



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. 14-140144-LN

Project Name/Address: Murray Franklyn Short Plat

Planner: Nick Whipple

Phone Number: 425-452-4578

Minimum Comment Period: November 6, 2014

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 ecyolvef@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.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: Due North Investments LLC

Proponent: Todd Levitt

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

Address: 14410 Bel-Red Road, Bellevue, WA 98007

Phone: (425) 649-8110

Proposal Title: Murray Franklyn 3

Proposal Location: 1005/1015 104th Ave SE Bellevue, WA 98004
(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: The project consists of developing the approximately 0.7 acre site with three homes
2. Acreage of site: 0.7 acres
3. Number of dwelling units/buildings to be demolished: 2 dwelling units and 2 out buildings
4. Number of dwelling units/buildings to be constructed: 3
5. Square footage of buildings to be demolished: 20,140
6. Square footage of buildings to be constructed: 31,059
7. Quantity of earth movement (in cubic yards): 1,006 cy Cut, 500 cy Fill
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
Design features will be in accordance with City of Bellevue code. The proposed homes will have 2 stories with a potential basement and exterior materials will be primarily wood, masonry, and similar materials.
10. Other
N/A

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

Estimated completion date will be Summer 2015. There will be no phasing.

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.

There is a Geotechnical Report that has been prepared by Terra Associates, Inc.

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.

N/A

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.

N/A

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 the site is approximately 5%
- 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.
Alderwood gravelly sandy loam. See Geotechnical report for further information.

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.

Road and building sites would be cleared, graded, and compacted as necessary to achieve proper grade transition, drainage, and structural stability. A balance between cut and fill would be sought, thereby reducing the need to import or export material

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

During construction, the potential for increased erosion would be present. BMP's will be used.

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

39%

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

Temporary measures to control erosion could include sedimentation ponds, filter fences and diversion swales; permanent measures could include landscaping, piping and armoring of outfall areas.

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.

Dust and emissions from construction equipment during construction, and automobile emissions from residents, would likely be the only emissions into the air. Quantities are expected to be minimal and similar to projects of this nature.

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

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.

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.

Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system.

b. Ground

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

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Release of groundwater onto adjoining properties would not vary from the present condition.

- (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.

The project would be on sewers; therefore, there would be no major sources of waste material, which could be discharged to 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.

Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks, and roadways. This water would be collected by the storm drainage system and directed to storm retention/ detention facilities.

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

Refer to Surface Water response #6 and Ground Water response #2.

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

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/ retention facilities by the storm drainage system.

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?

Existing vegetation will be removed as necessary for the roadway and building sites.

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:

Development would reduce existing vegetation although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be re-vegetated with some native species and species common to urban areas. In addition Landscaping and Tree Retention will be provided.

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.
Pacific Flyway Migration route
- d. Proposed measures to preserve or enhance wildlife, if any:
Retention of as many existing trees and vegetation as is compatible will preserve wildlife 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.
Electricity and natural gas would be the primary sources of energy and would be used for heating.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No the project will not affect the potential use of solar energy
- 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.
None Known
- (1) Describe special emergency services that might be required.
No special emergency services would be required by the proposed project.
- (2) Proposed measures to reduce or control environmental health hazards, if any.
None required or proposed.
- b. Noise
- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Minor traffic on surrounding roadways could have a minimal impact on 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.

Short term construction noise would be intermittently high and will meet City of Bellevue work hours. There will be no long term noise.

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

Standard soundproofing materials would be used in the construction of residences. use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

8. Land and Shoreline Use

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

Current use of the site and adjacent properties is single family residences.

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

No

- c. Describe any structures on the site.

There are currently 2 homes, a garage, and a shed on the property

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

Yes, both homes and out bulidings will be destroyed

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

R-3.5

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

SF-M Medium Density - up to 3.5 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.

No

- i. Approximately how many people would reside or work in the completed project?

Upon completion approximately 9.3 people would reside in the development (3.1 per residence x 3)

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

None

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

None

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

Compliance with existing regulatory codes and standards.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
3 middle income units will be provided.
- 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:
Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

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?
The tallest height of any structure would be per the building code. Exterior building materials will be wood.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Observance of building setbacks, retention of as much native vegetation as practical during construction

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce light from headlights, street lighting and home lighting, primarily at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge. Night lighting could actually promote safety in the area.
- c. What existing off-site sources of light or glare may affect your proposal?
Surrounding residences and traffic.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Chism Beach Park is approximately .7 miles away and Surrey Downs Park is approximately 1.3 miles away.
- 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:
None

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:
Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

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.
SE 10th St. runs along the north side of the site while 104th Ave SE borders the East. See plans
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, the closest bus stop is at the intersection of 104th Ave SE and SE 10th St. Approx .01 miles away
- c. How many parking spaces would be completed project have? How many would the project eliminate?
The completed project will have approximately 6 parking spaces (2 per unit) None 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).
No new roads or streets will be required. Frontage improvements on 104th Ave SE will be required.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project should not generate any extraordinary use of water, rail or air transportation.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The proposal would generate approximately 29 (9.52 x 3 lots) vehicular trips per day. Refer to traffic report
- g. Proposed measures to reduce or control transportation impacts, if any:
Payment of Mitigation fees for Traffic impacts will be made in accordance with King County Code

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 proposal would place additional demands on public services; however, facilities are generally in place to handle this additional demands.

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

Mitigation measures for schools impacts will be provided, including payment of fees if required. Also, residents would become part of the tax base / user group that supports these services.

16. Utilities

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

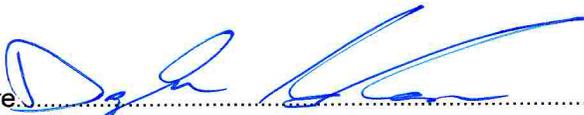
Please refer to the Preliminary Plat Map.

- 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.

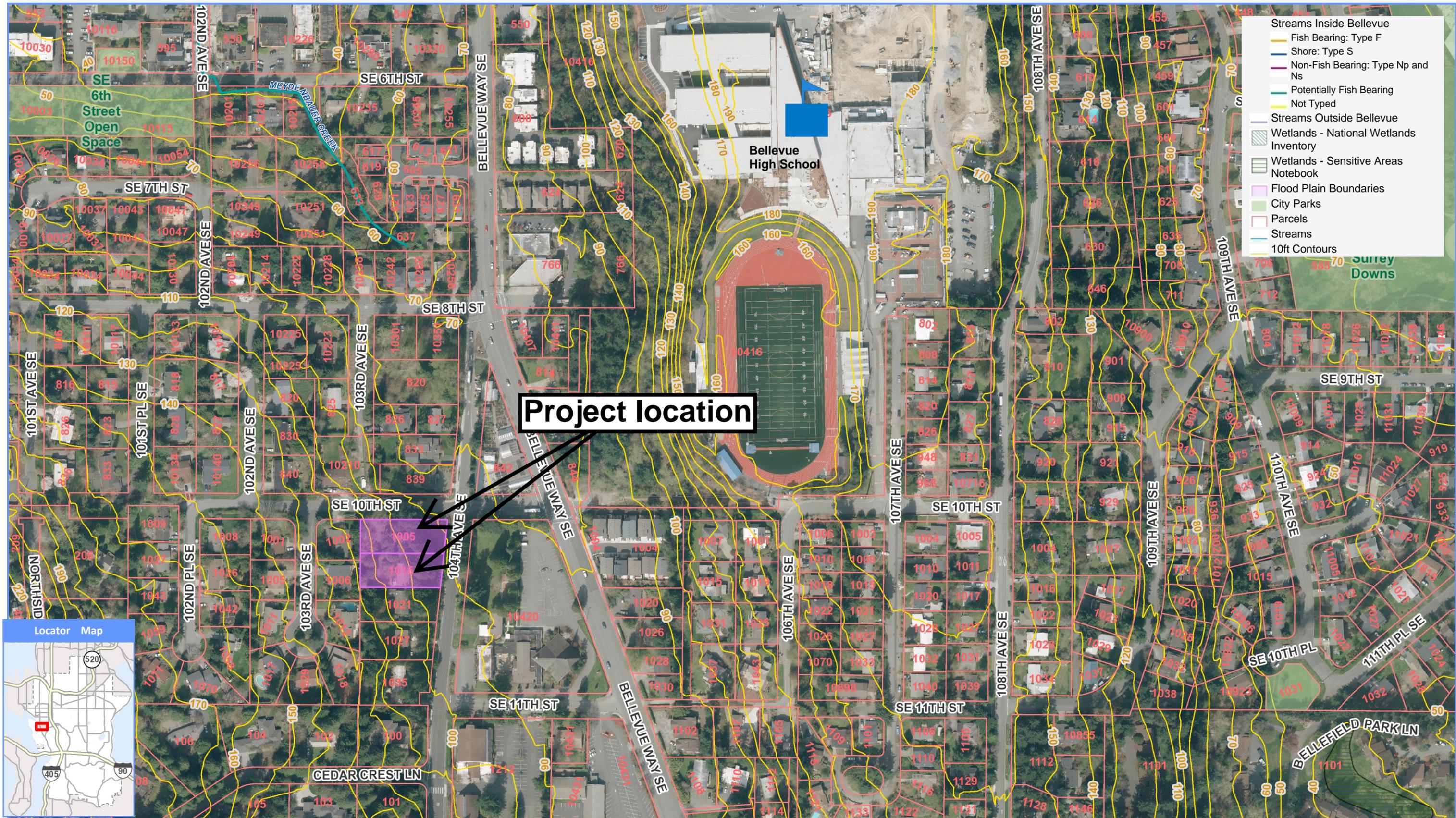
See preliminary plat map for list of utilities and purveyors.

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 10-9-14



CITY OF BELLEVUE
WASHINGTON

Murray Franklyn

3 Lot Short Plat

