



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. 14-134269-LD @ 14-134270-LO

Project Name/Address: 4049 129th PL SE

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: July 31 2014 5pm

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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.

Received

JUN 16 2014

Permit Processing
City of Bellevue

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: *Bennet and Velling*

Proponent: *Windward Real Estate Services Inc*

Contact Person: *Greg Krabbe / Windward R.E. Services Inc*

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

Address: *335 Park Place Center, Suite G119, Kirkland Wa 98033*

Phone: *425 750 8400*

Proposal Title: *Factoria Townhomes*

Proposal Location: *4049 129th Place SE, Bellevue / intersection of 129th Plc SE and SE 40th Lane in Factoria.*
(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: *Proposes 24 new single family homes in a combination of duplex and triplex bldgs.*
2. Acreage of site: *Total site is 2.45 acres*
3. Number of dwelling units/buildings to be demolished: *None*
4. Number of dwelling units/buildings to be constructed: *There will be a total of 24 DUs in 10 buildings.*
5. Square footage of buildings to be demolished: *N/A*
6. Square footage of buildings to be constructed: *24 new homes between 2,200 and 2,900 sf each.*
7. Quantity of earth movement (in cubic yards): *Approximately 5,000 Cy cut, 5,000 Cy fill*
8. Proposed land use: *Attached, single family housing*
9. Design features, including building height, number of stories and proposed exterior materials:
Buildings will feature contemporary architecture and will range from 3 to 4 stories in height depending on constraints and will feature rough and smooth finished wood exteriors in a "northwest contemporary" style.
10. Other

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

The target construction start date is spring of 2015, with completion of all construction by the end of 2016.

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

There are no plans for future additions.

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

A wetland reconnaissance was done with no wetlands found on-site A steep slope survey was done indicating some areas of critical slopes. See slope map included in application materials.

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.

There are no other government approvals pending at this time.

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.

DOE NPDES permit, DNR Forest Practices permit will be required but have not been applied for. No permits have been applied for at this time.

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)?
40%
- 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.

Glacial Till.

- 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.
Both cut and fill grading will be done to provide an access drive with acceptable grades and cross slopes. New home foundations will be constructed primarily in cut into the side of the slope. There will also be a considerable cut for the new stormwater detention vault. There will be approximately 5,000 Cy of cut and 5,000 Cy of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, due to the soils type and steep nature of the site, this site will have a high probability for erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
0.96 acres of the total 2.45 acres, or 39% will be impermeable.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
All site design and construction practices will be done in compliance with the Wa DOE's stormwater management guidelines and managed under the DOE's NPDES permit protocol.

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.
Emissions would be greatest during construction and would be consistent with construction activities; dust during the dry season and diesel and gasoline exhaust from heavy equipment. Long term, emissions would be consistent with single family use; passenger car and truck emissions, exhaust from gas heating of the homes.
- 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 construction appropriate measures will be taken to reduce dust from construction activities.

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.

None.

- (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.

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.

The primary source of water runoff will be from rainfall with minor runoff coming from irrigation and residential uses. Most surface water runoff will be collected within the proposed stormwater system designed to meet DOE / City of Bellevue standards. It will be discharged into the existing storm water system in the area. Flows are estimated at 0.115 cfs 10 yr developed, 0.226 cfs 100 yr developed.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Minor dispersion of landscaping fertilizer can be expected.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The proposed stormwater system will meet DOE / City of Bellevue design standards that require both discharge and water quality controls. This will be accomplished with a detention vault and appropriate water quality treatment filtration devices.

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?

Approximately 58,000 sf, or 55% of the site will be cleared of all trees and undergrowth.

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:

Approximately 48,000sf, or 45% sf of the site will remain as open space in the form of perimeter setbacks and critical area mitigation. These areas, and all disturbed areas not covered by buildings or roads will be landscaped with native and non-native landscaping. See landscape plan.

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.
- c. Is the site part of a migration route? If so, explain.
The site is situated within the Pacific Flyway, but is not recognized as significant habitat for migrating birds.
- d. Proposed measures to preserve or enhance wildlife, if any:
There will be approximately 11,000 sf left as passive open space with all significant trees to remain.

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.
Gas, electricity will both be used for heating, cooking and all energy needs of the development.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
It should not.
- 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:
Energy efficient appliances will be used throughout the homes.

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.
Spill kits will be kept onsite during construction to clean up any fuel or oil spills from operation of heavy equipment.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Traffic noises from nearby urban collector roadways will affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
There will be short term noise impacts from heavy equipment during construction. Long term noise will be consistent with residential use and the areas immediately surrounding the site.
- (3) Proposed measures to reduce or control noise impacts, if any:
Hours of construction activities will be limited per City standards.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The site is currently vacant and surrounded by single family and multifamily residential uses .
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site.
There is a short constructed access road and a variety of utilities above and buried onsite. There are no other structures.
- d. Will any structures be demolished? If so, what?
Only utilities.
- e. What is the current zoning classification of the site?
R-20 (residential 20 units per acre), R-30 (Residential 30 units per acre).
- f. What is the current comprehensive plan designation of the site?
MF-M, Multifamily, Medium Density, 20 units per acre. MF-H, Multi Family, High Density, 30 units per acre.
- 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.
There is approximately 1,750 sf that meets the "steep slope" designation.
- i. Approximately how many people would reside or work in the completed project?
24 dwelling units are proposed, with an average occupancy of 2.5 residents, a total of 60 people are likley to reside at the development. Some may work from their homes.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed plan will be reviewed by the City of Bellevue for consistency with land use regulations and surrounding land uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
24 middle to upper income homes will be built.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No existing homes will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
40'

- b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed development will undergo Design Review by the City of Bellevue.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
With the use of appropriate lighting, the development should produce little or no glare.

- 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?
Automobile lights from surrounding roadways.

- d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are two onsite recreational areas proposed, in addition, there are public parks in the vicinity.
- 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 development proposes two recreation areas onsite.

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.
N/A
- 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 has access to 129th Place SE and SE 40th Lane. Access will be taken from 129th Place SE.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not directly served by public transit, but a bus stop is within 2 blocks.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
54 parking spaces are provided, no existing parking spaces are 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).
Approximately 700 ft of private access drive will be constructed with the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The project would create approximately 139 new average daily trips, 11 AM peak, and 13 PM peak.
- g. Proposed measures to reduce or control transportation impacts, if any:
Payment of appropriate traffic mitigation fees.

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.
Yes, additional new homes will create additional demand for most public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
The appropriate fees will be paid to the City as mitigation for impacts and increased service needs.

16. Utilities

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

All those circled and internet and cable tv.

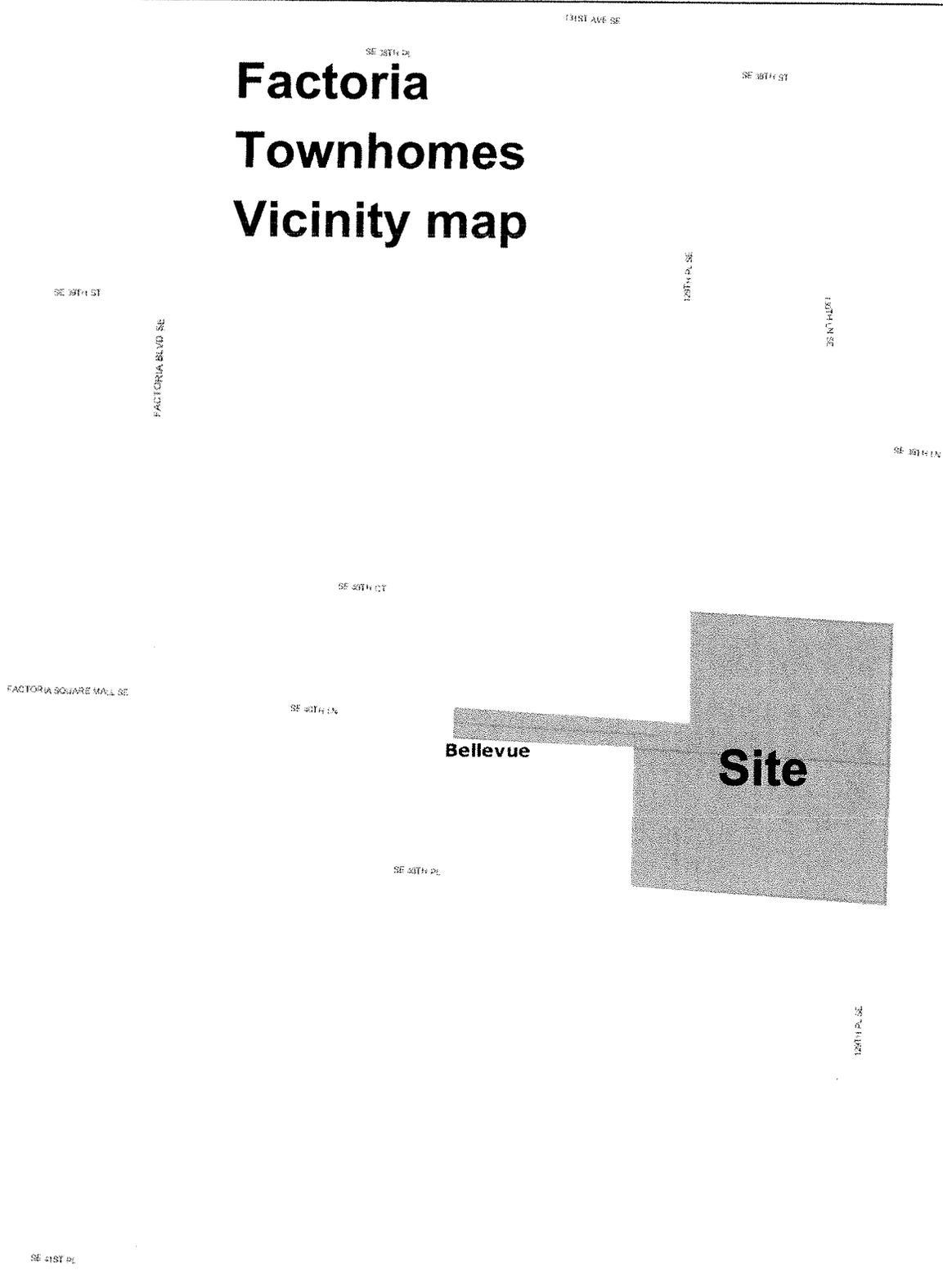
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Water and sewer will be provided by the City of Bellevue systems within buried service lines. Gas and electricity will be provided by PSE within buried service lines. Telephone, Cable TV and Internet will be provided by Frontier and Comcast in buried service lines. Satellite TV will also be available from several providers.

Signature

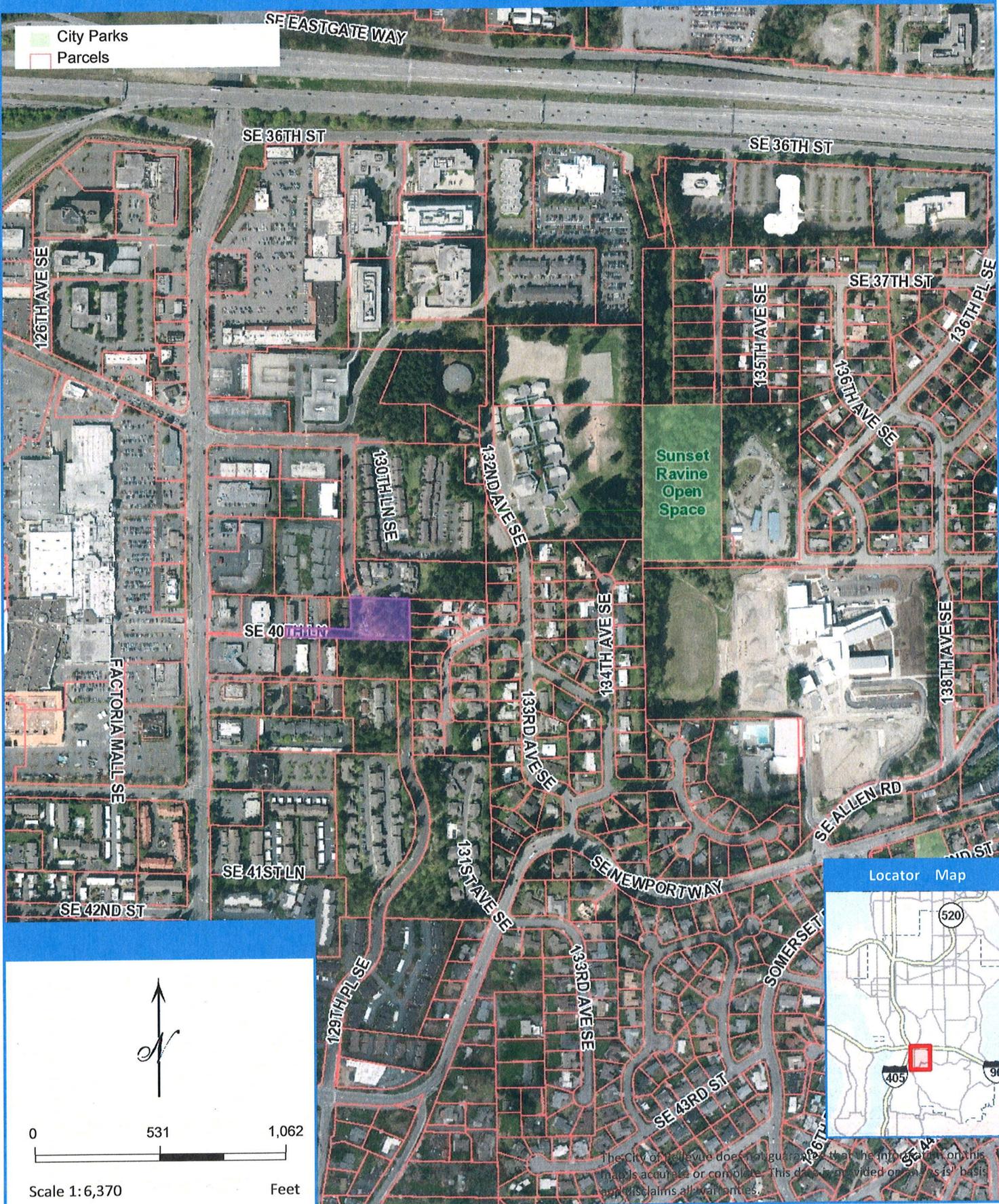
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....
Date Submitted..... 6.13.14

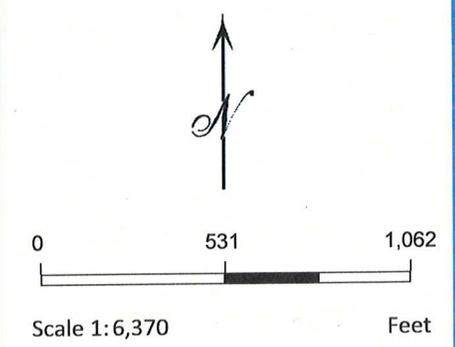
Factoria Townhomes Vicinity map



■ City Parks
■ Parcels



Sunset Ravine Open Space



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.