DEVELOPMENT SERVICES DEPARTMENT
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. 13-111959-LD

Project Name/Address: Townvue Townhomes
234 107th Ave 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:

City of Bellevue Submittal Requirements

Received
APR 0 1 2013
Permit Processing

27

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.

BACKGROUND INFORMATION

Property Owner: M.S. Ventures I Limited Partnership

Proponent: Wes Giesbrecht

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

Address: 15080 North Bluff Road White Rock, B.C. (Canada) V4B 5C1

Phone: (206) 769-1888

Proposal Title: Townvue Townhomes

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available.
234 107th Avenue SE
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:
   The project proposes to construct 26 new townhouse units with associated roads and utilities on three existing parcels.
2. Acreage of site:
   1.28 Acres
3. Number of dwelling units/buildings to be demolished:
   11 Units / 3 Buildings to be demolished
4. Number of dwelling units/buildings to be constructed:
   26 Units / 4 Buildings
5. Square footage of buildings to be demolished:
   8,008 SF of buildings to be demolished
6. Square footage of buildings to be constructed:
   60,665 SF of buildings to be constructed
7. Quantity of earth movement (in cubic yards):
   25,000 CY
8. Proposed land use:
   Residential
9. Design features, including building height, number of stories and proposed exterior materials:
   Building Height: 40', Stories: 3 and 4, Exterior Materials: Wood, cement board, metal, composition and glass.
10. Other

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

12/31/2015

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.

Geotechnical Report prepared by Terra Associates, Inc., dated January 9, 2013.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Permits applied for: Preapplication Conference (12 132712 DB; 01/24/13) and Predevelopment Services (13-106123DC; 1/29/13)
Permits required: Design Review (LD), Boundary Line Adjustment (BLA-LW), Major Project (BB), Developer Extension Agreement (UE), ROW Surface Disturbance Permit, Fire Sprinklers and Alarms, and NPDES Permit.

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)?
The steepest slope on site is 40%. The average slope across the site is approximately 19%

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.
The site is underlain by medium dense to very dense silty sand with gravel, sand with silt and gravel, and sand with silt.

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.

It is anticipated that approximately 25,000 CY of material will be moved during grading operations. The site will be graded to approach a balanced site (cut to fill). Any imported and exported materials will be obtained and/or transported from an approved and permitted location. Treatment of saturated and wet soils may be accomplished using a cement treated base (CTB) or similar material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Temporary erosion and sediment control measures will be implemented in accordance with City of Bellevue standard practices and requirements to minimize short term construction impacts.

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

Approximately 73%

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

A Temporary Erosion and Sediment Control Plan will be submitted for the City's review and approval. Approved erosion mitigation measures and source control BMPs will be implemented prior to and during construction. The erosion control plan will include such elements as filter fabric fencing, a construction entrance and the employment of Best Management Practices during construction. Chitosan, or similar additive, may be used in addition to baker tanks to assist in sediment removal.

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 vehicles and equipment will result in increased emissions and dust into the air. After project completion, emissions to the air will be limited to the vehicle exhaust generated by residents of Townvue Townhomes.

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:

Site will be sprinkled with water during construction as necessary to control dust.

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.

No

(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.

N/A

(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.

No

(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.

Sanitary sewer will be discharged to the city of Bellevue public sanitary sewer, so no wastewater will be discharged into the ground.

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.

Onsite stormwater runoff from the paved surfaces will be collected and transported via a system of curb, gutter, catch basins, and underground storm drainage pipe. The onsite conveyance system will join the closed municipal conveyance system in 108th Avenue SE which ultimately discharges to the Mercer Slough.

(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:

Onsite stormwater detention will mitigate any impacts on stormwater runoff quantity. An approved biofiltration swale will provide water quality enhancement of onsite stormwater runoff.

4. Plants

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

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

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

A majority of the site, with the exception of some significant trees designated to remain, will be stripped of existing vegetation as part of the proposed construction.

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

None

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

The project site will be landscaped in accordance with the City of Bellevue requirements. This includes landscaped buffers along the project boundaries.

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:

- [X] 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

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 and natural gas are available on the project site, and will be used for heating and lighting.

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

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

N/A

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

N/A

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 nearby roads will not affect the proposed 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.

Short term construction noise would be generated only during the construction hours approved by the City of Bellevue.

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

Construction will be limited to daytime hours, per City of Bellevue requirements, to control noise impacts.

8. Land and Shoreline Use

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

The project site and adjacent properties are currently used for residential use only.

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

No

c. Describe any structures on the site.

There are currently (3) two-story apartment buildings on the project site.

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

All onsite structures will be demolished.

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

The current zoning is R-30 Multi-Family.

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

The current comprehensive plan designation is MF-H.

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

N/A

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 100 people will live in the completed project.

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

Approximately 20 people.

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 proposed development is consistent with the current zoning and the comprehensive plan designation.

9. Housing

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

26 townhouse units are proposed. Housing is middle to high income.

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

Fourteen apartments will be removed. Housing removed is low to middle income.

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?

Tallest Building Height: 40', Principal Building Exterior: Wood, cement board and glass.

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

The views of the existing property will be replaced with the view of the new townhomes. This development will include landscaping and open space that are not present on the undeveloped site.

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

The project will be designed per the city of Bellevue codes and standards. The design materials selected for the building exterior will improve the aesthetics of the neighborhood.

11. Light and Glare

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

None

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

No. The project lighting will be designed to provide a safe level of lighting within the development.

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

None

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

The project lighting will be designed to provide a safe level of lighting. Light poles and spacing will be designed per city of Bellevue standards and to minimize any light encroachment on adjacent properties.

12. Recreation

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

As a part of this project, a 2,500 SF play area will be provided. Additionally, Downtown Bellevue Park and Bellevue High School are within 0.5-mile of the project site and both provide recreational facilities.

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:

A play area and open space are proposed as part of the project.

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:

N/A

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 from Main Street, 107th Avenue SE, and 108th Avenue SE. The main project access is located on 107th Avenue SE.

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

Yes. The nearest bus stop is 0.1 miles away.

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

Each unit will have its own garage, generally providing two (2) parking stalls for each unit. There will also be 5 guest parking stalls. The project would eliminate 8 carport stalls.

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).

The project proposes 3 new private roads for access. Half street improvements are proposed for 107th Avenue SE.

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.

Approximately less than 15 p.m. peak hour trips per day and 300 total vehicular trips per day would be generated by the completed project.

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

The project will be required to pay traffic mitigation fees to the City of Bellevue, which will be used to make improvements to City streets.

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 require police and fire department protection.

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.

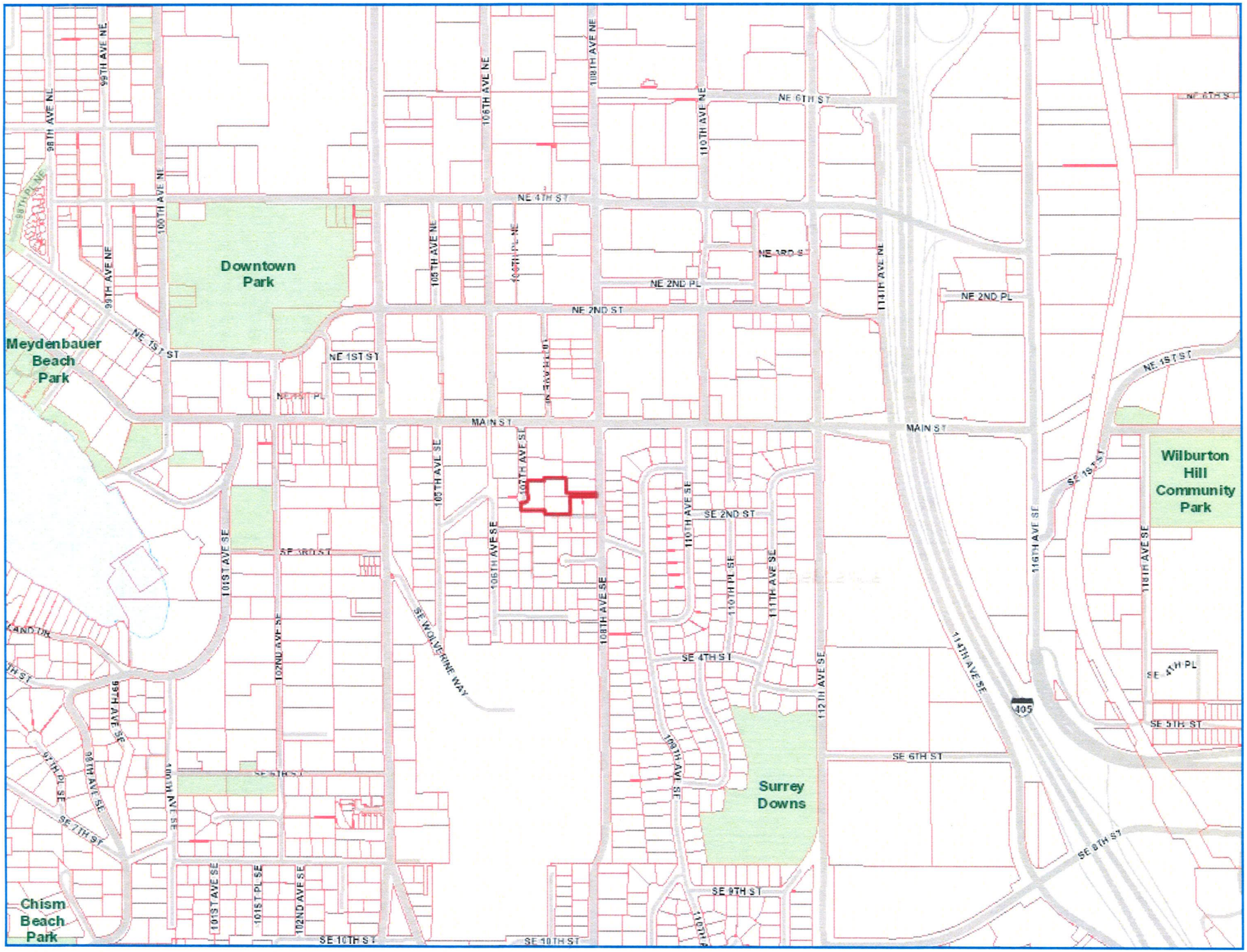
Underground water, sanitary sewer, and storm drainage systems are proposed to serve the project site. Gas, power and cable TV services will also be required to serve each unit.

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..... P.E.

Date Submitted..... 3/29/13


Downtown Park
Meydenbauer Beach Park
Wilburton Hill Community Park
Surrey Downs
Chism Beach Park
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