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. 14-147287-LD and 14-147288-LO

Project Name/Address: Vida Townhomes/1505 140th Ave NE

Planner: Heidi M. Bedwell/ hbedwell@bellevuewa.gov

Phone Number: 425-452-4862

Minimum Comment Period: February 5, 2015

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

Heid M. Bedell (HMB)
January 21, 2015

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
DEC 09 2014
Permit Processing

BACKGROUND INFORMATION

Property Owner: G'Bibber LLC

Proponent: IS PROPERTY INVESTMENTS LLC

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

Address: 5209 Lake Washington Blvd NE Suite 200
Kirkland Washington 98033

Phone: (425) 827-2100

Proposal Title: Vida Townhomes

Proposal Location: 1505 140th Ave NE, Bellevue WA 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.
(nearest cross street 140th Ave NE and NE Bel Red)
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 the construction of 49 town homes with 98 parking spaces
2. Acreage of site: 2.61
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 49/9
5. Square footage of buildings to be demolished: 43299
6. Square footage of buildings to be constructed: Appx. 78,022sf
7. Quantity of earth movement (in cubic yards): 4,800 CY
8. Proposed land use: Multifamily Residential
9. Design features, including building height, number of stories and proposed exterior materials:
   Buildings will meet BR-ORT zoning Standards and building code. Building materials will be consistent with other buildings in the area and will meet Design Reviews standards.
10. Other

Estimated date of completion of the proposal or timing of phasing:
2016

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time

1.21.15 AMB

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

- Critical Areas Study - Stream Deliniation
- Geotechnical Study - Stormwater Managment Report
- Traffic Impact Report

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

None to our knowledge

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.

SEPA Determination, Binding Site Plan Approval, Design Review Approval, Drainage Plan Approval, Grading Permit, Building Permits, Utility Developer Extension Agreements, NPDES

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)? Approximately 30%

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.

According to the the USDA's Web Soil Survey the site is Alderwood gravelly sandy loam (AgC)

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

No

jhmB 1.21.15

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

The top 6 inches of the site will be removed in order to remove the all existing impervious surface. Approximately 1,600 CY of cut is required for installation of a stormwater vault. Total net volume is approximately 1,500 CY of fill. Source of fill will be determined at time of construction.

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

Yes, however, the use of BMPs is expected to mitigate any type of erosive situation

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

The development design is at 74.8% and will not exceed 75% on-site maximum impervious surfaces as required by City of Bellevue Code.

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

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, sediment ponds and other measures which may be used in accordance with the requirements of the City. – per BCC 23.76 require ESWPP

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.

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.

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

Off-site sources of emissions are typical of the residential/office properties that surround the site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

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

Construction impacts will be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington.

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.

Yes. Kelsey Creek runs along the northern property boundary. Kelsey Creek runs into Richards Creek, which flows into Mercer Slough, and ultimately Lake Washington.

(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.

Yes. Work will be to remove current buildings and asphalt parking and to replace with City of Bellevue approved plantings commensurate with a high quality stream buffer. In addition, within the stream corridor invasive species will be removed and areas replanted with vegetation recommended by a

HMB 1.21.15

(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, there will be no withdrawals or diversions

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, a small portion below the existing creek bank. Approximately elevation 182 NAVD 88

(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 groundwater will be withdrawn. Public water mains already exist and serve the site. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

(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.

Not applicable. The site will be served by sanitary sewers.

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.

Currently stormwater is neither detained nor is it treated prior to discharge to Kelsey Creek. As part of the proposal, stormwater runoff from roadways and other impervious surfaces will be collected, detained, and cleaned via a detention vault that will be constructed on-site. The vault is proposed to be 32' x 138' x 8.5' (includes 12" freeboard and 6" sediment storage). Prior to discharge from the vault, stormwater will be detained and released at the same rate as a forested site, and the stormwater will b

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

No. All areas that potentially contain pollutants will be collected, treated in the detention vault prior to release.

1.21.15 Hmm

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers: Chemical treatment (i.e. Chitosan or other chemical flocker), silt fence, ground covering, etc.

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
- [ ] 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 preliminary landscape plan has been prepared and is part of the submittal package. Please refer to the landscape plan.

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:

50% of standard-plantings will be native. Furthermore, a native mitigation buffer has been proposed. Please refer to the landscape plan and mitigation plan for more detailed information.

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:
- [x] Fish: bass, salmon, trout, herring, shellfish, other:

1.21.15 pmm

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

Chinook Salmon (Oncorhynchus tshawytscha) have been found in Kelsey Creek, though this project will not work within the ordinary water mark, and is in fact improving the stream buffer to a better condition than exists today.

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

The site is part of the Pacific Flyway

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

The project proposal is to remove an existing asphalt parking area, and to replace it with a vegetating functioning buffer that far improves the current buffer status. In addition, the proposal removes invasive species from the

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/or natural gas will be the primary source of energy used to provide heating and cooling.

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:

The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

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.

This project will not generate any environmental health hazards.

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

None to our knowledge.

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

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.

1.21.15 HnB

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 this area originates from the vehicular traffic present on Bel-Red Rd.

(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.

The main source of off-site noise in this area originates from the vehicular traffic present on Bel-Red Rd.

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

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

8. Land and Shoreline Use

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

Multifamily residential and commercial

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

No

c. Describe any structures on the site.

There is currently a large 43,299 sf wood-frame structure who's previous use was a fitness facilty.

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

Yes. The entire structure will be demolished.

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

BR-ORT

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

BR-ORT

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

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. Kelsey Creek which runs along the northern boundary of the property and associated floodplain.

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

Approximately 122.5 (49 x 2.5 number of people per unity = 122.5)

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

None

1.21.15 -Hmb

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

There are none because the site was used for commercial purposes

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

The project will comply with the current zoning of the site, and the units will be subject to Design Review to ensure the architecture and amenities are consistent with the intended desired feel of the district.

9. Housing

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

Forty nine (49). The units will be in the middle income range

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

Not applicable

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

None, no homes exist on site.

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 proposed structure will be no taller than 45' per City of Bellevue Code

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

None

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

The project will comply with the current zoning of the site and will go through Design Review

1.21.15 - HWB

11. Light and Glare

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

Building lighting, exterior lighting, and vehicles using the site. Before dawn and evenings.

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

Not to our knowledge.

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

Sources from vehicles and street lighting from the adjacent streets and structures

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

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

12. Recreation

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

Bellevue Highlands Park, Bellevue Skate Park, and the Highlands Community Center are .1 miles away

b. Would the proposed project displace any existing recreational uses? If so, describe.

The previous use of the building to be demolished was a fitness facility (24Hr. Fitness).

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project proposes approximately 2,050 sf of multifamily play area for residences 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.

None to our knowledge

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Not applicable

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

Not applicable

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 will gain access off of the existing access point from 140th Ave NE

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

No. The sites nearest transit stop is approximately 100ft away on Bel-Red Rd.

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

117 existing stalls and 3 existing ADA stalls to be eliminated. 98 new stalls to be constructed.

1.21.15 - HWS

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None known.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 25 p.m. peak hour vehicle trips.

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

The previous use generated 153 p.m. peak hour trips, and the proposed project is expected to generate approximately 26 p.m. peak hour trips. The proposal will drastically reduce the traffic generated from this site.

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 need for public service such as fire, health, and police protection will be typical of a multifamily development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

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

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

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.

Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV- Comcast.

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... 12/8/14

1.21.15

Vida Townhomes

0 318 635

Scale 1: 3,811 Feet

Map Generated on: 01/22/2015

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.