



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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. 14-144801-LD
Project Name/Address: Viscaia Condominiums
16233 NE 12th Place
Planner: Bradley Calvert
Phone Number: (425) 452-6930

Minimum Comment Period Ends: January 15, 2015

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

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

INTRODUCTION**Purpose of the Checklist:**

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

Instructions for Applicants:

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

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

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

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

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

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

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

Received

NOV 26 2014

Permit Processing

ENVIRONMENTAL CHECKLIST

4/11/2013

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).

BACKGROUND INFORMATION

Property Owner: Gerald N. Curtis

Proponent: Quadrant Homes

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

Address: 14725 SE 36th, Suite 200, Bellevue, WA 98006

Phone: (425) 452-6542

Proposal Title: Viscaia Condominiums

Proposal Location: 16233 NE 12th Place; TPN 262505-9103; SE-26-25-05; Fronting onto 164th Avenue NE (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: 18 single-family, attached townhomes with 2-car garages.
2. Acreage of site: 1.1 Acres
3. Number of dwelling units/buildings to be demolished: One (1) tri-plex; 3 residential dwelling units
4. Number of dwelling units/buildings to be constructed: 18 townhomes
5. Square footage of buildings to be demolished: 5,070 square feet (total of 3 attached dwelling units)
6. Square footage of buildings to be constructed: 46,289 s.f. of living space (18 units = 2,642 s.f. average/unit)
7. Quantity of earth movement (in cubic yards): 1,770 +/- cubic yards
8. Proposed land use: Condominium development of 18 attached, single-family townhomes in 6 buildings.
9. Design features, including building height, number of stories and proposed exterior materials:
Building height will vary; max. 35'. Proposed materials: painted fiber-cement lap siding, painted fiber-cement smooth panel, membrane roof, potential wood/steel awnings, painted garage doors with glazing, and vinyl windows
10. Other

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

Begin demolition of existing structures in June 2015. Clearing and grading of the site and infrastructure improvement construction activities to begin in July 2015. Home construction to commence in September 2015, with home sales to begin in the Fall/Winter 2015/2016.

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

No future additions or expansions would be proposed.

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

Completed: Geotechnical Engineering Study dated June 20, 2014; Critical Area Reconnaissance dated June 10, 2014; Tree Survey and Risk Assessment dated November 20, 2014, SEPA Checklist dated November 2014.
To be Prepared: None known.

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.

City of Bellevue: SEPA Determination; Design Review; Building Permit; Utility Extension; Road & Storm.
Ecology: NPDES Coverage under Construction Stormwater General 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)?
Less than 5% slopes - From Elev. 436' at east property line to Elev. 403' at west property line.
- 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 Soils - Silty sand with occasional gravelly pockets. No agricultural soils known.

- 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.
On-site material will be utilized to establish finish grades. No outside source of fill material is anticipated for earthwork. Cut and fill will balance on site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, however construction/site development activities will be governed by approved TESC Plans w/BMPs.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 64% of the site will be covered with impervious surfaces. Maximum 80% is allowed per Bellevue LUC 20.20.010.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction and site development activities will be governed by an approved Clearing and Grading Permit which will include Best Management Practices per an approved temporary erosion and sediment control (TESC) Plan to mitigate the potential for erosion. Further, all construction activities, site improvements, and building construction on the project site would be consistent with geotechnical recommendations.

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.
Short-Term: Air pollutants generated during construction attributable to vehicle emissions from construction equipment, dust from site grading operations, trips to and from the site by construction employees, and trucks hauling export and/or import materials.
Long-Term: Vehicle emissions associated with 15 new single-family dwelling units.
- 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:
Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement/dust control measures may be implemented during construction if necessary per an approved TESC Plan. By implementing BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

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.

Lake Sammamish lies approximately 1 mile southeast of the project site; Phantom Lake lies more than 2 miles south of the project site; and Larsen Lake lies approximately 1 mile southwest of the site.

- (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.

N/A

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 plan proposes approximately 64% site impervious surfaces. Storm water from impervious surfaces will be collected across the site and piped to a proposed detention vault prior to being pumped to the existing public storm system within 164th Avenue NE right-of-way.

(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:

The project will comply with an approved Storm Drainage Plan in conformance to the City of Bellevue's Surface Water Engineering Standards.

4. Plants

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

- deciduous tree: alder, maple, aspen, other Western hemlock, ornamental shrubs.
- evergreen tree: fir, cedar, pine, other Douglas fir and Western red cedar.
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other No hydrophytic plant communities.
- water plants: water lily, eelgrass, milfoil, other No hydrophytic plant communities observed.
- other types of vegetation Salal, trailing blackberry, and tall Oregon grape.

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

Approximately 70% of the site will be cleared of existing vegetation in preparation for site development. This will include removal of shrubs, lawn, and ornamental landscaping. 58 significant trees will be retained and clearing limits will be established based on recommendations from the project arborist and geotechnical engineer and as approved by the City of Bellevue.

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:

The Landscape Plans were prepared in accordance with the City's regulations governing landscaping and tree retention. The project proposes to enhance the natural surroundings by providing additional native plantings. LID areas may include native species adapted to variable moisture conditions.

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: Hawks, jays, and songbirds

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.

The entire region lies within the Pacific Flyway Zone.

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

58 significant trees will be retained and new landscaping installed to provide for local 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 for lighting, appliances, and heating. Natural gas for cooking.

- 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:

LED lighting; drought-tolerant plantings; dual flush toilets; on-demand gas water heaters; concrete siding.

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.

None anticipated.

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

None proposed.

- b. Noise

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

The main source of off-site noise in the vicinity of the project site is attributable to vehicles on the nearby roads. No adverse impacts to the project are expected.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise would be created during construction from heavy equipment which would be limited to hours of construction / operation as directed by City of Bellevue.

Long-term on-site noise from the completed project is not anticipated to exceed acceptable levels of noise typically generated from 18 single-family townhomes.

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

Construction vehicles would include exhaust mufflers to reduce impacts associated with equipment noise. Construction activities would adhere to limited hours of construction / operation as directed by the City of Bellevue.

8. Land and Shoreline Use

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

Multi-family developments to the north, west, and south. Single-family detached to the east across 164th.

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

No

- c. Describe any structures on the site.

One triplex.

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

Yes. The triplex will be removed along with any associated storage sheds and/or carports.

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

R-30

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

MF-H Multi-family high density residential

- 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?

Typical number of residents associated with 18 single-family townhomes.

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

The completed project would replace 3 existing dwelling units with 18 units, thereby adding 15 units.

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

None proposed.

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

The project site lies within a transition zone, which requires additional landscaped screening to buffer the anticipated higher density development from the existing low density, single-family residential development to the east across 164th. The proposal will undergo the City's Design Review process, which includes an open house event for the community and general public to review and comment on the proposal.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
18 middle-income single-family, attached townhomes.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
3 low-income rental units.
- c. Proposed measures to reduce or control housing impacts, if any:
The project will retain perimeter trees and provide enhanced landscaping to minimize potential aesthetic impacts. The project will comply with City of Bellevue's land use code for density, setbacks, building height, etc. The City's Design Review process will provide an opportunity for neighbors, community members, and the general public to comment on the proposed site layout, design features, and building materials.

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?
Building height will vary; Max. 35 feet per code.
- b. What views in the immediate vicinity would be altered or obstructed?
N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The Design Review process will provide comments from the public and recommendations from the City.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Evening and early morning: Outdoor lighting on homes, street/sidewalk lights, and vehicle headlights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the completed project may be visible from surrounding residential developments. Proposed vegetation screening will help mitigate any glare impacts. No safety hazards or view obstructions are expected.
- c. What existing off-site sources of light or glare may affect your proposal?
Vehicle headlights on adjacent roadways. Adverse impacts, however, are not anticipated.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Shielding is anticipated on all overhead street lights and pedestrian lamps to prevent light trespass off-site. Proposed vegetation screening will help mitigate any glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Crossroads Park lies nearby, to the east and south of the project site. Recreational opportunities associated with Sammamish Lake.
- 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:
Development will include pedestrian connectivity through the site and connection to the sidewalks within 164th. Tree retention and landscape features will provide on-site amenities for passive recreation. A 1,200 square-foot child's play area will also be provided on-site.

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 project site is currently accessed via a private driveway from 164th Avenue NE, which will be relocated.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest King County Metro stops are located south of the project site at 164th & NE 8th (#221 / #226).
- c. How many parking spaces would be completed project have? How many would the project eliminate?
One 2-car garage per unit. Existing triplex utilizes on-site parking and carport(s), which 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).
A new driveway connection to 164th and on-site private drive aisles will be constructed with the project.
- 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.
Trip generation for multi-family is 0.49/unit = 9 PM peak hour trips.
- g. Proposed measures to reduce or control transportation impacts, if any:
Improved driveway connection to 164th Avenue NE.

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. Typical public services for 15 additional residential dwelling units would include fire protection, police, health care, schools, etc.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Development will generate applicable impact fees, sales tax, and property taxes to support public services.

16. Utilities

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

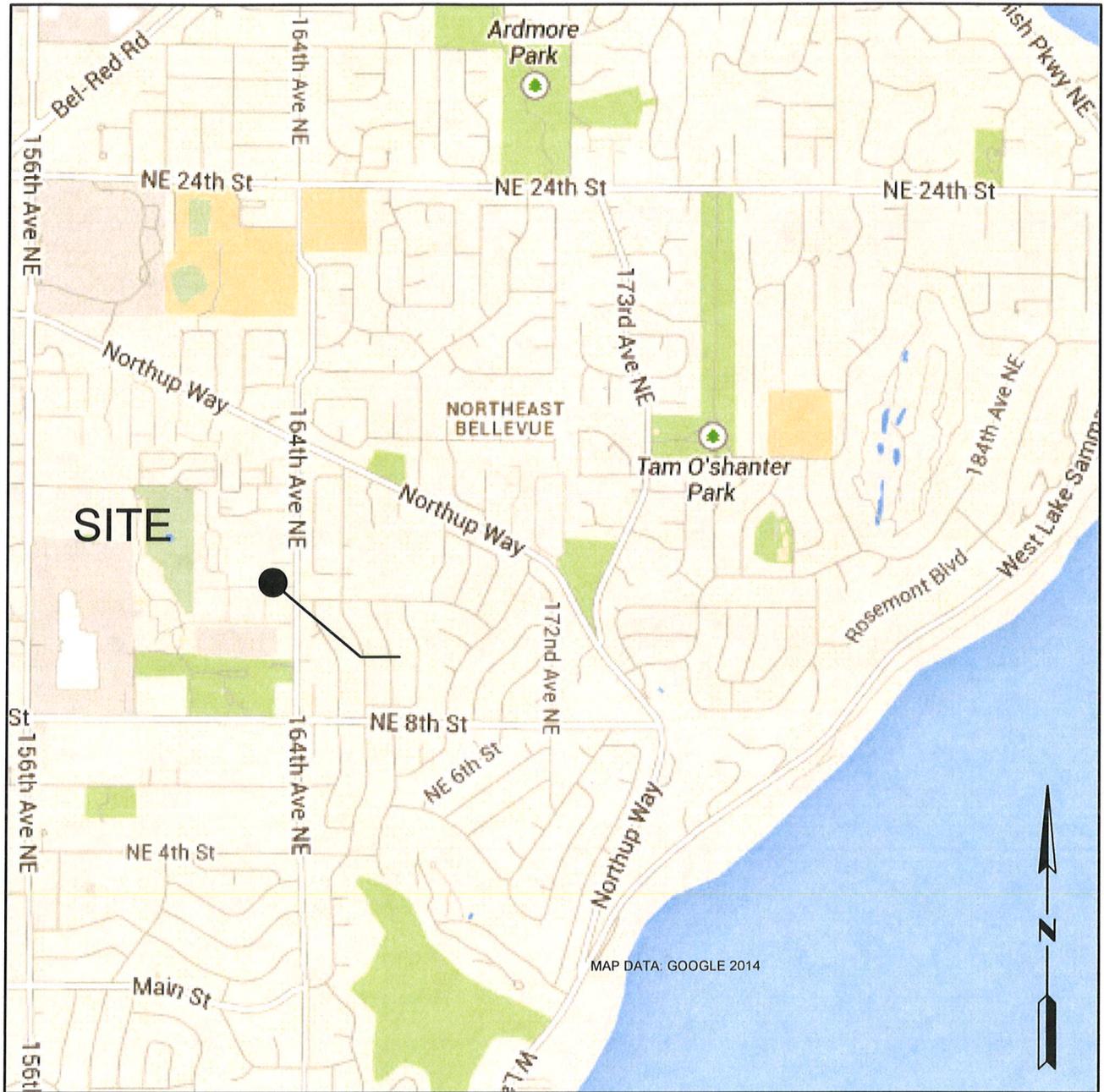
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Puget Sound Energy (PSE): Connection to electricity and natural gas available in 164th.
City of Bellevue: Connection to sanitary sewer, potable water and surface water management systems.

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..... 11/21/14



VICINITY MAP

N.T.S.

Figure 1

Received

NOV 26 2014

Permit Processing

