DEVELOPMENT SERVICES DEPARTMENT
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. 15-122890-LO & 12-122602-LD

Project Name/Address: 13601 NE Bel-Red Road

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: October 29, 2015 5pm

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; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the

proposal.

A. BACKGROUND

1. Name of proposed project, if applicable: [help]

   GIS Development – Bel-Red Road Townhomes

2. Name of applicant: [help]

   GIS Development

3. Address and phone number of applicant and contact person: [help]

   Applicant:
   GIS Development
   600 Stewart Street, Suite 603
   Seattle, WA 98101

   Contact:
   Eugene Gershman
   (425) 453-1151

4. Date checklist prepared: [help]

   August 2015

5. Agency requesting checklist: [help]

   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]

   Construction anticipated to start early 2016 (first quarter) and will last approximately 10 months.

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

   No.

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

   ***Critical Area Report and Buffer Enhancement Plan* prepared by Wetland Resources, Inc.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

   No.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

    City of Bellevue Critical Areas Land Use Permit and Building Permit.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

    Proposed development includes the construction of twelve townhomes, access drive, and associated infrastructure on the 1.69-acre property.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

    Site address:
    13605 NE Bel-Red Road
    Bellevue, WA 98005

    Tax Parcel #: 2725059013
    Site situated in Section 27, Township 25, Range 05E, W.M.

    Access to the property is off Bellevue-Redmond Road or from 136th Avenue SE.

VICINITY MAP

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The west side of the site is relatively flat with an east/southeast aspect, becoming steeper near the east property line. The slope on the east side of the site is generally 40 to 50 percent.

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

Steepest slope on the site is ~100 percent. There is a cliff in the southeast corner of the site, adjacent to Kelsey Creek.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

Soil test pits by Geotech Consultants, Inc. generally found gravelly, silty sand on the site. The NRCS has mapped the soil as Alderwood gravelly sandy loam 8 to 15 percent slopes.

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

Not to our knowledge. The report by Geotech Consultants, Inc. states that the site is within Seismic Zone 3 and is not susceptible to seismic liquefaction.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

An area of 0.76 acres will be graded during the implementation of the project. Imported fill will be obtained from an approved/permitted borrow pit or from other permitted construction site with excess material available. Cut and fill are estimated to be 2,000 cy and 8,000 cy respectively.

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

Minor erosion could occur during clearing and construction. Standard best management practices will be utilized to minimize erosion.

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

Approximately 35 percent of the 1.69-acre site will be buildings, access drive, or paved walkways.

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

Standard best management practices will be utilized to minimize erosion during construction. Silt fences and/or sediment ponds will be utilized as required to restrict sediment from leaving the site.

2. **Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Emission typical of the construction of multi-unit residential development will occur, including dust and machinery exhaust. Upon completion of construction, emissions typical of residential dwellings will occur (ex. Vehicle exhaust, emissions from heating/cooling systems).

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

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Standard best management practices will be utilized to control and reduce emissions. Machinery and vehicles will be turned off when not in use. Exposed soil will be covered as needed to control dust.

3. **Water**

a. Surface Water: [help]

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. [help]

Kelsey Creek and a small tributary stream are located along the east side of the site. Kelsey Creek flows into Mercer Slough, which is approximately 3.4 miles from the subject 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. [help]

Yes. The proposed townhome development will be 110 feet from the ordinary high water mark of Kelsey Creek and the tributary stream.

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. [help]

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

Surface water from the west side of the site will be collected and allowed to infiltrate in to the stream buffer on the east side of the site through a dispersion trench. This system is designed to mimic pre-development drainage patterns. No other surface water withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

The 100-year floodplain for Kelsey Creek is located in the southeast corner of the site. Development is proposed on the west side of the site. No clearing, grading, or construction is proposed within the 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. [help]

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

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. [help]

No septic systems are proposed for this project. No waste will be discharged into the ground.

c. Water runoff (including stormwater):

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.

Stormwater generated from the proposed development will be collected, detained on-site in an ~17,000 sf underground detention vault, and released to the downstream system via dispersion trench pursuant to City of Bellevue codes and regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

An underground detention vault will be utilized to attenuate stormwater runoff from the developed site. Ground water, if encountered, will be disposed of in accordance with City of Bellevue codes and regulations.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]
_X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X_grass
____pasture
___crop or grain
___Orchards, vineyards or other permanent crops.
___wet soil plants: cattail, buttercup, bullrush, 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? [help]

Trees, shrubs, and herbaceous plants will be removed from west side of the site. Approximately 35 percent of the site will be cleared.

c. List threatened and endangered species known to be on or near the site. [help]

No known threatened or endangered plant species are known to be on or in the immediate vicinity of the site.

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

The stream buffer will be enhanced by removing non-native and invasive species and installing native trees, shrubs, and herbaceous plants. The development has been designed in a manner to keep and protect a 48" DBH fir tree in the central area of the site.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry (*Rubus armeniacus*), holly (*Ilex aquifolium*)

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Birds: Songbirds, eagle, hawk

Mammals: raccoons, squirrels, rabbits, and other small mammals adapted to urban settings.

Fish: salmon and trout.

b. List any threatened and endangered species known to be on or near the site. [help]

Chinook salmon (Federal Threatened species)

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

Western Washington is included within the Puget Flyway, which is a migratory bird route. Kelsey Creek is a documented salmonid stream. Coho salmon, Sockeye salmon, Chinook salmon, and steelhead trout migrate up and down Kelsey Creek.

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

As part of the buffer enhancement and landscaping plans, bat boxes, bird houses, and bee shelters will be installed within the stream buffer area.

e. List any invasive animal species known to be on or near the site.

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.

Energy needs for project will be provided by gas and/or electric utilities in place adjacent to the project.

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

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: [help]

The proposed buildings will meet current engergy code. Irrigation for the east side of the site (stream buffer) will be temporary, and will only be used for approximately five years.

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. [help]

No.

1) Describe any known or possible contamination at the site from present or past uses.

There are no known on-site contaminants.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions on-site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The only chemicals that are anticipated to be used on-site will be products generally associated with construction of multi-family residences. These will be used, stored, and disposed of according to product label specifications.

4) Describe special emergency services that might be required.

None.

5) 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)? [help]

None other than typical ambient noise.

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 the site. [help]

During construction period there will be typical noise associated with heavy machinery and other tools used in constructing multi-unit residences. All construction will occur during daylight hours as allowed by the City of Bellevue. After construction, the noise level will be typical of the levels associated with residential areas.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The site is currently vacant and undeveloped. Surrounding land use is a combination of commercial and multi-family residential. This proposal is consistent with the surrounding land use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial

significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. [help]

No structures exist on-site.

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

N/A - There are no structures on-site.

e. What is the current zoning classification of the site? [help]

BR-ORT Bel-Red Office/Residential Transition

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

BR-ORT Bel-Red Office/Residential Transition

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

N/A – site does not have a shoreline designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Yes, Kelsey Creek and the tributary stream are critical areas located on-site.

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

There are 12 units. Assuming there are approximately 2-4 residents per unit (including children), there will be 24-48 residents.

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

None.

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

N/A – no displacement will occur.

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

The applicant and Design Team are working closely with the City of Bellevue (via Pre-Development, DC process) and City code to ensure that the project is compatible with existing and projected land uses and plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A – no agricultural or forest lands of commercial significance are near the site.

9. **Housing**

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

12 Townhomes.

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

N/A – no units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]

The proposed project will add 12 residential units to the area, it will not eliminate any units.

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? [help]

Highest point on the townhomes is 40 feet. Building materials proposed are a mix of horizontal siding, metal panel, brick, stucco, and concrete.

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

The project site is in an urban area, bordered by commercial and multi-family residential buildings. The view from the apartments to the south of the property and the business to the west of the property will change. The views from these

adjacent properties will change from a view of an unmaintained, vacant lot to another residential development.

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

Trees will be retained along the property lines. In addition, landscaping will be installed along the perimeter of the development.

11. **Light and glare**

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

Light associated with a typical multi-unit residential development will be produced. Light sources will include interior lights, exterior building lights, and lighting along the access driveway. The majority of these lights will be controlled by residents and are anticipated to be used primarily in the mornings and evenings.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

No.

c. What existing off-site sources of light or glare may affect your proposal? [help]

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None.

12. **Recreation**

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

Bellevue Highlands Park, Bellevue Skate Park, Highland Community Center, and the Bellevue Family YMCA are all located a few blocks east of the project site on Bel-Red Road.

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

No.

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

This project is proposing to construct a short trail within the east side of the property, providing a recreational space for residents.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

There are no known historic buildings, structures, or sites located on or near the property.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

There are no known historical landmarks, features, or evidence of Native American use on the property.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Information on the Washington State Department of Archaeology and Historic Preservation's searchable database (https://fortress.wa.gov/dahp/wisaard/) was reviewed. The database did not show any features on the subject property.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Access to Bel-Red Road will be via a private driveway just east of 136th Ave. NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Yes, bus routes currently serve the site. There is a bus stop on either side of Bel-Red Road near 136th Ave. NE, which is adjacent to the west edge of the subject property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

There is currently no parking available on-site. The proposed townhome development will provide two-car garages for each townhome unit (24 spaces) as well as uncovered, parallel parking in front of several units. Parallel parking will accommodate approximately 10 vehicles.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

This project will replace the sidewalk along Bel-Red Road.

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

Currently the project site is not in the vicinity of any water, rail, or air transportation. The proposed future light rail line will run north of the project a few blocks.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Per City of Bellevue meeting minutes from Pre-Application Conference, no traffic study is required.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
None.

16. **Utilities**

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

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, gas, telephone, cable and domestic/fire water are available adjacent to the site from the City and/or local utility franchises. Approximately 250' of sewer main extension will be required to service the site.

C. SIGNATURE

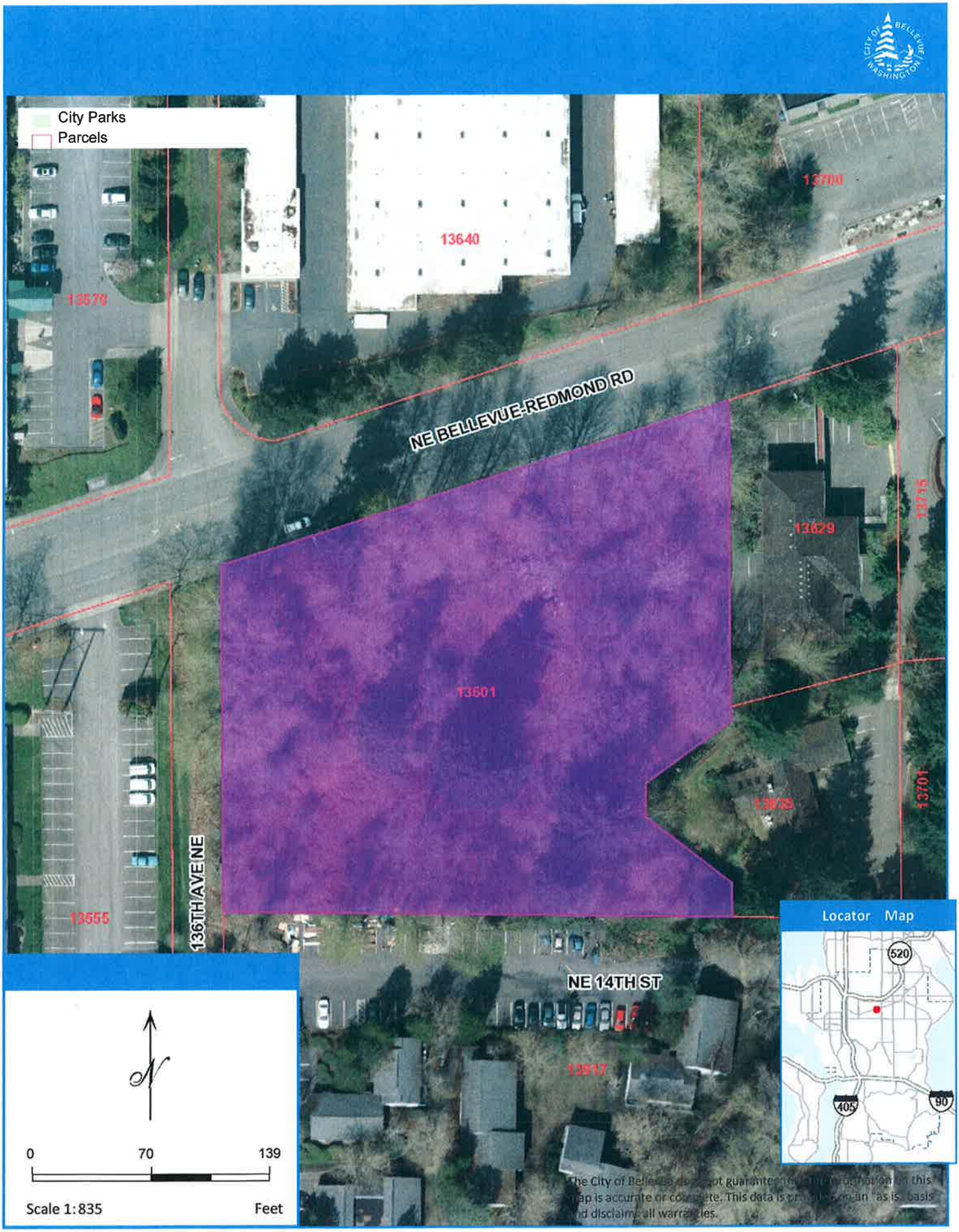
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Meryl A. Kamowski

Name of signee: Meryl A. Kamowski

Position and Agency/Organization: Senior Ecologist, Wetland Resources, Inc.

Date Submitted: 08/31/2015



Map Generated on: 10/14/2015