



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. 12-104586 AC

Project Name/Address: Holy Cross Lutheran Church 4315 129th PI SE

Planner: Janet Lewine AICP
Phone Number: 425-452-4884

Minimum Comment Period Ends: X

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: Holy Cross Lutheran Church of Bellevue

Proponent: Holy Cross Lutheran Church of Bellevue

Contact Person: Karen Wimberly, President
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 4315 129th Place SE, Bellevue, WA 98006-2047

Phone: 425-746-4848

Proposal Title: Holy Cross Lutheran Church of Bellevue Affordable Housing Project

Proposal Location: 4315 129th Place SE (aka 12835 SE Newport Way)
(Street address and nearest cross street or intersection) Provide a legal description if available.
Intersection of Factoria Boulevard and Newport way. See attached
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: Build 40-50 affordable, energy efficient housing units
2. Acreage of site: 3.13 acres
3. Number of dwelling units/buildings to be demolished: Up to 4, dependent on subsequent design
4. Number of dwelling units/buildings to be constructed: Two or 3, dependent on subsequent design.
5. Square footage of buildings to be demolished: Up to 8468 square feet
6. Square footage of buildings to be constructed: Estimate at this time: 38,340 (based on 45 units @ 850 square feet)
7. Quantity of earth movement (in cubic yards): Unknown at this time
8. Proposed land use: Multi-family medium
9. Design features, including building height, number of stories and proposed exterior materials: Three or 4 stories, exterior materials not yet determined
10. Other

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

2015

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.

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.

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)?

7-8%

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.

clay, gravel and sand

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

Do not know.

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

No fill anticipated at this time

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

Unlikely. Existing trees and grass will prevent erosion.

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

Approximately 30%

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

None Required

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.

Unknown

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

None known

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

The site will have a high percentage of trees and plants.

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.

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.

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.

Possibly. There is an artesian well on the property that is currently used for irrigation. We would like to explore the possibility of using the well to supply gray water production.

- (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.

Unknown at this time

- (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 required

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 pea patches
 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?

Unknown at this time

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:

Detail plans not yet developed. The project places a high priority on the use of trees and vegetation, potentially even green roof and walls

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: rabbits
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

No

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

Use of trees and vegetation will preserve habitat.

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.

see attached

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:

see attached

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 required

Attachment to Environmental Checklist

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

The vision is for the project to be highly environmentally sensitive using renewable solar power as much as possible. Engineering and design will be based on known solar site principles. The owner hopes to make this project a showcase for combining environmental priorities and assisting people coming out of homelessness.

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:

While a design company has not yet been selected, Holy Cross' vision is to build with energy conservation as top priority. This will include both passive and active solar design, energy envelop-friendly walls, possible use of radiant heating in flooring, wall insulation, and windows.

b. Noise

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

Traffic

- (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.

Nothing more than would be expected from any multi-family medium site

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

Replanting trees to provide a sound barrier.

8. Land and Shoreline Use

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

A church and daycare on site. Single family houses, low cost housing, church and high school on adjacent properties.

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

Not in the past 50 years.

- c. Describe any structures on the site.

A church building. A daycare building that was previously a house. Two small buildings totaling 1750 square feet.

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

At this time, there is potential for all, none or some of the current buildings to be demolished.

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

R-5

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

Church/Welfare/Relig Srvc

- 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?

70-90

- 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:

Project will be in compliance with Land Use, Housing, and Factoria subarea policies.

9. Housing

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

40-50. All low income

- 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:

None required

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? Height not yet known. Exterior materials have not been chosen. Priority will be placed on recycled materials that blend well into existing orchard, pea patch and trees.
- b. What views in the immediate vicinity would be altered or obstructed? Some residential homes might have views of Lake Washington obscured.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Potentially, the slope of the property will be used so that the building does not block the view of houses located to the east of the property. Holy Cross intends to conduct a charrette to explore design alternatives to reduce or control aesthetic impacts.

11. Light and Glare

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

Do not know

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

Do not know

- c. What existing off-site sources of light or glare may affect your proposal?

Do not know

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

Do not know

12. Recreation

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

Informal opportunity is walking from the neighborhood to the commercial area of Factoria. There is currently a picnic shelter and amphitheater dedicated to the people of Factoria.

- 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 outdoor structures will be integrated into the new development.

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.

Factoria Boulevard and Newport Way

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

Yes, on both public streets listed above.

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

Do not know

- 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.

Do not know

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

Expected higher than average public transit usage, exploring the use of a Flexcar-type service at the site and proposed ingress/egress off Factoria Boulevard and Newport Way will all assist in reducing transportation impacts.

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 required

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.

Do not know

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 Karen Wamberly

Date Submitted 1/30/12

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?

The proposal would potentially increase the square foot of the property with buildings. The amount depends upon decisions on the disposition of existing buildings and parking.

Proposed measures to avoid or reduce such increases are:

The goal of the proposal is to create green roofs and walls and to move or replant existing trees. Additionally, any impacts will be mitigated in strict accordance with the city's Surface Water Manual requirements.

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

see attached

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

see attached

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

see attached

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

see attached

Attachment to Supplemental Sheet for Nonproject Action # 28

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

The property currently has many mature trees and a mature orchard. Depending on site designs, some of the trees may need to be either moved or removed. Plans are to replant at least as many trees as are currently on the property.

Deer and rabbits do visit the property. With the goal of keeping the property green, construction might disrupt their visiting. Once the project is complete, the site should still offer deer a place to forage for fallen fruit. No direct impacts to fish or marine life are anticipated by this proposal.

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

No specific plan has been developed to date. The vision, however, is to engage Holy Cross' Earth-keeping Team in setting environmental priorities. As one of the Earth Ministries "Greening Congregations," Holy Cross not only sets a high priority on environmental issues, but also can draw on resources through Earth Ministries in fulfilling an identified primary ministry: Care of God's Creation.

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

Priority will be placed on using recycled materials in the construction of the project to minimize the impact on natural resources.

Further, we will meet the guidelines of sustainable projects established by LEED, Built-Green or the Evergreen Standards for Affordable Housing.

Proposed measures to protect or conserve energy or natural resources are

The vision is for the project to be highly environmentally sensitive using renewable solar power as much as possible. Engineering and design will be based on known solar site principles. The owner hopes to make this project a showcase for combining environmental priorities and assisting people coming out of homelessness.

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?

Does not apply

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

Does not apply

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?

Does not apply

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

Does not apply

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

A larger than normal percentage of the residents will likely use public transportation.

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

Design will consider ingress and egress off of Factoria Boulevard to lessen traffic on 129th Place SE. Plans call for investigating having a Flex-car type service on site.

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

None known as of now