSING.

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

25 HOUSING (EXISTING) UNITS WILL BE ELIMINATED. THEY ARE CONSIDERED TO BE MIDDLE INCOME HOUSING.

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

DOES NOT APPLY

## 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?

40 FEET IN HEIGHT. THE PRINCIPAL EXTERIOR IS FIBER CEMENT SIDING OF MULTIPLE COLORS WITH METAL PANELS AND CANOPIES.

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

NONE

THERE IS ALSO STONE SIDING. THE BUILDING STEP BACK.

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

THE WALLS ARE STEPPED BACK TO BREAK UP THE LONG ELEVATIONS

## 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 or glare impacts, if any:

NONE

12. Recreation

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

THERE IS A CITY PARK WITHIN A BLOCK OF THE PROPOSED PROJECT

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 PLAY AREA WILL BE PROVIDED ON SITE.

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:

DOES NOT APPLY

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.

S. E. 3RD STREET AND 102ND AVE S.E.

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

THE SITE IS SERVED BY PUBLIC TRANSIT BUT THE CLOSEST STOP IS UNKNOWN.

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

52 NEW PARKING SPACES WILL BE PROVIDED. 35 EXISTING PARKING SPACES WILL BE ELIMINATED.

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. **52 +/- AT PEAK TIMES.**

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.  
**NO**

b. Proposed measures to reduce or control direct impacts on public services, if any.  
**NONE**

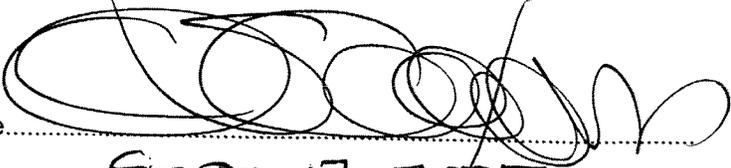
**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  
**CABLE T.V, AND STORM DRAIN.**

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.  
**ELECTRIC THE PROPOSED BUILDING WILL  
PSE UTILIZE ALL AVAILABLE  
UNKNOWN UTILITIES AT THE PROJECT  
SITE.**

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 Submitted.....**SEP. 17, 2007**

# Vicinity Map

