



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. 08-134557-LD

Project Name/Address: Design Review approval request for an additional 2-story multifamily building with 10 residential units.

Planner/Phone: Mike Upston/ 425-452-2970

Minimum Comment Period: December 29, 2008 (5:00 pm)

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: PETER J. WEBER (WEBER MANAGEMENT CO)

Proponent: WEBER MANAGEMENT CO.

Contact Person: MICHAEL AIPPERSBACH
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PO BOX 98429, SEATTLE WA 98145-2429

Phone: (206) 523-3764 / fax: (206) 524-0337

Proposal Title: NEWPORT VISTA APTS - PHASE II

Proposal Location: 3001 - 125TH AVE SE (SE 31st Street)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: CONSTRUCT 10-UNIT APT. BLDG ON EXISTING DEVELOPED SITE.
2. Acreage of site: 1.24 ac.
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: 10
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: 6,000 sq. ft.
7. Quantity of earth movement (in cubic yards): 650 CY CUT / 300 CY FILL
8. Proposed land use: MULTIFAMILY
9. Design features, including building height, number of stories and proposed exterior materials:
10 UNIT, 2-STORY, APT BLDG W/ VINYL SIDING
10. Other

RECEIVED
OCT 24 2008
PERMIT PROCESSING

ENVIRONMENTAL CHECKLIST

(WAC-197-11-960)

City of Bellevue

A. BACKGROUND INFORMATION

1. Name of proposed project, if applicable:

Newport Vista Apartments – Phase II

2. Name, address and phone number of the applicant:

*The owner is:
Peter J. Weber
PO Box 6492
Denver CO 80206-0492
(303) 472-9404*

3. Name, address and phone number of applicant's contact person:

*Michael Aippersbach

Michael Aippersbach & Associates
PO Box 95429
Seattle WA 98145-2429
(206) 523-3764
(206) 524-0337 (Fax)
maipp@comcast.net*

4. Date checklist prepared:

August 2008

5. Agency requesting checklist:

City of Bellevue

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

To begin construction in 2nd quarter 2009 and end 3rd quarter 2009.

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

There are no future additions, expansion, or further activity related to or connected with this proposal.

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

A geotech report has been prepared and is submitted with the Design Review application.

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

No project approvals are known to be pending that would affect the property for the proposed project.

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

Permits or approvals needed for the proposed project:

*Design Review
Building permit
Grading permit
Electrical, Mechanical, and plumbing permits
Right-of-way (ROW) permit
Haul permit*

11. Give a brief, complete description of your proposal, including the proposed uses and 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.

Project background: The proposed site was originally developed in approximately 1978 with the two (2), 12-unit each, 3-story apartment buildings for a total of 24 existing units.

Project Description: To construct a 6,000 square foot, 10-unit, two story apartment building.

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 of area, 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.

The proposed project site is located on a partially developed 1.24 acre (54,042 sq. ft.) site in the SW ¼ of the NE quarter of Section 9, Township 24 North, Range 5 East. The site is located on King County Assessor parcel # 092405-9034. The site address is 3001 – 125th Avenue SE, Bellevue, Washington.

No existing residential dwelling units to be demolished and there are no commercial structures to be demolished.

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 7 percent ((%) occurring in the southwest corner of the site.

- 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.

See geotech report included in the application submittal for Design Review.

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

No.

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

Approximately 650 cubic yards of soil will be excavated (cut) to construct the building and utilities. Approximately 300 cubic yards of the excavated material will be used on site (fill).

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

During construction, the best management practices, per the City of Bellevue, and in accordance with the project's geotechnical engineer will be followed. After project completion and restoration of adjacent vegetation, the proposed project is not expected to cause erosion.

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

The existing 1.24 acre site is approximately 55 percent (%) impervious. Following construction of the new building and improvements, the developed site will be approximately 66 percent (%) impervious.

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

The applicant's contract specifications to control erosion and water quality would be included in the project contract. These specifications would require the contractor to use and maintain appropriate erosion and sediment control measures, per soils report recommendations and City of Bellevue requirements, and stabilize the site when the job is complete.

2. AIR

- a. What types 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.

During construction: The proposed project is anticipated to generate emissions associated with construction activities. After construction: typical auto emissions and clothes dryer venting.

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

There are no off-site emissions or odors that would affect this proposal.

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

Contractors would be required to comply with Puget Sound Clean Air Agency's (PSCAA) regulations requiring reasonable precautions to be taken to minimize fugitive dust. The applicant's contract document will control the contractor's activities in that regard. Reasonable precautions may include, but are not limited to, the use of wet (or chemical) suppressants during dry weather, reducing vehicle speeds, cleaning vehicle undercarriages before they exit to prevent track-out of mud or dirt onto paved public roadways, and taking other measures to minimize dust emissions.

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, and wetlands)? If so, describe type and provide names.

If appropriate, state what stream or river it flows into.

There are no streams, lakes, ponds, or wetlands on or near the site of the proposed project.

- 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 work would be required over, in, or adjacent to (within 200 feet) of the above waters.

- 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.

The project would not require surface water withdrawals or diversions.

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

The project does not lie 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.

Project design would prevent the discharge of waste materials to surface waters. There are no streams or wetlands on the proposed project site.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Storm water will be discharged into the City of Bellevue's storm water system.

- 2) Describe waste material that will be discharged into 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. The proposed project does not involve any discharge of waste materials to ground water.

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 Preliminary Storm Drainage Analysis report. Storm water on the site would be handled through a re-constructed on-site infiltration system combined with an enclosed detention vault located north of the new building. Vault size and rates of release for this vault would be in accordance with current King County design standards. Water quality would be maintained by treatment under conditions of an approved Storm Water Pollution Prevention Plan (SWPPP).

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

No. Waste water will be routed to the City of Bellevue sewer system.

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

All storm water runoff generated during construction of facilities would be treated before it leaves the site. Treatments may include detention basins, storm water ponds, bio-swales, or catch basins.

The storm water collection, detention, and treatment system would be designed to meet the requirements of the King County Surface Water Design manual regarding storm water quality, quantity, and rate of release from the site. Treated storm water from the site would flow to the City of Bellevue's storm water system.

4. PLANTS

- a. Check or circle types of vegetation found on the site: *None*.
- ___ 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?

The proposed apartment structure will be located on the vacant portion of the site so that only grass will be removed.

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

No threatened or endangered plant species are known to be on or near the proposed project site.

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

All proposed landscaping will comply the City of Bellevue's landscaping regulations.

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:

Only small songbirds have been observed on or near the site

- b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to on or near the proposed project site.

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

No. Various waterfowl and other birds migrate through the Puget Sound basin including the action area, which is part of the broad Pacific Flyway.

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

The proposed project would have no effect on any threatened or endangered species. No preservation measures are foreseen as necessary.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electrical, 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.

Site construction. During construction, the project would use electricity for construction tools and construction vehicles would use diesel and gasoline fuels for operation.

Site Operation. Once complete, the project would require electricity to power building needs and natural gas would be used for heating.

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

This proposed project would not affect the potential use of solar energy by adjacent properties.

- 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 project would meet or exceed Washington State Energy Code through prescriptive or performance energy compliance.

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.

During construction, diesel and gasoline spills could occur during equipment refueling or operation.

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

Construction related accidents or injuries may require response from local fire, police, aid units or ambulances. The operation of the completed project could require also a response from local fire, police, or aid units or ambulances.

Also, special emergency services could be required in response to a release of hazardous or toxic substances during construction or operation of the completed project.

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

Construction operations, including cleanup of spilled fuels, would be required to meet applicable OSHA/WSHA regulations regarding workers safety.

b. Noise

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

Noise in the vicinity of the project area includes traffic present in the neighborhood and is not anticipated to 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 the site.

Noise typically associated with construction would be expected on a short-term basis. On a long term basis, a low-level of additional noise associated with commercial operations is expected, but is not expected to noticeable affect noise levels beyond the immediate area.

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

None needed except during construction. The contractor's operation (construction vehicles and equipment on the project and construction activities) shall comply with the City's/County's noise standards and hours of operation.

8. LAND AND SHORELINE

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

The proposed project site consists of approximately 1.24 acres. The site currently contains two (2) separate apartment buildings (both 3-story, 12 unit structures).

North. The site is bordered by the Orchard Terrace condominiums (12 units) and the Factoria Station condominiums (8 units).

East. The site is bordered by 125th Avenue SE and further to the east the Woodridge Crest Condominium units (15 units).

South. The site is bordered by SE 31st Street and further to the south, Bellevue Korean Church.

West. The site is bordered by the City of Seattle's electrical transmission line (located within an easement).

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

Not known.

- c. Describe any structures on the site.

Structures currently on the site are two (2) 3-story apartment buildings (12 units each).

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

No.

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

The project site is currently zoned R-30.

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

The current Comp Plan designation for the project site is Multifamily.

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

The project site is not located within the current designated shoreline master program area.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

None of the areas affected by the proposed project improvements have been designated as environmentally sensitive.

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

Approximately, an additional 10-20 persons are anticipated to reside at the proposed apartment.

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

The proposed project would not displace any existing residences.

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

There are no anticipated displacement impacts related to the proposed project.

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

The proposed project is to proceed through the City's Design Review process with both City and community review and other interested parties.

9. HOUSING

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

10 units.

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

No housing would be eliminated.

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

No measures are expected to be necessary.

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 height of the proposed structure is 24 feet above grade. The tallest structures on the proposed site are the existing 3-story buildings which are approximately 34 feet-6 inches above existing grade. The principal exterior building material for the proposed building is to be vinyl siding.

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

Temporary visual impacts during construction would include the presence of construction equipment, materials, signage, disturbed areas, and staging areas at the project site that would reduce the visual quality of the immediate area. In addition, temporary lighting may be necessary for nighttime construction during the darker days of winter.

Since the elevation of the site increases from south to north, the views from the single family area to the north are unlikely to be affected. However, the immediate views to the south from the existing buildings on the site would be affected.

The proposed project would primarily be visible from adjoining development.

There currently are no scenic views to distant natural features. Therefore, none would be obstructed by construction of the proposed project.

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

While a new structure for the project site would cause a permanent change in visual character of the area, compliance/adherence to City/County design standards contained in the land use regulations would ensure that the project would not have adverse impacts. All landscaping would comply with City/County regulations.

11. LIGHT AND GLARE

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

During construction, the contractor may utilize portable lights for some early morning or evening work activities. The construction lighting could produce off-site glare. Glare from construction lighting may be shielded as appropriate so as to minimize off-site glare.

Once construction is completed, lighting for the project would include normal street lighting and lighting associated with buildings and parking lots.

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

The completed project is not expected to become a safety hazard or interfere with views.

- c. What existing off-site sources of light and glare may effect your proposal?

Off site sources of light or glare would not affect the proposed project.

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

Lighting fixtures at the proposed facility would comply with the City of Bellevue's requirements for the project site.

12. RECREATION

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

There are no designated or informal recreational opportunities in the immediate vicinity of the proposed project site.

The closest recreational resources are located at Norwood Village Neighborhood Park which is approximately one-half mile and Sunset Park which is approximately one and one-half miles from the project site.

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

The proposed project would not displace existing recreation uses.

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

Measures to reduce impacts to recreation are not expected to be necessary.

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.

There are no known historic or cultural resources listed on any preservation registers on or next to the project site.

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

There are no known historic or cultural resources on or next to the project site.

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

Measures to reduce impacts to historic or cultural resources are not expected to be necessary.

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 proposed site fronts on 125th Avenue SE and SE 31st Street. General access is from Richards Road.

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

Four locations:

*Approx. 0.4 mile to SE 32nd Street and Richards Road,
Approx. 0.4 mile to SE 27th Street and 128th Avenue SE, and
Approx. ½ mile to I-90 Ramp and Richards Road,
Approx. ½ mile to SE Eastgate Way & Richards Road.*

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

The existing parking has been re-striped so that no additional parking spaces are proposed to be added and no existing parking spaces would be eliminated. The existing re-striped parking at the proposed site consists of 51 spaces. Under the City's parking requirements, the new proposed units (10 one bedroom) would require 12 spaces. The existing 24 units (24 – 2 bedroom units) require 38.4 spaces for a total of 50.4 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).

No. No new roads are required.

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

No. The proposed project would not use water, rail, or air transportation.

activities on the site or in the immediate vicinity, which might be needed.

Water

The City of Bellevue currently provides service to the site.

Sewer

The project would be connected to the City of Bellevue existing sewer main located on-site.

Electricity

Electricity is supplied by Puget Sound Energy to the site.

Telephone

Telephone service is provided by Qwest.

Utilities underlined above would be provided on-site as needed to support construction and structural requirements for the proposed project.

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 Michael Appenbrock

Date Submitted 10-16-08

D. SUPPLEMENTAL SHEET FOR ALL PROJECT AND NON PROJECT PROPOSALS

The objectives and the alternative means of reaching the objectives for a proposal will be helpful in reviewing the foregoing items of the Environmental Checklist. This information provides a general overall perspective of the proposed action in the context of the environmental information provided and the submitted plans, documents, supportive information, studies, etc.

1. What are the objective(s) of the proposal?
To provide affordable housing at an under-developed site.
2. What are the alternative means of accomplishing these objectives?
None necessary.
3. Please, compare the alternative means and indicate the preferred course of action?
Not necessary.
4. Does the proposal conflict with policies of the City of Bellevue Comprehensive Land Use Policy Plan? If so, what policies of the Plan?
No.
Proposed measures to avoid or reduce the conflict(s) are:
None anticipated.

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Vicinity Map

