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.	07-143558-GC
Project Name/Address:	Proposal to grade the site for eventual construction of three 2-story buildings with a total 28 new residential units within an existing apartment community.
Planner/Phone:	Mike Upston/ 425-452-2970
Minimum Comment Period:	**January 3, 2008 (5:00 pm)**

Materials included in this Notice:

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

City of Bellevue Environmental Checklist 27a – SEPA Rules

ENVIRONMENTAL CHECKLIST

A. BACKGROUND INFORMATION

1. Property Owner:

   Essex Property Trust, Inc.

2. Proponent:

   Stricker Cato Murphy Architects

3. Contact person:

   Bernand Hou

4. Address:

   120 Lakeside Ave, Suite 310 Seattle, WA 98122

5. Phone:

   206-324-4800

6. Proposal Title:

   Foothill Commons Redevelopment

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

   13800 NE 9th Place Bellevue, WA. Nearest intersection at 136th Avenue NE and NE 8th St

   Legal Description:

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

1. General Description:

   Construction of three 2-story buildings with (28) new apartment units in an existing 360-unit apartment complex.

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2. Acreage of Site:

15.39 acres.

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

None.

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

(3) new buildings with (28) new apartment units.

5. Square footage of buildings to be demolished:

None.

6. Square footage of buildings to be constructed:

31,658 SF – Residential

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

The estimated quantities of cut are 2-3,000 CY and 1-2000 CY of fill.

8. Proposed land use:

Multi-family residential.

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

New structures will be 2-stories high (28'-11-1/2").
The materials and color of the building's main structure and gable roofs resembles the existing surrounding buildings.

10. Other:

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

Construction will approximately start in spring of 2008 and end by winter 2008-2009.

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

None.

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

1) This SEPA Checklist
2) Geotechnical Report
3) Topographic Survey

14. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known of.

15. List any governmental 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.

1) SEPA
2) Design Review Exemption (LJ)
3) Construction Permit
4) Other related construction permits

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

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
- ■ Clearing & Grading Permit Plan of existing and proposed grading Development plans
- ■ ~~Building Permit~~ (or Design Review Exemption) Site plan Clearing & grading plan
- ☐ Shoreline Management Permit Site plan

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, **other**:

Site is currently developed.

b. What is the steepest slope on the site (approximate percent slope)?

Road slopes are less than 10% and there are several rockeries that have slopes that are almost vertical.

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.

1) Sod or asphalt pavement and crushed rock over medium dense to dense (with occasional very loose and loose zones), wet, brown, gravelly, silty SAND (Fill); over
2) Dense to very dense, moist brown to gray, gravelly, silty SAND (Till-like); interbedded with
3) Layers of dense to very dense, wet, slightly silty, gravelly SAND and very stiff to hard, moist, gray SILT in borings advanced in the eastern portion of Woodland Commons and the southwestern portion of Foothill Commons.

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

None reported.

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

Grading and fills will be required to provide access to new building sites. The existing area and building will be removed and cut for building pads. Some fill will be placed between buildings to provide pedestrian pathways through the site. Suitable onsite material will be used as much as possible. Any imported fill material will be purchased from a commercial site. The estimated quantities of cut are 2-3,000 CY and 1-2000 CY of fill.

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

Erosion from the construction site is not anticipated. Standard practices to limit erosion and sedimentation will be included in the construction process. First, since the site is over 1 acre, a general TESP construction permit will be obtained from the State. Second, a TESP plan to control offsite erosion and sedimentation will be prepared as part of the construction design. Third, the contractor will prepare a SWPPP, implement the plan and maintain controls until final erosion control features such as landscaping, impermeable paving and protection of exposed areas is complete.

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

The site coverage is 20%. The estimated site coverage after construction will be 45%. Some impermeable areas will be converted to permeable surface while some permeable areas will be converted to impermeable areas. The net affect will be about 30,000 SF of increased site coverage.

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

Temporary erosion controls will be in place during construction.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short Term: Construction equipment & Traffic Emissions
Long Term: Residents automobile emissions

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 air, if any:

None.

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.

None.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

None.

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.

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.

Soils report data shows no shallow groundwater. No groundwater removal is anticipated during construction.

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.

No waste materials should discharge into the ground from septic or sanitary systems.

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.

Runoff will be generated from new impermeable and landscaped areas. Runoff will be directed to the existing drainage system. Runoff is collected and distributed to several detention basins throughout the site. Discharge points will be the same as present locations. A storm water treatment facility will be installed to improve water quality meeting City requirements for the disturbed areas.

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

Waste materials are not expected to enter ground or surface waters unless emergency spills or other unusual conditions occur. Catch basins and detention ponds and piping will serve to provide temporary collection points if spills occur and operation of drainage features are enacted.

3) Proposed measures to reduce or control surface, ground or runoff water impacts, if any.

The present drainage system was built in compliance with the codes in place in 1977, the time of original

construction. Increases in impermeable area will be controlled to present standards by the use of a detention pond. Water quality will be installed by adding wet pond features and dead storage to the detention pond.

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
_x_ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
___ water plants: water lily, eelgrass, milfoil, other
___ other types of vegetation

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

Vegetation to be removed is due to the construction of new buildings and associated parking areas. All attempts to preserved existing vegetation will be undertaken. No endangered species are affected by these operations.

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

None identified.

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

Proposed new plantings shall consist of a mixture of native and non- native plants: Douglas fir, maple cherry, pine, dogwood, rhododendron, vine maple, kinnickinnick, heather, azalea, laurel, vinca, St. John's wort, euyonamus, Oregon grape.

5. ANIMALS

a. Circle (underline) any birds and animals that 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 identified.

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

Not known.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electric: Lighting and heating

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:

Use of energy efficient lighting fixtures. Will provide building insulation per Washington 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.

No special emergency services required other than what is normally provided by the police department, fire department, and other health emergency services.

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)?

Noise from existing vehicular traffic exists but is not seen to potentially affect the project.

2) 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 site?

Short term: Vehicular traffic and construction noise
Long term: Vehicular traffic noise

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?

Single-family, Multi-family, Office.

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

Not in recent history.

c. Describe any structures on the site.

Existing 19 apartment buildings – all wood-framed construction.

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

None.

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

R-20 / R-30 with Transition Overlay at west end of property along center of R.O.W. at 136th Avenue NE.

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

Residential.

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

None.

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?

Approx. 515 residents and 11 employees.

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

None.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any;

None. The project does not depart from the current use of the site.

9. HOUSING

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

28 new (388 total) middle-income rental units.

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?

28'-11-1/2" at roof ridge. Principal exterior materials are wood lap sidings, board and batten and asphalt shingles.

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

No views for the adjacent properties will be obstructed.

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

Using similar colors and materials to the existing structures.

11. LIGHT AND GLARE

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

Proposed site lighting will be similar to existing and will be on time or photo sensitive switches that turn on from dusk until dawn.

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 and glare impacts, if any:

Light fixtures will be directed or screened to reduce glare impacts.

12. RECREATION

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

Existing clubhouse with pool and adjacent open space.

b. Would the proposed project displace any existing recreational uses? If so, describe.

None.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Existing clubhouse upgrades in planning stage by owner.

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 identified.

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

None identified.

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

None.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

There are two existing access to the property from NE 8th ST. (Refer to site plan)

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

There are 5 Metro bus routes along NE 8th St. with stops within 0.07 mi from intersection of NE 8th St and 136th Ave NE.

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

546 existing, 44 to be removed, 75 to be added - 577 total at completion of project.

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).

Improvements to private roads will be made – with new curbs and parking being added.

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.

Vehicular trips for 28 new units would be generated at peak hours of 6-9am and 4-7pm (weekdays).

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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Any increase in these services will be proportionate to the number of added residents.

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

Encourage community awareness among residents.

16. UTILITIES

a. Circle (underline) 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
Water – American Utility Management
Refuse – Rabanco
Telephone – Quest
Sewer – American Utility Management

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

C. 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: _____

Date Submitted: 11·30·07

This checklist was reviewed by _____, Environmental Specialist, Department of Construction and Land Use. Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.