



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. 11-103506-LK

Project Name/Address: Kinoshita PUD
1435 Bellevue Way SE

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

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Receiver

JAN 27 2011

Permit Processing

BACKGROUND INFORMATION

Property Owner: Ron Kinoshita

Proponent:

Contact Person: Susan Busch, Baylis Architects

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

Address: 10801 Main Street, Bellevue, WA 98004

Phone: 425.454.0566 E-Mail: buschs@baylisarchitects.com

Proposal Title: Kinoshita Townhouses

Proposal Location: 1435, 1429 Bellevue Way SE

(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.

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

1. General description: Planned Unit Development of ten housing units on an infill lot in South Bellevue.
2. Acreage of site: 48,182 SF (1.1 acre)
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 9
5. Square footage of buildings to be demolished: 3600 SF
6. Square footage of buildings to be constructed: 24,534 SF
7. Quantity of earth movement (in cubic yards): Approximately 5,200 cubic yard of earth movement will occur (4,800 cu yds of cut and 400 cu yds of fill)
8. Proposed land use: 9 residences. 3 units attached over shared parking structure. 3 units attached. 3 detached units with private garages. Site development including driveway, parking, sidewalk and recreation areas.
9. Design features, including building height, number of stories and proposed exterior materials: Buildings are 2-3 stories with pitched roofs, approximately 30' in height to meet zoning requirements. Exterior materials to include metal cladding and roofing, wood and fiber cement siding. Exterior paving to be concrete, asphalt and decorative pav.
10. Other

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

January 2013

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.

Preliminary Geotechnical Engineering Report prepared by Associated Earth Sciences, dated June 9, 2010.
Phase I Environmental Site assessment prepared by Environmental Associates, Inc. dated June 15, 2010.

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

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.

Planned Unit Development Application and Approval and Building Permit Application and approval through City of Bellevue.

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)?
39% man made slope along Bellevue Way
- 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.
loose to medium dense, moist to very moist, stratified sand with variable silt and gravel content
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None indicated.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

Approximately 400 cu yds of "filling" will occur onsite in the form of grading onsite soil to achieve proposed grades. No material will be imported to the site for the purpose of fill. The grading will consist primarily of cut (4,800 cu yds) to meet proposed grade as a result of maximum slope requirements at the entry road.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Minimal risk of erosion as a result of with clearing and construction will be mitigated by temporary erosion control measures.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
45%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See Temporary Erosion and Sediment Control (T.E.S.C.) Plan.

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.
Minimal equipment emissions and dust resulting from normal construction operations.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Automobile emissions from Bellevue Way
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
None required.

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.

NA

- (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.

NA

- (3) Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

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

NA

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

NA

- (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.

NA

b. Ground

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

No anticipated impact.

- (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.

NA

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.

The primary source of runoff will be from rainfall onsite, surface flow from offsite is negligible. Runoff will be collected by a closed conveyance system from roof, impervious walking surfaces, impervious driving surfaces, and pervious surface/landscape. The closed conveyance storm system will discharge to the public storm system in Bellevue Way. The public storm system flows south to the point where it discharges to the Mercer Slough. There is an existing 12" storm pipe that runs through the site east to west that conveys upstream off-site flows to the public storm system in Bellevue Way. This 12" pipe will be re-routed on-site to accommodate the proposed development.

(2) Could w materials enter ground or surface water / so, generally describe.

No impact anticipated.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
See Temporary Erosion and Sediment Control (T.E.S.C.) Plan.

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?

As required for construction. See Demolition Plan.

- 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:

See Landscape Site Plan and Planting Schedule

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 known.

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

No

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

Existing mature trees and perimeter vegetation to be retained to the greatest degree possible. Extensive proposed plantings will enhance habitat providing food and shelter for typical urban wildlife.

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.
New residences will use electricity and natural gas for heating, lighting and appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No anticipated affect.

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:
Project will meet or exceed requirements of Washington State Energy Code.

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.
Minimal hazard risk associated with normal construction operations.

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

None anticipated.

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

Workplace safety measures meeting or exceeding the regulations of agencies having jurisdiction.

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 Bellevue Way.

(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.

Short term noise impacts to immediate surrounding properties resulting from normal construction operations. Noise will be limited to construction hours allowed by City of Bellevue regulations.

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

Noise will be limited to construction hours allowed by City of Bellevue regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Two single family residences on the site have been converted to use as a daycare business.
 - b. Has the site been used for agriculture? If so, describe.
No
 - c. Describe any structures on the site.
Two existing single family residential buildings, approximately 1600 SF each, built in the 1940s.
 - d. Will any structures be demolished? If so, what?
Yes. Two existing single family residential buildings.
 - e. What is the current zoning classification of the site?
R-15 and R-4
 - f. What is the current comprehensive plan designation of the site?
Single family and multi-family residential.
 - g. If applicable, what is the current shoreline master program designation of the site?
NA
 - h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
NA
 - i. Approximately how many people would reside or work in the completed project?
Approximately 20-25 people will reside here.
 - j. Approximately how many people would the completed project displace?
25 students, 3 teachers
 - k. Proposed measures to avoid or reduce displacement impacts, if any:
None anticipated.
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposed development will meet all relevant code requirements of authorities having jurisdiction, except as modified by the Planned Unit Development Approval.

9. Housing

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

9 units of middle 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, existing houses are used as daycare business.

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

Proposed gain of housing units is a positive impact.

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?

Buildings are approximately 30' in height to meet zoning requirements.

Exterior materials to include metal cladding and roofing, wood and fiber cement siding.

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

None

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

Project is designed to be compatible with its surroundings and the adjacent neighborhood.

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 when sun hits windows during the day.

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

No negative impacts anticipated.

- c. What existing or proposed sources of light or glare may affect you?
None anticipated. Due to topography, impacts from auto headlights on Bellevue Way will be minimal.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreation facilities at neighborhood schools, Triangle Swim Club, Killarney Glen Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No impact.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
10% of lot area will be designated as common recreation area.

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 known.
- 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 required.

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 on the east by Bellevue Way SE. A new driveway will serve the proposed development per plans.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Public transit is adjacent to the site on Bellevue Way SE. Nearest bus stop is < .1 miles away.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
The proposed project will have 23 parking spaces. Approximately 8 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).
None required.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NA

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approximately 60 vehicular trips will be generated per day, primarily during typical commute hours in morning and evening.
- g. Proposed measures to reduce or control transportation impacts, if any:
Project is located within 1/2 mile walking distance of public transit, schools, and businesses.

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.
None anticipated. Needs are within the planned level of service for the City of Bellevue.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
No direct impacts anticipated.

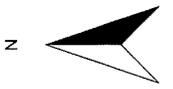
16. Utilities

- 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.
See Utility Plan. New services to be provided per City requirements. Cut and repair of adjacent street will be required.
Electricity and Natural Gas- Puget Sound Energy; Water, Sewer- City of Bellevue; Waste and recycling- Allied Waste Services; Telephone- Multiple 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.....*John M. Bush*.....
Date Submitted.....1/27/2011.....



BELLEVUE WY SE

1429 Bellevue Way

1435 Bellevue Way

105TH AVE SE

SE 14TH ST

SE 16TH ST