DEVELOPMENT SERVICES DEPARTMENT
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.	09-108001-LQ
Project Name/Address:	The Carrington Apartments 2501 148th Ave. SE
Publish:	April 30, 2009
Minimum Comment Period:	May 14, 2009

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Site Plan
- [ ] Other:

City of Bellevue Submittal Requirements | **27a**

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: G.W. Williams Company
3190 Clearview Way San Mateo, CA 94402

Proponent:

Contact Person: Patrick Mullaney, Foster Pepper Attorney for G.W. Williams Company
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1111 Third Avenue, Suite 3400, Seattle, WA 98101

Phone: 206-447-2815 mullp@foster.com

Proposal Title: Already known as The Carrington Apartment Complex.

Proposal Location: 2501 148th Avenue, SE Bellevue
(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. See attached map.

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

1. General description: Request a rezone to correct a technical deficiency in the City zoning code.
2. Acreage of site: 5.0987
3. Number of dwelling units/buildings to be demolished: None.
4. Number of dwelling units/buildings to be constructed: None.
5. Square footage of buildings to be demolished: None.
6. Square footage of buildings to be constructed: None.
7. Quantity of earth movement (in cubic yards): None.
8. Proposed land use: Not applicable.
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other Not applicable.

RECEIVED
MAR 26 2009
PERMIT PROCESSING

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

None.

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.

None.

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.

None.

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)?
Not applicable.

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.
Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

(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.

Not applicable.

(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.

Not applicable.

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

Not applicable.

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

Not applicable.

(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.

Not applicable.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Not applicable.

(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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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
- [ ] 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?

None.

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

None.

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

None.

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.

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

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

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.

No change.

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:

None.

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.

None.

(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)?

Not applicable.

(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.

No change at this time.

(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?

The property is the current Carrington Apartment complex.

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

No.

c. Describe any structures on the site.

The apartment complex was built in 1969 and having Buildings A-I, 56 one(1)bedroom apartments and 52 two(2)bedroom apartments.

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

No.

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

R-15 Multi-Family Residential District.

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

Eastgate subarea of the Bellevue Comprehensive Plan.

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

Not applicable.

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

None known.

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

Not applicable.

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

None.

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

Not applicable.

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

None proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable.

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

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

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?
Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?
No views obstructed.

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

None proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?
Not applicable.

d. Proposed measures to reduce or control light or glare impacts, if any:
No proposed measures.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Not applicable.

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:
No proposed measures.

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.
148th Avenue S.E. and SE 24th Street and 145th Pl,SE Bellevue

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
A transit stop is located on SE 24th Street and along on 148th Ave SE.

c. How many parking spaces would be completed project have? How many would the project eliminate?
Current parking stalls is 211,including seven(7)handicap 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).
Not applicable. No change in existing access is proposed.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable.

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

No proposed measures.

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.

No.

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

None.

16. Utilities

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

Same as when apartments were built in 1969.

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.

None.

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.....

Date Submitted 8/10/09

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in 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.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   See attached rezone narrative.

   Proposed measures to avoid or reduce such increases are:

   Not applicable

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No impact.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   None.

3. How would the proposal be likely to deplete energy or natural resources?

   No impact.

   Proposed measures to protect or conserve energy or natural resources are:

   None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   No impact.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   No impact.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   No increase anticipated.

   Proposed measures to reduce or respond to such demand(s) are:

   None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   No conflict identified

Carrington Pre-Application Conference
Rezone Narrative
March 10, 2009

The owner requests this rezone to correct a technical deficiency in the City zoning code. When the Property was first improved, it was in unincorporated King County and zoned R-20. The City of Bellevue annexed the Property and designated it R-15. Thus, the Property is legally nonconforming with respect to residential density, which under Bellevue City Code means the owner could not rebuild in the event of a casualty exceeding 75% of the value of the improvements. The purpose of the rezone is not to increase the allowable density on the site, but rather to provide assurances to the tenants that their homes would be rebuilt in the event of a loss.

A. The rezone is consistent with the Comprehensive Plan

The Comprehensive Plan map demonstrates that the Property is located within the Multifamily-medium density designation, allowing up to 20 du/acre. The current density on the Property is 19.5 du/acre. The Comprehensive Plan encourages locating higher density development in the Eastgate/Factoria area, particularly at the intersection of 148th Ave. NE and I-90. *See* Land Use Elements, at 34. The Property is located only blocks from that intersection.

The Eastgate Subarea plan reflects an interest in protecting Eastgate single-family neighborhoods from multifamily encroachment. Allowing the rezone on a property that is already developed to the requested higher density and that is located in an already-existing multifamily district fronting a major arterial would not increase encroachment on single-family neighborhoods.

B. The rezone bears a substantial relation to the public health, safety, or welfare

The requested density is consistent with the City's comprehensive plan. Moreover, providing assurance to the tenants of the apartment complex that their homes would be rebuilt in the event of a total loss is also substantially related to the public welfare.

C. The rezone is warranted because the proposed zoning classification is appropriate for reasonable development of the subject property

The Property is located on 148th Ave SE, a major arterial in Eastgate. It has the capacity to handle densities of 20 du/acre and does so currently. The owner requests the zoning change simply to protect his residents in the event of a total loss.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property

The property is already built out, and its legally nonconforming density does not currently have a detrimental impact on the neighborhood. The change would simply allow reconstruction in the event of a total casualty.

E. The Rezone has merit and value for the community as a whole

If the rezone is not granted and the improvements suffer a casualty loss, the owner will not be able to reconstruct the improvements. This would mean that the residents of between 25 and 33 dwelling units in the Property could permanently lose their homes, producing a significant negative impact on the surrounding community. Rezoning the property to allow 20 du/acre would render the current use conforming, which would mean the owner could rebuild in the event of a loss. This mitigates the potential harm to the surrounding community and to the residents of the apartments.

F. Additional Issues

One issue that may be appropriate for the pre-application conference is the possible encroachment of some of the property's parking spaces on the right-of-way for 145th Place SE. Notes 5 and 6 of the enclosed survey indicate that a 12-foot strip of property along 145th Place SE was deeded by quit-claim to the County in 1968. The issues to be addressed are: (1) what is the extent of the 145th Place SE right-of-way; (2) is there any encroachment by parking spaces for the Carrington Apartments; and, if so (3) is there a street use permit, vacation process, or other mechanism available to address the potential encroachment?

Thank you for your review of this proposal.

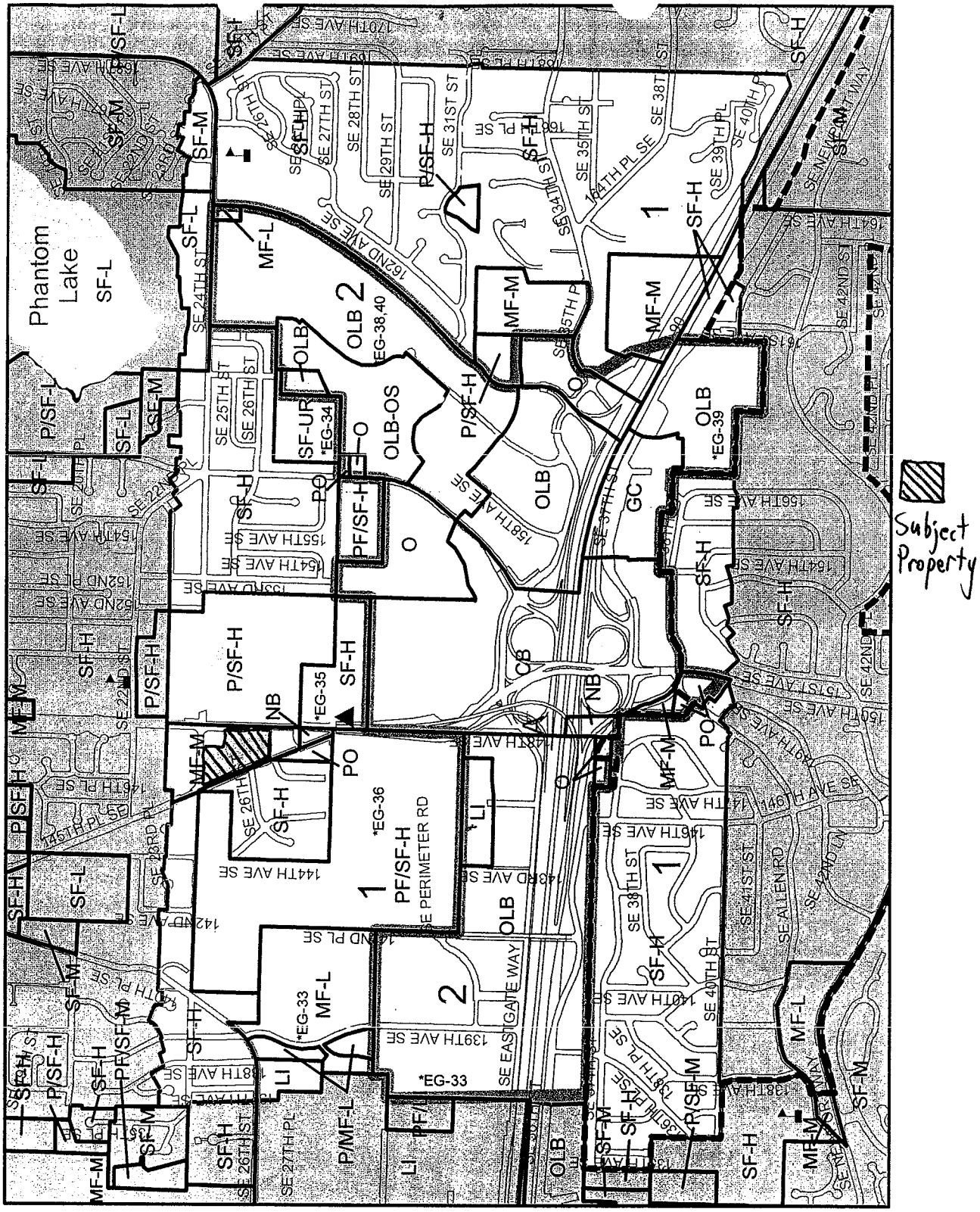

FIGURE S-EG.1
Eastgate Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business		
-UR	Urban Residential	CB	Community Business		

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2004)
- Lakes