



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 10-126206-LD

Project Name/Address: Bellevue Apartments
204 111th Avenue NE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

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

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: Bellevue Apartments Development LLLP

Proponent: Bellevue Apartments Development LLLP

Contact Person: Karen Anderson-Bittenbender
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2407 1st Avenue Suite 200, Seattle, WA 98105

Phone: (206) 383-2983

Proposal Title: Bellevue Apartments

Proposal Location: 204 111th Avenue NE (attached Legal Description)
(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: A 57 unit apartment building with 1 level of parking
2. Acreage of site: 0.238 Acres
3. Number of dwelling units/buildings to be demolished: 1 single story structure office
4. Number of dwelling units/buildings to be constructed: 57 units in 1 building
5. Square footage of buildings to be demolished: 2,160 SF
6. Square footage of buildings to be constructed: 50,403 SF
7. Quantity of earth movement (in cubic yards): Approximately 1,250 cubic yards
8. Proposed land use: DTN-MU
9. Design features, including building height, number of stories and proposed exterior materials:
 Building height is approximately 70 feet. 6 levels of residential use over 1 level of parking.
 Exterior materials to be combination of cementitious panel and metal siding.
10. Other

Received

NOV 12 2010

Permit Processing

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

Construction Start July 2011 and completion in Fall 2012.

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

Does Not Apply

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

Phase I Environmental Report, Asbestos Survey, Geotechnical Study

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.

Does Not Apply

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.

Clearing & Grading, Right Of Way, Utility and Building (and associated) Permits.

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)?
Slight slope approximately 12%
- 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

- 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 source of fill.

Approximately 1,250 Cubic Yards will be removed from the site (Cut) to accommodate one level of underground parking. Approximately 180 Cubic Yards of fill is required on the east edge of the lot. Fill will be sourced from the on site Cut if the material meets structural fill criteria. If the material is unsuitable, Fill will be sourced from local suppliers.

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

Short term and limited erosion of open cut soil faces may occur during periods of heavy rain during construction. Excavation and onstruction will comply with the approved TESC Plan.

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

Approximately 98%

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

Temporary shoring will be utilized as required by an approved shoring plan, all under the direction of a qualified geotechnical engineer. All construction activities will comply with the approved Temporary Erosion and Sediment Control Plan prepared by a qualified civil engineer. All appropriate BMP's will be used in accordance with the Stormwater Management Manual.

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.

Some dust emission to the air could occur during demolition and excavation.

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

No

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

During demolition and construction the site will be watered as required to minimize dust levels.

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.

No

- (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.

Does not apply

- (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.

Does not apply

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

No

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

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

During construction excavation, some ground water may escape to the open excavation and will be removed by de-watering methods to City storm sewer. The quantity will be related to the seasonal levels of ground water in the vicinity. Amounts, if any, are not known at this time.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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.

Rain falling on the roof of the building or paved areas outside the building will be directed to drains and piped to the City storm sewer after passage through retention/detention tanks designed to City standards. Unpaved landscape areas will absorb some rainfall. Rainfall in the adjacent public property will drain into the street gutters and flow into the City's storm sewer system.

- (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:

Construction will be performed in accordance with the Grading and Storm Drainage Plan prepared by our civil engineer and approved by the City of Bellevue.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Shrubs and grasses on approximately 3,500 SF will be removed during excavation.

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

None on the site.

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

The project will comply with the landscape requirements of the City of Bellevue.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
- Birds: hawk, heron, eagle, songbirds, other:
 - Mammals: deer, bear, elk, beaver, other:
 - Fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
None on the site.
- c. Is the site part of a migration route? If so, explain.
No
- d. Proposed measures to preserve or enhance wildlife, if any:
None

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
Electric power will be used as the principal power for heat, lighting, hot water, and for cook stoves.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Although the proposed structure is within the zoning height limit, the adjacent properties to the north and east may be shaded during some hours of the day.
- 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 building will conform to the Washington State Energy code and all City of Bellevue energy code requirements. The project will participate in the Evergreen Sustainable Development program and possibly participate in the PSE Multifamily New Construction energy efficiency program.

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.
Asbestos removal required during demolition of existing structure.

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

None

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

Phase 1 Environmental Report has been completed. The project will also comply with all applicable code requirements.

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 NE 2nd Street and 111th Ave NE.

- (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.

Construction noise will be generated on a short-term basis only in conformance with City ordinances relating to noise levels and limiting hours. No long term noise increase is proposed.

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

Noise generated during construction activity will be limited to that allowed under City regulations, including any permits for special circumstances which may be issued by the City. Traffic noise could possibly be mitigated via staggered studs or resilient channels on exterior walls and double pane glass at residential units.

8. Land and Shoreline Use

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

The site currently contains a vacant building. Adjacent properties are used for housing and offices.

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

No

- c. Describe any structures on the site.

Single story wood-framed 2,160 SF residential structure with basement and attached garage.

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

Yes, the existing 1,788 SF residential structure.

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

DNTN-MU.

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

Mixed Use - Downtown Subarea Plan

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

Does not apply

- 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 2 staff will work and 75-80 residents will live at the completed project.

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

The site is vacant. No one will be displaced.

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

Does not apply

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

The project will undergo City of Bellevue administrative Design Review and SEPA Environmental Review.

9. Housing

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

Approximately 57 units of affordable workforce housing with incomes at or below 60% of the HUD specified AMI.

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

None

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

Does not apply

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?

Building height is approximately 70 feet. Principal exterior building materials to be mix of cementitious panel and metal siding.

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

Although the proposed structure is much lower than the maximum zoning height limit, the adjacent properties to the north and east may be shaded during some hours of the day.

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

Design of the building will conform to City of Bellevue Design Review comments and Land Use code.

11. Light and Glare

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

The project may reflect sunlight during the day and emit artificial light after dark.

- 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?
Street lights
- d. Proposed measures to reduce or control light or glare impacts, if any:
None are proposed

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are a number of recreational opportunities in the area including: City of Bellevue Park, Downtown Park, Robert E McCormick Park and Bellevue Botanical Gardens.
- 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:
The building will contain an interior community room for residents and a play area for children.

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.
None on site, none next to the site.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None on site, none next to the site.
- c. Proposed measures to reduce or control impacts, if any:
Does not apply

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.
NE 2nd Street, 111th Ave. NE, and I-405 serve the site.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is located 0.3 miles from the Bellevue Transit Center where there are numerous transit connections.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
23 parking stalls will be provided upon completion of construction in Fall 2012.
No formal parking spaces will be eliminated.
- 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).
A street light will be added along 111th Ave NE near the NE 2nd intersection. Pavement widening is required along NE 2nd and 111th Ave NE to accommodate wider sidewalks.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed East Link Light Rail will serve the neighborhood in the future.

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

Approximately 21 new PM peak hour trips will be generated.

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

The use of public transit, bicycles and walking to work are expected to lessen the total number of vehicle trips per day. The proposed project is in close proximity to the Bellevue Transit Center and a future light rail stop.

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.

The project will house workforce individuals and families, some of which may have children. Child residents will attend local schools. Otherwise, no increase in public services is proposed beyond what is required by any new housing project.

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

A child's play area will be provided on site for residents. Otherwise, no major impacts are anticipated on public services.

16. Utilities

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

Electricity, water, refuse service, telephone, sanitary sewer.

Other: Cable television, internet, storm sewer.

- 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.

Same as existing. Electricity supplied by Puget Sound Energy will be the major energy source. Sewer and water systems owned by the City of Bellevue serve the site.

Telephone/Internet is also available to the site. Garbage is also provided by Allied Waste Services.

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 November 12, 2010

A.L.T.A. COMMITMENT
SCHEDULE A
Page 3

The land referred to in this commitment is situated in the State of Washington, and described as follows:

Lot 9, Evan's Bellevue Addition, according to the plat thereof recorded in Volume 48 of Plats, page 81, in King County, Washington; EXCEPT the south 10 feet thereof conveyed to City of Bellevue, a municipal corporation, by deed recorded December 20, 1963 under Recording Number 5678783 for Northeast 2nd Street.

END OF SCHEDULE A

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document.

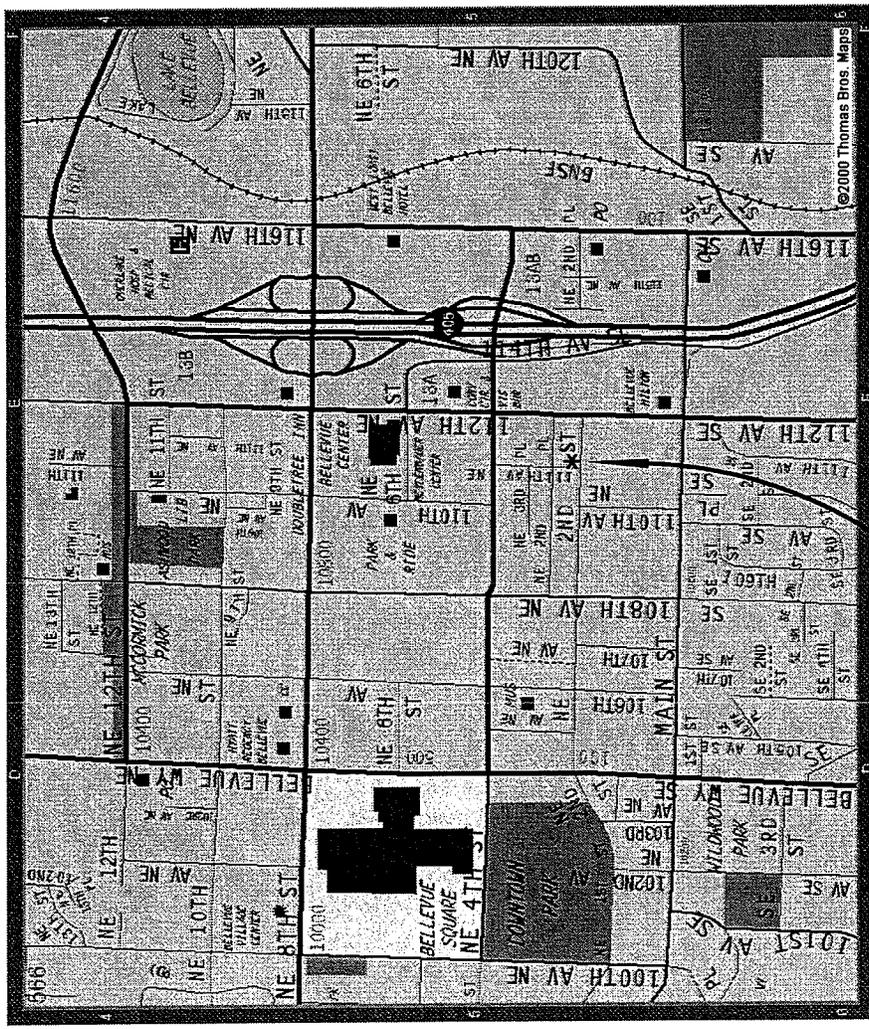
Ptn. Lot 9, Evan's Bellevue Add., Vol. 48, pg. 81

REQUESTED BY:
LIHI BELLEVUE, LLC
 2407 FIRST AVENUE, SUITE 200
 SEATTLE, WA 98121

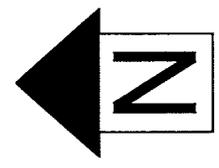
REVISIONS

NO.	DATE	DESCRIPTION

CHKD BY _____
 DRW BY _____
 F.B. NO. _____
 DATE _____
 VERT. 2' _____
 HORIZ. _____
 SC _____



SITE



VICINITY MAP
 SCALE: 1" = 1320'±

Bellevue Apartments
Environmental Checklist
Supplemental Information

Endangered Species

The project area is located at 204 111th Avenue NE in downtown Bellevue. The project area and adjacent properties are fully developed. No wetlands, streams or forest habitats are present within the project area. The closest potential fish habitat is located over one mile west of the project area.

The proposed project does not appear to affect any Endangered Species Act listed, proposed or candidate species under the jurisdiction of the National Marine Fisheries Service and U.S. Fish and Wildlife Service (including the National Wetland Inventory). Employees of the Low Income Housing Institute have visited the project site to document site conditions. No listed endangered species have been observed on the site.



STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

October 7, 2010

Mr. John Torrence
Low Income Housing Institute
2407 1st Avenue, Suite 200
Seattle, Washington 98121
Olympia, Washington 98504

Re: Bellevue Apartment Project
Log No.: 100710-09-COMM

Dear Mr. Torrence:

Thank you for contacting our Department pursuant to Executive Order 0505. We have reviewed the materials you provided for the proposed Bellevue Apartment Project at 204 111th Avenue NE, Bellevue, King County, Washington.

We concur the proposed project will have no effect upon cultural resources.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive.

In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribe's cultural staff and cultural committee and this department notified.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with Executive Order 05-05. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

Robert G. Whitlam, Ph.D.
State Archaeologist
(360)586-3080
email: rob.whitlam@dahp.wa.gov