



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. 07-142729-LQ
Project Name/Address: 12627 SE Coal Creek Parkway
Coal Creek Rezone
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: January 24, 2008

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

11/16/07

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: **Investment Group of Kirkland, LLC (IGK, LLC)**Proponent: **George Sheng, IGK, LLC**Contact Person: **Leone Frisch**

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

Address: **1375 NW Mall Street Suite 3, Issaquah, WA 98027**Phone: **(425) 313-1078**

Reviewed by:
Kevin LeClair
1/2/08

Proposal Title: **Coal Creek Rezone**

Proposal Location:

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

Address: **12627 SE Coal Creek Parkway Bellevue, WA 98006**Legal: **POR OF E 1/2 OF W 2/3 OF NW 1/4 OF SE 1/4 LY SLY OF CO RD**Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. **See Attached Vicinity Map**

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

1. General description: ***It is proposed to change the zoning designation from single family medium R-2.5 to multifamily medium R-20.***
2. Acreage of site: **4.79 acres**
3. Number of dwelling units/buildings to be demolished: **0**
4. Number of dwelling units/buildings to be constructed: **0**
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: **Multifamily Medium**
9. Design features, including building height, number of stories and proposed exterior materials: **N/A**
10. Other

There is one, unoccupied
single family residence on
the subject property.

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PERMIT PROCESSING

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

Upon City approval.

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

If the Rezone is accepted by the City of Bellevue, future development plans include construction of a three story 50 unit multifamily building.

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

- ***Wetland Delineation and Stream Reconnaissance by Shapiro and Associated, Inc. December 1999***
- ***Preliminary Geotechnical Report by Tubbs Geosciences June 18, 2007***

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.

None known

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.

Rezone approval from City of Bellevue

A pre-application conference was held with City of Bellevue staff on July 5, 2007. The associated file number is 07-122701 DB.

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

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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)? **Greater than 40%**
- 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.

Norma Sandy Loam (No) per US Dept of Agriculture NRCS mapping. There is no prime farmland on the site.

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

None known.

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

N/A

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

No construction proposed under this proposal. Non project action.

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

No construction proposed under this proposal. Non project action.

- 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.

None known.

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

N/A.

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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.

There is a wetland, approximately 3000 sq ft, located in the southeast corner of the property. There are also two streams located on site.

- (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, according to King County iMap, this site does not lie within a 100 year floodplain.

- (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.

Not applicable.

c. Water Runoff (Including surface 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.

Natural discharge patterns will be maintained.

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

Not as a result of this proposal.

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

None at this time.

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?

None at this time.

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:

None at this time.

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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.

Not that is known.

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

None at this time.

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.

Not that is known.

- 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:

None at this time.

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 environmental hazards are expected.

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

None.

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

None at this time.

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b. Noise

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

None that are known.

- (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.

None anticipated as a result of this proposal.

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

None at this time.

8. Land and Shoreline Use

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

The site is currently zoned for single family residential use. The site is bound to the north by Coal Creek Parkway, to the west by a multifamily development and south by residentially zoned properties, some of which are developed and others which are undeveloped. Located across SE Coal Creek Parkway is Newport High School to the north and Newport Covenant Church to the northeast.

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

No

- c. Describe any structures on the site.

There is currently a 2410 sq ft single family home on site.

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

Not under this proposal. - Home will be demolish under subsequent development.

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

R-2.5

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

The current City of Bellevue comprehensive plan designation is Multifamily Medium (MF-M) 1998 Ord. 5118

- 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.

Yes - steep slopes, two streams and a wetland.

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

N/A

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:

The proposed zoning designation of R-20 is compatible with the current comprehensive plan designation of Multifamily Medium. If a rezone is granted, future development proposals will conform to the new assigned zoning development standards.

9. Housing

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

N/A

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

N/A

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?

N/A

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

None

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

N/A

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.

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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:

None at this time.

12. Recreation

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

Coal Creek Park, Lake Heights Park, Somerset Park, Newport High School Fields

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:

None at this time.

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.

Not that is known.

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

N/A.

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

None at this time.

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.

The site is currently accessed via a driveway off of Coal Creek Parkway. No modifications to the access are proposed at this time.

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

Public transit is currently located along SE Coal Creek Parkway. The closest stop is approximately 400 feet from the property.

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

Parking modifications are not included under this proposal.

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

No construction proposed under this proposal. Non project action.

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

Not that is known.

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

This proposal will not generate any additional vehicular trips.

- 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.

Although this proposal will not increase the need for public services, upon approval, future multifamily development is likely and would increase the need for services.

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

Payment of property taxes and other support fees will control direct impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

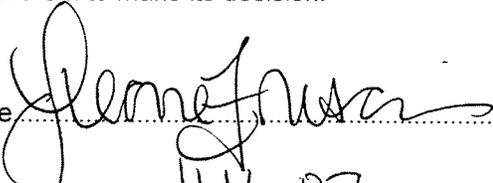
None.

- 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.

No construction proposed under this proposal. Non project action.

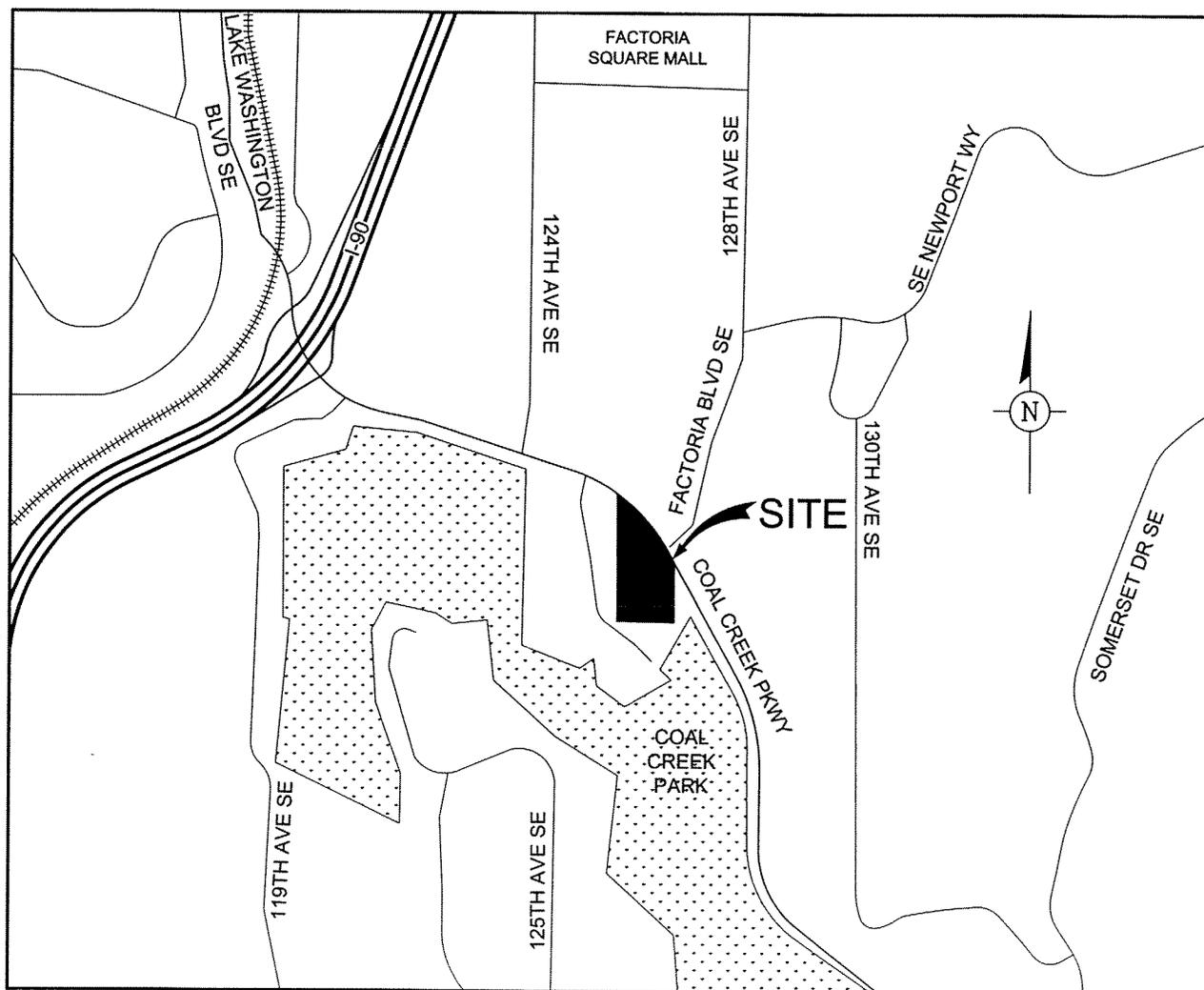
Signature

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 11-16-07

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VICINITY MAP

A PORTION OF 1/4, E 1/4, W 2/3, NW 1/4, SE 1/4, SEC. 16, TWP. 24 N., RGE. 5 E., W.M.



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DWN. BY: AAB	DATE: 10/26/07	JOB NO. IGK-001
CHKD. BY: J. JOLMA	SCALE: NTS	FIGURE 1