



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. 09-109958-LD  
Project Name/Address: Andrews Glen  
4228 Factoria Blvd. SE  
Publish: July 30, 2009

**Minimum Comment Period: August 13, 2009**

Materials included in this Notice:

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

**ENVIRONMENTAL CHECKLIST**

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: **Saint Andrew's Housing Group**

Proponent: **Eric Evans, Saint Andrew's Housing Group**

Contact Person:

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

Address: **1775 12<sup>th</sup> Avenue NW, Suite 102, Issaquah WA 98027**

Phone: **(425) 391-2300**

Proposal Title: **Andrew's Glen**

Proposal Location:

(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: *four*  
This project will consist of building a new ~~three~~ *four* story residential apartment building with forty one units and twenty five parking spaces. The proposed building will be located on the same property as the existing Saint Margaret's Church and thrift store. The new building will be located on a portion of the Church's existing parking lot.
2. Acreage of site: **3.50 Acres**
3. Number of dwelling units/buildings to be demolished: **0**
4. Number of dwelling units/buildings to be constructed: **41**
5. Square footage of buildings to be demolished: **0**
6. Square footage of buildings to be constructed: **37,748 s.f.**
7. Quantity of earth movement (in cubic yards): **Approximately 2,588 cy.**
8. Proposed land use: **Residential Apartments.**
9. Design features, including building height, number of stories and proposed exterior materials:  
The building will be a three story residential building over one partial basement level of parking and common residential space. The building will have a maximum height of 44'-9" measured from the lowest floor level to the top of the parapet. The height from average finished grade to the top of the parapet is 36'-6".

RECEIVED

APR 01 2009

PERMIT PROCESSING

*Bldg. ht. measurement will be per COB req. D*

The exterior of the building will be a mixture of concrete, painted horizontal lap siding, and painted fiber cement panel siding.

10. Other

Estimated date of completion of the proposal or timing of phasing: **Estimated date of completion February 2011.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **There are no plans for future expansions at this time.**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A Phase I Environmental Assessment was prepared for this proposal by PBS Engineering and Environmental.**

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. **None Known.**

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. **A Rezone will be needed for this proposal. The rezone was applied for under permit number 08-123031 LQ. In addition, Design Review approval, a Clearing and Grading Permit, a Building Permit and Utility Extension Agreements will be needed**

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)? **8.66% Slope (excepting rockeries).**
- 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. **Silty Sand and weathered Sandstone.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no indications of unstable soils in the vicinity.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Incidental filling may be required for grading of the new parking lots and the new access road. Soil from site excavations will be used for fill where possible.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion could potentially occur during construction. The contractor will be required to follow proper construction practices to prevent erosion during clearing and construction. No erosion is anticipated due to the long-term use of the site.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The impervious surface will increase to 67.4% from a current impervious surface of 60.5%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **The project will be in accordance with the City of Bellevue's Best Management practices and the requirements of the Clearing and Grading permit. For example: silt barriers of straw and geotextile will be used if there is any chance of erosion.**

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. **Construction machinery exhaust and some construction dust will be created during construction. Some additional auto exhaust will result from the proposal after construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Auto exhaust from normal traffic on Newport Way and Factoria Boulevard will have a limited impact on the proposal.**
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: **None.**

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **There are no streams or bodies of water on or adjacent to 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. **There are no streams or bodies of water on or adjacent to the site.**

- (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. **The proposal does not require surface water diversions.**
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The proposal does not lie within a 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. **The proposal does not involve discharge of waste into surface waters.**

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. **Ground water will not be withdrawn and water will not be discharged into ground water.**
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals, agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No waste material will be discharged into 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. **Storm water runs off of impervious surfaces – building roofs and paved areas – and is collected in on site storm drains and temporarily stored in an on site detention structure before being discharged into the municipal storm water line on Factoria Boulevard.**
- (2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **None.**

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
- shrub
- 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 4,314 s.f. planting strip in a parking lot will be removed. A 5,300 s.f. landscape buffer will be removed during construction, but approximately 4,000 s.f. of that buffer will be replaced.**
- 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: **Native drought tolerant plants will be used to replace landscaping lost during construction and in new landscaped areas.**

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 crow, pigeon, seagull.

Mammals: deer, bear, elk, beaver, other raccoon.

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. **Puget Sound Energy will supply electric power for residential lighting and heating, and natural gas for residential domestic hot water.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **The project is located downhill and to the north of adjacent residential buildings and the adjacent church. It will block sunlight from Factoria Boulevard during the morning. It will not block solar access to any adjacent structures or uses.**
- 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: **The project will use energy star light fixtures for residential and common areas. The project will use additional insulation required by the State of Washington's Evergreen Standards.**

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 required.**
  - (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)? **Traffic noise from Factoria Boulevard and Newport Way will impact the project.**
  - (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. **During construction there will be tool and machinery noise. Long-term noise will be minimal.**
  - (3) Proposed measures to reduce or control noise impacts, if any: **Construction noise will be limited to the hours of operation permitted by the City of Bellevue.**

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? **The site is currently occupied by Saint Margaret's Church and the Thistles N' Things thrift shop. These uses will remain after the proposed apartments are built. The adjacent property to the east is occupied by the Somerset Green Townhomes. A City of Bellevue Fire Station occupies the property to the north. The property across Factoria Boulevard SE to the west is occupied by the parking lots associated with Newport High School. A Lutheran church is located on the property across Newport Way to the south.**
- b. Has the site been used for agriculture? If so, describe. **No.**
- c. Describe any structures on the site. **Two buildings currently occupy the site. The larger building is Saint Margaret's Church. The church is two floors, and approximately 30,900 s.f. The steeple is approximately 72 feet above the main floor level. The smaller building is a one-story thrift store building. The thrift store building is 5,700 s.f. and has a partially day lit basement level. The ridge of the thrift store's roof is approximately 18 feet above the main floor level.**
- d. Will any structures be demolished? If so, what? **No structures will be demolished.**
- e. What is the current zoning classification of the site? **R-5. The site is in the process of being rezoned to R-30.**
- f. What is the current comprehensive plan designation of the site? **MF-H.**
- 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. **No.**

- i. Approximately how many people would reside or work in the completed project? **Approximately 61 people will reside in the completed project.**
- j. Approximately how many people would the completed project displace? **The project will not displace any residents or workers.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The project will comply with City of Bellevue zoning regulations and design review recommendations.**

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **41 units of low-income housing will be provided.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **No units will be eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The tallest height is 44 feet. The principal exterior building materials are painted horizontal lap siding and painted fiber cement panel siding.**
- b. What views in the immediate vicinity would be altered or obstructed? **The building is located on the downhill side of a sloping site, and will not block views of the Olympic Mountains.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Building modulation and landscaping will reduce the visual size of the building. The aesthetic impact of the project will be evaluated through the Design Review process.**

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Minimal glare will be produced from west facing windows reflecting afternoon sunlight. The windows will not be reflective glass.**
- 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? **No.**
- d. Proposed measures to reduce or control light or glare impacts, if any: **None.**

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Coal Creek Park and the Coal Creek Park trail are located less than half a mile to the south of the site. Other nearby parks include Newcastle Beach Park and Sunset Park.**
- 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.**

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 known.**
- 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. **The site is served by Factoria Boulevard SE and SE Newport Way.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **The site is served by Metro Transit. Two bus stops are located directly adjacent to the property on Newport Way and Factoria Boulevard.**
- c. How many parking spaces would be completed project have? How many would the project eliminate? The site contains 143 parking spaces. **The completed project will contain 147 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.**
- 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. **The project will generate less than 300 vehicular trips per day, with the peak volume being at the hours of 4 to 6 PM.**
- g. Proposed measures to reduce or control transportation impacts, if any: **None.**

15. PUBLIC SERVICES

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Incremental increases will result from increased density. All services are presently available.**
- 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.

- 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 and natural gas will be provided by Puget Sound Energy. Water will be provided by the City of Bellevue, Sewer by Metro, Solid Waste by Allied Waste Company, Telephone by Qwest, and cable TV by various providers.**

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..... 3/27/09

**Andrews Glen**  
SITE VICINITY MAP  
09-109958-LD

