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.	07-143038 LK
Project Name/Address:	Meydenbauer Townhomes/ 312 101st Ave SE
Planner:	Heidi M. Bedwell
Phone Number:	425-452-4862
Minimum Comment Period:	**2/14/2008**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

Project No. 07150

CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
MEYDENBAUER BAY TOWNHOMES
November 28, 2007

PURPOSE OF 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 agency identify impacts from your Proposal (and to reduce or avoid impacts from the Proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your Proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your Proposal are significant, requiring preparation of an EIS. 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". 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

RECEIVED
NOV 28 2007
PERMIT PROCESSING

BACKGROUND INFORMATION

Property Owner:
Northwest Townhomes, LLC

Proponent:
Steve Smith Development

Contact Person:
Nadeem A. Khan
D. R. STRONG Consulting Engineers Inc.

Address:
10604 NE 38th Place, Suite 101
Kirkland WA 98033

Phone:
425-827-3063

Proposal Title:
Meydenbauer Bay Townhomes

Proposal Location:
312 101st Avenue SE
Bellevue, WA

1. General Description:
   Construction of 22 townhomes.

2. Acreage of site:
   .81 acres.

3. Number of dwelling units/building to be demolished:
   All existing structures will be demolished

4. Number of dwelling units/building to be constructed:
   22 Townhomes

5. Square footage of buildings to be demolished:
   7,440 s.f.

6. Square footage of buildings to be constructed:
   11,734 s.f.

7. Quantity of earth movement (in cubic yards)
   2,000 CY Cut, 9,96 CY Fill
   Net: 1,004 CY Cut

8. Proposed land use:
   Single family residential.

9. Design features, including building height, number of stories and proposed exterior materials:
   Average building height is 30 feet with three stories. Exterior materials information not available.

10. Other
    None.

Estimate date of completion of the proposal or timing of phasing:
Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the summer of 2008.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
Geotechnical reports from Terra Associates, dated October 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.
None to our knowledge.

List any government approvals or permits that will be needed for your Proposal, if known.

SEPA Determination	**City of Bellevue**
PUD Approval	**City of Bellevue**
Utility DE Approval	**City of Bellevue**
Grading Permit	**City of Bellevue**
Building Permit	**City of Bellevue**
Other Customary Construction Related Permits	**City of Bellevue**

Please provide one or more of the following exhibits, if applicable to your proposal. Please check the appropriate box(es) for exhibits submitted with your proposal

____ Land Use Reclassification (rezone) Map of existing and proposed zoning

_x_ Preliminary Plat or Planned Unit Development
Preliminary Plat Map

_x_ Clearing and Grading Permit
Plan of existing and proposed grading
Development Plan

_x_ Building permit (or Design Review)
Site plan
Clearing and grading plan

____ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one).
Flat, hilly, steep slopes, mountainous other.
The Site is flat and slope ranges from 1% to 15%

b. What is the steepest slope on the site (approximate percent slope)?
The maximum slope on the Site is 15%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Predominantly Arent, Alderwood Soils (AmC) with 6 to 15% slope per the USDA SCS.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None to our knowledge.

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

The purpose of the site grading will be to adjust portions of the Site subject to development in order to provide useable building pads and vehicular access. There will be approximately 2,000 CY of cut, 9,96 CY of fill, resulting in a net 1,004 CY of cut.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short and long term.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 68% of the Site will be covered by impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Bellevue.

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.
Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

b. Are there any off-site sources of emissions or odor that may affect your Proposal? If so, generally describe.
Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.
The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

3. WATER

a. Surface.

i. 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 surface water bodies are in the immediate vicinity of the proposed Project.

ii. 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.

iii. 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.
Does not apply.

iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

vi. 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, a public sanitary sewer system will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

b. Ground.

i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

ii. 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.

No waste material is proposed to be discharged into the ground.
The Site will be served by public sanitary sewers and a public water system.

c. Water Runoff (including storm water).

i. 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 will originate from roof, driveway, and landscaping areas. A series of CB's and pipes will collect and convey runoff to d water quality treatment facility. No detention is anticipated as the proposed development will increase the impervious area on the Site less than 5,000 s.f. above the the existing impervious surface area currently on the Site. The treated storm water will be released to an existing public storm drainage system on 101st Ave SE.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

The proposed stormwater treatment system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream sur-face water runoff during periods of intense precipitation.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

4. PLANTS

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

x___ deciduous tree: alder, **maple**, aspen, black cottonwood other:

__x__ evergreen tree: fir, cedar, spruce, **pine**, other:

____ shrubs

__x__ grass (orchard grass)

____ pasture

____ crop or grain

____ wet soil plants: cattail, buttercup, bulrush, other:

____ water plants: water lily, eelgrass, milfoil, other:

____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Vegetation within the development area will be removed at the time of development. A Tree Retention Plan will be provided. Landscaping will be installed in accordance with the City of Bellevue requirements.

c. List threatened or endangered species known to be on or near the site.
None known or documented within the Project area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
The proposed landscaping will meet City of Bellevue landscape requirements. Species chosen will enhance the vegetation on the Site and provide a buffer to adjacent residential areas.

5. ANIMALS

a. 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, **small rodents, raccoon**, other:
fish:	bass, salmon, trout, herring, shellfish other: **None.**

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.
Western King County as well as the rest of Western Washington, is in the migra-

tion path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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 needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.

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 this Proposal? List other proposed measures to reduce or control energy impacts, if any.
The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.
There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

i. Describe special emergency services that might be required.
No special emergency services will be required.

ii. Proposed measures to reduce or control environmental health hazards, if any.
Special measures are not anticipated.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The primary source of off-site noise in the area originates from vehicular traffic present on the adjacent freeway.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term impacts will result from the use of construction equipment during Site development and residential construction. Construction will occur during the day-light hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

iii. Proposed measures to reduce or control noise impacts, if any.
Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
The Site is currently developed with apartment buildings. Adjacent sites are fully developed as multi-family developments.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.
Two apartment buildings, decks, patios, concrete walkways, driveways and swimming pool

d. Will any structures be demolished? If so, what?
All existing structures will be demolished and removed from the site.

e. What is the current zoning classification of the site?
The current zoning classification is Residential, R-30.

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

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.
No.

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

Approximately 51 individuals will reside in the completed residential development (22 units x 2.3 persons per household = 50.6 individuals).

j. Approximately how many people would the completed project displace?
The project will add five more people.

k. Proposed measures to avoid or reduce displacement impacts, if any.
None at this time.

l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.
The proposed development is compatible with the prescribed land use codes and designations for this Site. Per the City Zoning Code, the development is consistent with the density requirements and land use of this property.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project will provide 22 units. Homes will be priced with a market orientation to the middle-income level homebuyer.

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?

The maximum building height will conform to City of Bellevue Standards.

b. What view in the immediate vicinity would be altered or obstructed?
None.

c. Proposed measures to reduce or control aesthetic impacts, if any?
The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the landscaping and common elements.

11. LIGHT AND GLARE

a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the Project are not likely to cause hazards or interfere with views.

c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles travelling along the area roadways.

d. Proposed measures to reduce or control light and glare impacts, if any.
None at this time.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
There will be one open space tract suitable for recreation.

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.
Approximately 6,766 s.f. recreation space is proposed.

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, archaeological, scientific, or cultural importance known to be on or next to the site.
None.

c. Proposed measures to reduce or control impacts, if any.
There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

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.

Access to the proposed Project will be off 101st Avenue SE & 102nd Avenue SE.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is 0.5 miles away at the intersection of Bellevue Way SE & SE 3rd St.

c. How many parking spaces would the completed project have? How many would the project eliminate?
The Project will eliminate no parking spaces. The Site currently has 22 parking stalls. The Project will provide a total of 46 parking spaces.

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).
Yes. Proposed access road is a 20-foot wide private access drive.

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.
Assuming 8 vehicular trips per unit per day, a total of 184 additional vehicle trips will be generated. Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.

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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Yes, there will be an increased need for public services commensurate with a Project of this size

b. Proposed measures to reduce or control direct impacts on public services, if any.
In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through the City's traffic and school mitigation programs, if required.

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.
Electricity.....Puget Sound Energy
Natural Gas.....Puget Sound Energy
Water & Sewer...Bellevue Utility District
Telephone.....Qwest

B. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____
Richard D. Olson

DATE SUBMITTED: 11/28, 2007

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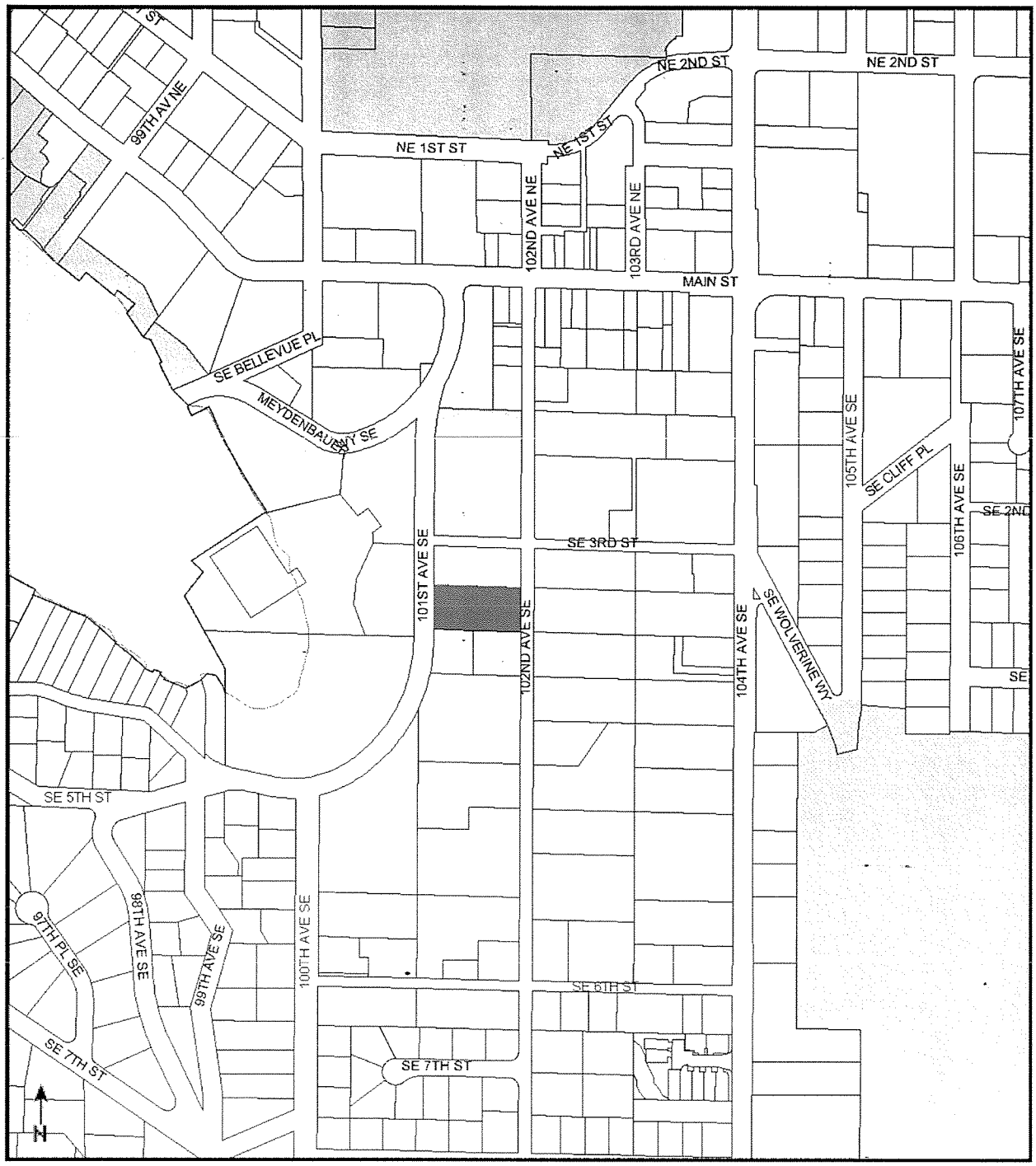

Vicinity Map

07-143038 LK Meydenbauer Townhomes

Site
Park
School

VICINITY MAP

City of Bellevue
Information Technology
Geographic Information Services
January 29, 2008

This map is derived from the Bellevue Geographic Information System and designed for City staff use. It is not guaranteed accurate.

If you have specific questions regarding this map, contact the department shown.