

DEVELOPMENT SERVICES DEPARTMENT  
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. 15-107220-LD

Project Name/Address: Sherwood Center

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

**Minimum Comment Period:** April 30, 2015

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**ENVIRONMENTAL CHECKLIST**

10/9/2009

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 Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**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.**

**Received**

MAR 17 2015

**Permit Processing**

## BACKGROUND INFORMATION

Property Owner: Carmel Partners

Proponent: Carmel Partners

Contact Person: Eric Snow

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

Address: 525 Market Street, 4th Floor  
San Francisco, CA 94105

Phone: (415) 273-2900

Proposal Title: Sherwood Center Apartments

Proposal Location: 15400 NE 20th Street

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

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: 2 levels of underground parking, with 4 separate residential buildings and 2 separate amenity buildings above grade.
2. Acreage of site: 6 acres
3. Number of dwelling units/buildings to be demolished: 3
4. Number of dwelling units/buildings to be constructed: 620 units
5. Square footage of buildings to be demolished: 60,000 SF
6. Square footage of buildings to be constructed: 920,000 SF
7. Quantity of earth movement (in cubic yards): 115,000 CY
8. Proposed land use: Apartments and related amenities including underground parking. No retail is proposed.
9. Design features, including building height, number of stories and proposed exterior materials:  
Four separate apartment structures, 5 stories of wood construction over 1 story above grade concrete podium. Total height is 70 feet above grade. Two smaller amenity buildings, 1 and 2 stories, are near the center of the site.
10. Other  
Along the north edge of the site, a pedestrian path connecting 156th Ave to Bel-Red road is proposed, accessible to the public.

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

See attached SEPA Supplemental Narrative sheet.

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.

Geotechnical Report by The Riley Group  
Traffic Study by The Transpo Group  
Construction Stormwater Pollution Prevention Plan

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.

No.

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.

City of Bellevue Developer Extension Agreement (Water/Sewer/Storm); ROW Use Permit; Shoring and Excavation; Clearin and Grading; TESC; Underground Structures, Superstructure, Envelope, MEP, Smoke Control; Interior Improvements; Fire Alarm Permit; Fire Sprinkler Permit.

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  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)? 30% along Bel-Red.  
The rest of the site has about a 6.5 % slope.
- 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.  
  
The soils encountered during field exploration generally include dense to very dense sand with silt and gravel and silty sand with gravel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
  
No known history or evidence of unstable soils exist.

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

Normal excavation and fill activities associated with multi-family residential construction, road and utility infrastructure anticipated.

Approximately 115,000 cubic yard of excavation- NO cubic yards of fill

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

BMPs will be employed to reduce erosion during clearing and construction.

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

About 62%

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

Best Management Practices depicted in the Construction Stormwater Pollution Prevention Plan including, but not limited to, construction entrance, catch basin protection, banker tank, etc.

## 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.

See attached SEPA Supplemental Narrative sheet.

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

No known off-site source is present.

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

See attached SEPA Supplemental Narrative sheet.

## 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 not surface water body on or in the immediate vicinity of the 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.

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.

Groundwater encountered during construction would be discharged into existing stormwater system.

- (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 anticipated.

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.

See attached SEPA Supplemental Narrative sheet.

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

Not anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
See attached SEPA Supplemental Narrative sheet.

#### 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?

A majority of existing landscaping will be removed including shrubs and trees. Proposed landscaping per the attached landscape plan.

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:

See Landscape Plan. Mitigation measures will be consistent with City of Bellevue stormwater codes. Proposed landscaping conforms to City of Bellevue landscaping standards.

#### 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.

No.

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.

Electric for heating residential units. Gas for heating water.

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:

Proposal meets 2012 WA 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.

None.

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

None.

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

None needed.

b. Noise

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

Standard noise from the Bellevue traffic in the area.

- (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.

The construction phase of the project could generate higher construction noise levels during the exterior phases of construction. Chapter 9.8 of the City of Bellevue's Noise control ordinance exempts construction activities during daytime hours (7 a.m.- 6 p.m. Sundays and holidays). Noise levels during evening hours shall not exceed 60 dBA in commercial districts, such as the project site.

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

Compliance with the Bellevue noise ordinance.

**8. Land and Shoreline Use**

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

See attached SEPA Supplemental Narrative sheet.

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

Not recently

- c. Describe any structures on the site.

A one-story neighborhood shopping center, a one-story bank, and a restaurant.

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

Yes, all structures will be demolished.

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

BR-CR

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

BR-CR

- 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?

Approximately 770 people will live or work on this site.

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

None. Only businesses are currently on the site.

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

None needed.

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

The project meets zoning requirements and is therefore consistent with existing land uses and plans.

## 9. Housing

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

Approx. 620 total units. 40 will be 80% AMI unit consistent with Bel-Red zoning code.

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 needed.

## 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?

See attached SEPA Supplemental Narrative sheet.

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

See attached SEPA Supplemental Narrative sheet.

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

The project will meet Bel-Red Design Guidelines and will undergo review by the City of Bellevue.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
The proposal will produce light and glare consistent with an apartment building, mainly at night.
- 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 other than existing street lights and other light generators consistent with an urban environment.
- d. Proposed measures to reduce or control light or glare impacts, if any:  
Outdoor fixtures will be downshielded consistent with City of Bellevue requirements.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
The nearest parks are Bellevue Highlands Park and Crossroads Park. Crossroads Par 3 golf course is also nearby.
- 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. The project will conform to City of Bellevue residential open space requirements and will provide several on-site amenities for residents.

## 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:  
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.  
See attached SEPA Supplemental Narrative sheet.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes, there is a bus stop on NE 20th Street fronting the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
The project proposes roughly 800 parking stalls. The current site has about 200 parking stalls.

- 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).

See attached SEPA Supplemental Narrative sheet.

- 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.

A traffic study is forthcoming that will identify the number of trips generated by this project

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

A traffic study is forthcoming that will identify any mitigating measures that may be necessary. The project will be responsible for the payment of traffic impact fees at building permit pick up.

### 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.

This project could result in an increased need for all general services as it is adding approximately 620 residential units.

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

The project will be responsible for payment of any applicable services impact fees required by the City of Bellevue.

### 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.

See attached SEPA Supplemental Narrative sheet.

### 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 *Gary Opulund* Date Submitted 03/16/2015  
PROJECT MANAGER FOR ANKROM MOISAN

## **SEPA SUPPLEMENTAL NARRATIVE:**

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

Demo of existing building to be completed- 02/15/16  
Excavation, shoring and utilities- 05/15/16  
Underground structures- 11/01/16  
Superstructure, envelope, MEP- 09/25/17

### **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.**

Normal exhaust & dust emissions during all phases of construction are anticipated.  
The project is not expected to cause traffic volumes to increase on any alternate routes, i.e. induce the growth of traffic elsewhere. No indirect air quality effects are expected as a result of this project.

Fugitive dust is the pollutant emitted in the greatest amounts during demolition and excavation. Fugitive dust is readily controlled by standard mitigation measures as noted below in item c.

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

Construction mitigation measures include the following:

1. Prevent dust emission during transport of fill material or topsoil by covering loads, by wetting down, or by ensuring adequate freeboard space.
2. Prompt cleanup of spills from transported material on public roads by frequent use of a street sweeper machine.
3. Cover loads of asphalt to minimize odors.
4. Schedule work tasks to minimize disruption to the existing vehicle and pedestrian traffic in the vicinity of the proposed project.
5. Maintain all construction machinery engines in good mechanical condition to minimize exhaust emissions.
6. Mitigate dust by wetting down during demo on existing buildings.

### **3. Water**

#### **c. Water Runoff (including storm water)**

##### **(1) Describe the source of run off (including storm water) and method of collection and disposal, if any (include quantities, if know). Where will this water flow? Will this water flow into other waters? If so describe.**

Rainfall upon the site and building impervious surfaces is expected to create runoff. Catch basins will collect runoff from the paved area, roof drains will collect runoff from the roof areas. This flow will be directed to the onsite detention vault located under the garage and pumped to the City of Bellevue's Storm water system. The City's storm water system is directly adjacent to the site and lies within the City of Bellevue's Sears Creek Basin area.

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

Stormwater runoff from the roof and paved areas will be directed to a detention vault for flow control before discharging into the City of Bellevue's storm water system. Portions of the above grade horizontal surfaces will be covered with landscape materials. This surface treatment will slow the discharge rate of the storm water generated from these surfaces and slightly reduce flows by increasing the opportunity for transpo-evaporation before the water is collected by area drains and discharged into the detention vault.

Temporary erosion control measures such as silt fences, catch basin protection and temporary sumps during construction will be employed to minimize runoff water impacts.

**8. Land and shoreline Use**

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

The site is currently composed of 3 lots: a neighborhood shopping center, bank and restaurant and their associated parking lots.

**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?**

70' from average grade plane. Materials are still being considered but may include cement board, metal, brick or stone.

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

Some units on the south side of the apartment complex to the north of this site may have a territorial view that will be obstructed by this proposal.

**b. Describe the utility 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.**

Some units on the south side of the apartment complex to the north of this site may have a territorial view that will be obstructed by this proposal.

**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 project fronts three roads: Bel-Red Road on the Northwest corner, 156th AVE NE on the East and NE 20th St. on the South. The project entrance driveways will be off of 156th and NE 20th.

**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).**

Frontage improvements will be required for all street frontages. This include proposed curb gutter and sidewalk for all three frontages, and lane widening on Bel Red and NE 20th.

**16. Utilities**

**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 and Natural Gas to be provided by Puget Sound Energy
- Water and Sewer to be provided by the City of Bellevue
- Garbage and Recycling to be provided by Allied Waste.
- Telecommunications to be provided by local service providers

