

**JOINT NOTICES OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICES
OF INTENT TO REQUEST RELEASE OF FUNDS**

6/10/2025

King County Dept. of Community and Human Services Housing, Homelessness
and Community Development Division 401 Fifth Avenue, Suite 500
Seattle, WA 98104
Telephone Number (206) 263-9105

6/10/2025

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the King County Department of Community and Human Services (DCHS), Housing and Community Development Division (HCDD).

REQUEST FOR RELEASE OF FUNDS

On or about 6/26/2025, King County DCHS/ HCDD, having completed an environmental review of the project described below, will submit a request to the release of funds under Section 8 of the Housing Act of 1937, as amended Project Based Vouchers which will be provided by HUD to the King County Housing Authority (KCHA) to undertake a project known as Bellwether Prisma Apartments Overlake being proposed by the Bellwether for the purpose of providing housing to low-income households, the total of HUD funding is approximately \$350,400 The overall total cost of the project at 2877 2888 Da Vinci Ave NE, Redmond, WA 98052 is \$168,500,000.

The Bellwether Overlake Apartments Project will construct a single six story apartment building with 328 units of housing for low-income individuals, families with children, and individuals with developmental disabilities. The mixed-use building will consist of a commercial tenant space on the ground floor and a mix of 1-bedroom, 2-bedroom, and 3-bedroom units on the upper floors. Commercial and tenant parking will be provided within the building on Level 1 and on the Parking Mezzanine level. King County Housing Authority has awarded eight project-based vouchers to the Bellwether Housing Prisma project. These vouchers have an annual value of \$350,400 (\$43,800 per unit).

FINDING OF NO SIGNIFICANT IMPACT

The Environmental Review Record (ERR) documents the environmental review determinations for the proposed project described above. King County has determined a Finding of No Significant Impact (FONSI) on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public electronically. The King County ERR can be accessed online at the following website: <https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/funding-opportunities/environmental-review>. Scroll to the bottom of page and open "2025 Environmental Assessments" menu to view ERR for this project.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to King County Community Development Project/Program Manager David Mecklenburg via email at

Dave.Mecklenburg@kingcounty.gov. All comments received by 5:00 PM PDT 6/25/2025 will be considered by HCDD prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

HCDD certifies to HUD that Sunaree Marshall in her capacity as Director - Housing, and Community Development Division, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows King County use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the King County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of King County; (b) King County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: HUD Seattle Office of Public Housing at U.S. Department of Housing and Urban Development, 909 First Ave., Suite 320 Seattle, WA 98104-1000 Seattlepublichousing@hud.gov regarding Project Based Vouchers. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Sunaree Marshall— Director — King County Housing, Homelessness and Community Development Division

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Bellwether-Prisma-Apartments-Overlake

HEROS Number: 900000010458954

Start Date: 03/14/2025

Responsible Entity (RE): KING COUNTY, 401 Fifth Avenue SEATTLE WA, 98104

RE Preparer: David Mecklenburg

State / Local Identifier: WA

Certifying Officer: Sunaree Marshall

Grant Recipient (if different than Responsible Entity): King County Housing Authority

Point of Contact: Kathleen Arledge

Consultant (if applicable): Landau Associates

Point of Contact: Alyssa Johnson

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 2888 Da Vinci Ave NE, Redmond, WA 98052

Additional Location Information:

The site offers 120,678 square feet of gross property located on the north side of NE Shen Street and west of 152nd Avenue NE in the city of Redmond. The site is composed of two parcels, King County parcels 6448950020 (Parcel A) & 6448950030 (Parcel B): "Parcel A" is the larger parcel of the site, encompassing 104,341 square feet of gross property, and "Parcel B" is to the SW of Parcel A, encompassing 16,337 square feet of gross property. Please note there may be an alternate address used in mapping, but it represents the same project site. It is 2877 152nd Ave NE, Redmond, WA 98052.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Bellwether Overlake Apartments Project will construct a single six story apartment building with 328 units of housing for low-income individuals, families with children, and individuals with developmental disabilities. The mixed-use building will consist of a commercial tenant space on the ground floor and a mix of 1-bedroom, 2-bedroom, and 3-bedroom units on the upper floors. Commercial and tenant parking will be provided within the building on Level 1 and on the Parking Mezzanine level. King County Housing Authority has awarded eight project-based vouchers to the Bellwether Housing Prisma project. These vouchers have an annual value of \$350, 400 (\$43,800 per unit).

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The population of the Redmond is projected to increase 53 percent, and employment by 69 percent greater than 2000 levels by 2030, as noted in the "Purpose and Need for East Link Project", Chapter 1 of the Sound Transit East Link Project Final Environmental Impact Statement. The Sound Transit East Link Project extends public transit to serve the population, and the Bellwether Overlake Apartments Project aims to provide housing in a complementary way, to ensure that housing is available near transportation and employment opportunities. In addition, the housing will ensure affordability in the region. The Project will provide 328 units of housing for low-income individuals, families with children, and individuals with developmental disabilities. This community will include set-asides and services specific to people living with physical, intellectual, and developmental disabilities, and much-needed 2- and 3-bedroom units. The Project will also provide additional spaces that the increased

population will also need, such as outdoor spaces, ground floor commercial space, a cafe terrace, a resident amenity courtyard, night markets, a food truck corral and space for hosted cultural activities. The Project will connect residents and neighbors to one another and the region in a complementary way with the extended transit system.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Project site is currently a vacant lot that was previously developed with commercial buildings, and was temporarily used as a staging area for the Sound Transit Light Rail extension. The surrounding area is a highly developed mix of commercial and residential buildings. Affordable housing is in demand in the area, and in the absence of the Project, there would continue to be a shortage of housing to meet the demand. The site would most likely be used for commercial and/or market rate housing would likely occupy the site, creating a further dearth of affordable housing.

Maps, photographs, and other documentation of project location and description:

[Site Photos - Overlake Apartments Property.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
14.871	Public Housing	Project-Based Voucher Program	\$350,400.00

Estimated Total HUD Funded, \$350,400.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$168,500,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No military airports are located within 15,000 feet of the Bellwether Overlake Apartments property, and no civilian airports are located within 2,500 feet of the project location. See attached. NEPAassist website: https://nepassisttool.epa.gov/nepassist/nepamap.aspx . Accessed February 13, 2025.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Bellwether Overlake Apartments Project is located in Washington, which is not a CBRS state.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map No. 53033C0369G, dated August 19, 2020 (attached), shows that the Bellwether Overlake Apartments project is located outside of special flood hazard areas (i.e., 100-year floodplain). Reference: FEMA. Web Page: Flood Map Service Center. Available online at: https://msc.fema.gov/portal/home . Federal Emergency Management Agency. Accessed February 13, 2025.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project location is in attainment status for all criteria pollutants, and in compliance with the Clean Air Act.

particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		See attached for a full explanation and references.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	As of July 22, 2020, Washington State Department of Ecology (Ecology) notified HUD of the following: "Ecology has concluded that it is unnecessary for U.S. Department of Housing and Urban Development (HUD) to continue to send project information in order to receive Ecology's concurrence that the funding phase of the project is consistent with Washington's CZMP. Therefore, we are writing to inform you that HUD no longer needs to require applicants to send Ecology letters seeking our concurrence on projects for which HUD plans to release federal funding." Concurrence from Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by Ecology. References: U.S. Department of Housing and Urban Development, Environmental Guidance website. https://www.hud.gov/states/shared/ working/r10/environment . Accessed February 13, 2025.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Phase I ESAs conducted for the site identified the existence of past waste- producing business at the site as a

		REC, but did not identify any known releases. Phase II investigations were not recommended. Bellwether Housing has drafted a contaminated media management plan (CMMP) for identifying and addressing unanticipated contamination during groundwork (attached). Based on the low risk and lack of evidence of any potential release from previous tenant operations, the project's CMMP is considered sufficient and there will be a geotech engineer present for all ground disturbing activities to look for potential contamination. See attached documentation for a detailed analysis and supporting documentation.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and consultation was conducted with NMFS per the HUD Programmatic. See attached NMFS determination from April 11, 2025. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The City of Redmond project viewer and Google Earth imagery were reviewed to determine if any tanks met the criteria for calculating HUD's acceptable safe distance (ASD) from the Bellwether Overlake Apartments project. A total of 6 tanks were identified. All tanks were located farther away than the calculated ASD. See attachments for the detailed review and calculations.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes new construction, but the land was previously developed and is located in a highly developed area, so no agricultural land could be converted to non-agricultural use. The project is

		in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Insurance Rate Map panel 53033C0369G shows the nearest 0.2-percent annual floodplain in the project vicinity and the project is not located within the floodplain area. The Floodplain panel is attached, as well as an overlay of the project outline on the FEMA NFHL Viewer floodplain map showing that the project is outside of the Federal Flood Risk Management Standard (FFRMS) floodplain. FEMA Flood Map Service Center. https://msc.fema.gov/portal/home . Federal Emergency Management Agency. Accessed May 6, 2025
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is vacant and therefore no historic buildings are present. King County contacted tribes based on use of the Tribal Directory Assessment Tool (TDAT) and King County contacts and awaited responses for at least 30 days. Responses for tribes contacted either did not respond or responded that there were no objections to the project. Correspondence documentation is attached. The Washington State Department of Archaeology and Historic Preservation (DAHP) was contacted as well as the tribes. DAHP issued a concurrence with the recommendation of No cultural resource impacts along with the unanticipated discovery plan (attached) which will be followed during project groundbreaking activities.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A3 Acoustics conducted an environmental noise study for the project, including 72-hour noise measurements. The measured day-night average noise levels reported by A3 ranged between 63.1 A-weighted decibels (dBA) and 67.2 dBA. The

		<p>study is provided as an attachment to this document. The project will follow all mitigation measures recommended in the A3 report. Additional analysis was conducted to comply with HUD requirements. A full explanation of the noise analysis is included with attachments. Calculated noise levels at the building location nearest SR 520 and the light rail station are above the acceptable Day-Night Average Sound Level (DNL) of 65 dB (74 dB). The Sound Transmission Classification (STC) ratings of the building materials that will be incorporated into the building design on all building faces exceed the Sound Transmission Classification Assessment Tool (STraCAT) requirements to reduce noise indoor noise to appropriate levels. The project includes two interior courtyards. Both courtyards open to the south, away from SR 520 with no line of sight between exterior use areas and SR 520 or the light rail, so courtyard noise levels would not be expected to exceed acceptable levels.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The closest wetland is nearly one mile from the project area. Reference: USFWS. Wetlands Mapper. https://www.fws.gov/wetlands/data/mapper.html . Accessed March 13, 2025 and NEPAAssist on May 6, 2025.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The nearest Wild and Scenic River is more than 25 miles from the Bellwether Overlake Apartments property location. Reference: National Wild and Scenic Rivers System. https://www.rivers.gov/map.php . Accessed March 13, 2025.

HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No impacts have been identified. Refer to other sections of the review.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposed Project conforms with the City of Redmond Comprehensive Plan, which includes goal of increased housing for the Overlake Village zone. The Project conforms with the Town Center mixed-use zone, a zone designated for a mix of multifamily residential and commercial use. Zoning documentation is attached.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A Geotechnical evaluation (attached) was completed for the site by PanGeo in February 2024. The investigation found the site to be suitable for the proposed Project and provides recommendations for footing placements, shoring, and other considerations. Recommendations will be followed in the project design and construction plans.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed Project poses no hazards or nuisances. No site safety concerns were identified.	
SOCIOECONOMIC			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Employment and Income Patterns	1	The Project includes commercial space and is expected to have a minor but beneficial impact to the existing employment and income patterns of the surrounding area.	
Demographic Character Changes / Displacement	1	The Project is located in a developed urban residential area and would not displace any current residents and conforms to applicable zoning. The housing will provide affordable housing that will have a small but beneficial impact on residents avoiding displacement.	
Environmental Justice EA Factor	2	The Project would not have any negative effects on the environment and would not have disproportionately high adverse impacts on low-income and/or minority communities.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The proposed Project adds additional residential housing; therefore, there may be a small increase in demand for educational and cultural services and facilities. It is expected that the outdoor and cultural activity spaces will meet the incremental increase in demand from the additional residents as well as provide additional benefit to the wider community.	
Commercial Facilities (Access and Proximity)	1	The site is located close to many commercial facilities and commercial space will be provided as part of the Project. New residents may have a small but positive impact on local commercial businesses.	
Health Care / Social Services (Access and Capacity)	2	Because the proposed Project increases residential population, a demand for healthcare and social services and facilities may be associated with residents. However, healthcare services will not be adversely affected due to the size of the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Project, and it is expected that the incremental increase in demand can be met by the existing capacity.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The site will be provided with onsite garbage pickup. Solid waste services will not be adversely affected. Waste created by construction and by the completed Project will be hauled offsite and disposed at permitted facilities. Because the proposed Project increases residential population, a demand for recycling services and facilities may be associated with residents. However, recycling services will not be adversely affected due to the size of the Project, and it is expected that the incremental increase in demand can be met by the existing capacity.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Access to municipal wastewater/sanitary sewer service will be provided to the proposed Project. Wastewater/sanitary sewer services will not be adversely affected because it is expected that the incremental increase in demand will be met by the existing system capacity.	
Water Supply (Feasibility and Capacity)	2	Access to the City water supply will be provided to the proposed Project. Water supply will not be adversely affected as it is expected that water needs at the site will be met by the existing water supply capacity.	
Public Safety - Police, Fire and Emergency Medical	2	Public safety services, including police, fire, and emergency medical services, will be available to residents. However, public safety services will not be adversely affected due to the size of the Project, and it is expected that the incremental increase in demand can be met by the existing capacity.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed housing Project will be constructed on a previously developed property. The proposed Project includes outdoor spaces and landscaping. No designated recreation areas or parks will be removed as part of the Project. Recreational facilities will not be adversely affected by the Project.	
Transportation and Accessibility (Access and Capacity)	2	Residents utilizing the completed Project may use local roadways and transit. The Project area is built around the expansion of Sound Transit Link Light Rail, adjacent to the Overlake Village Station and with a connection to King County Metro line 245 located 0.5 miles away on 156th Ave NE. Many services, such as grocery stores, parks, and schools, are within walking distance. It is expected that transportation needs at the Project will be met by existing transportation capacities. Due to the limited size of the proposed Project, no adverse impacts to transportation networks or services are anticipated.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The Project is located in a developed area of Redmond designated for multifamily housing and commercial space, and the project site was previously developed. There are no unique natural features in the Project vicinity. The proposed Project will neither discharge nor draw from any groundwater. The project will capture and route a majority of stormwater to an existing storm main located in 152nd Avenue NE, which is conveyed to and treated by the Overlake Village South Detention Vault before ultimately discharging to Lake Washington. Therefore, no adverse effects on these	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		natural features or water resources are anticipated.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The site where the proposed Project will be constructed is a vacant, previously developed property and does not contain habitat associated with species of local importance. Therefore, no adverse impacts to significant vegetation or wildlife are anticipated.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The Project will provide native landscaping that will include species of deciduous trees where there are currently none. Mature trees may help regulate temperature at the site, thereby offsetting potential impacts associated with extreme heat/urban heat island effects. Geotechnical recommendations will be followed to support soil suitability/stability. The Project is located inland and at approximately 340 feet elevation above sea level, which is predicted to rise approximately 2 feet in the region by 2060. Flooding impacts from climate change are addressed in the floodplain impacts section. The Project is not located in an area that is expected to have extreme weather events, droughts, or wildfires that are outside the range of what normal construction can withstand.	
Energy Efficiency	2	The Project will follow Evergreen Sustainable Design Systems (ESDS) building performance design standards.	

Supporting documentation[Bellwether Overlake Apartments - Geotech Report.pdf](#)[Zoning_Backup_OverlakeVillage.pdf](#)

Additional Studies Performed:

A3. 2024. Environmental Noise Study - Bellwether Overlake Apartments. A3 Acoustics. May 10. Adapt. 2023. Phase I Environmental Site Assessment, Overlake Apartments Property, NWC 152nd Avenue NE & NE Shen Street. Redmond, Washington 98052. Adapt Environmental & Geotech. September 28. GeoEngineers 2015. Phase I Environmental Site Assessment. Sound Transit East Link E360 EL344, King County Tax Parcel 2063500100, PS Business Park, Redmond, Washington. Prepared for Sound Transit. May 8. Sound Transit 2011. East Link Project, Final Environmental Impact Statement, Appendix H2: Noise and Vibration Technical Report. July.

Field Inspection [Optional]: Date and
completed by:

Adam E. Escalona

9/12/2023 12:00:00 AM

[Site Photos - Overlake Apartments Property.pdf](#)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

CDC. 2024. National Environmental Public Health Tracking Network. Radon Data. <https://ephtracking.cdc.gov/DataExplorer/?c=31>. Accessed January 30, 2024.

City of Redmond. 2022. Traffic Counts, 2022 Average Weekday Traffic. <https://www.redmond.gov/863/Traffic-Counts>. Ecology. Past Maintenance SIPs. <https://ecology.wa.gov/Regulations-Permits/Plans-policies/State-implementation-plans/Maintenance-SIPs>. Washington State Department of Ecology. Accessed February 13, 2025.

FEMA. Web Page: Flood Map Service Center. Available online at: <https://msc.fema.gov/portal/home>. Federal Emergency Management Agency. Accessed February 13, 2025.

HUD. 2024. Day Night Noise Calculator. <https://www.hudexchange.info/environmental-review/dnl-calculator/>. Accessed March 2, 2025.

HUD. 2009. HUD Noise Guidebook: Chapter 4--Noise Attenuation. US Department of Housing and Urban Development. March. <https://www.hudexchange.info/resource/313/hud-noise-guidebook/>. Accessed March 2, 2025.

King County 2024. Noise Contours for King County International Airport. <https://gis-kingcounty.opendata.arcgis.com/datasets/kingcounty::noise-contours-one-decibel-for-king-county-international-airport-noise-contours-1db-area/>. Accessed March 12, 2025.

Mueller, Josh. 2024. RE: Downtown traffic increase %. Josh Mueller, Senior Transportation Strategist, City of Redmond.

Correspondence with Alyssa Johnson, Landau Associates, Inc. August 1.

National Wild and Scenic Rivers System. <https://www.rivers.gov/map.php>. Accessed March 13, 2025.

NEPAssist website: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>. Accessed February 13, 2025.

U.S. Department of Housing and Urban Development, Environmental

Guidance website.

<https://www.hud.gov/states/shared/working/r10/environment>. Accessed February 13, 2025. USFWS. Wetlands Mapper.

<https://www.fws.gov/wetlands/data/mapper.html>. Accessed March 13, 2025.

List of Permits Obtained:

Site Plan Entitlement

Public Outreach [24 CFR 58.43]:

Notices were distributed to property owners and businesses within 5 blocks of the Project site in January 2024 with information and links to online updates and contact information. Four community outreach events were held: * February 8, 2024 Presentation at Aloft Hotel, located across the street from the Project site. * April 25, 2024 and May 23, 2024 Presentation at The Together Center, a human services connection center located in Redmond. * April 27, 2024 information booth at Overlake Station's 2-Line Grand Opening. * July 12, 2024 information booth at Hopelink Community Fair at Hopelink's Redmond Center.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed Project as evaluated does not cause any adverse environmental impacts with the proposed mitigation, and will not result in a significant detrimental impact on the quality of the environment.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The site was chosen based on the ability to meet the needs of the Project (appropriate size and location). The chosen Project site met the needs and was offered at significantly below market rate; therefore, alternatives were not considered. However, an early design considered a below grade structured garage and due to concerns with the cost, water table, and proximity to the adjacent storm infiltration vault, the design was adjusted to have a slab on the grade surface parking garage.

No Action Alternative [24 CFR 58.40(e)]

In the case of a no-build alternative, the site would remain vacant and would likely be developed with a commercial business or privately owned residential property that would not fulfill the need for low-income stable housing in the community.

Summary of Findings and Conclusions:

The project will add affordable housing to the community as well as space for educational, cultural, and recreational opportunities. The project will follow geotechnical recommendations, STC ratings recommended in the A3 Noise Study, and stormwater and design plans as noted in the Stormwater Drainage Report. The project also has an Unanticipated Discovery Protocol in place to ensure that cultural resources are identified and protected during groundbreaking activities, and a Contaminated Media Management Plan to identify contaminated media if present and handle appropriately.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	Stormwater and design plans will be followed as noted in the Stormwater Drainage Report.	N/A	Stormwater and design plans will be followed as noted in the Stormwater Drainage Report.	
Contamination and Toxic Substances	Phase I ESAs conducted for the site identified the existence of past waste-producing business at the site as a REC, but did not identify any known releases. No releases were identified during demolition or construction conducted by Sound Transit on the site. Phase II investigations were not recommended due to the absence of	N/A	A contaminated media management plan is in place to ensure that any encounters with contaminated media will be handled appropriately.	

	any identified release or location of potential concern. Bellwether Housing has composed a contaminated media management plan (CMMP) for identifying and addressing unanticipated contamination during groundwork (attached). Based on the low risk and lack of evidence of any potential release from previous tenant operations, the project's CMMP is considered sufficiently protective.			
Noise Abatement and Control	Noise study completed by A3 Acoustics (attached) using HUD's Noise Assessment Guidelines (attached) specifies minimum STC of building materials needed to achieve acoustic goals. A3 specifications were validated using STraCAT, as described in the attached full analysis. These include: additional exterior insulation as well as thicker glass windows with additional airspace and glazing.	N/A	A noise study by A3 Acoustics recommends a minimum Sound Transmission Class (STC) rating for walls, windows and doors of 39 for all elevations facing Overlake Station and State Route (SR) 520 and a minimum STC rating of 33 for other elevations (excluding interior-facing elevations which have no line of site to SR 520 or the light rail). The recommendations	

			will be incorporated into the building design on all building faces.. These recommended ratings exceed the Sound Transmission Classification Assessment Tool (STraCAT) requirements to keep levels below appropriate Day Night Average Sound Level (DNL) limits.	
--	--	--	--	--

Project Mitigation Plan

Mitigation plans will be incorporated into project design plans, contracts, agreements, and permits whenever relevant. Mindy Black, Senior Housing Developer with Bellwether Housing, will be responsible for ensuring that all mitigation measures and plans are followed.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

No military airports are located within 15,000 feet of the Bellwether Overlake Apartments property, and no civilian airports are located within 2,500 feet of the project location. See attached. NEPAAssist website: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>. Accessed February 13, 2025.

Supporting documentation

[Airports_Backup.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

The Bellwether Overlake Apartments Project is located in Washington, which is not a CBRS state.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Flood panel.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National

Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

FEMA Map No. 53033C0369G, dated August 19, 2020 (attached), shows that the Bellwether Overlake Apartments project is located outside of special flood hazard areas (i.e., 100-year floodplain). Reference: FEMA. Web Page: Flood Map Service Center. Available online at: <https://msc.fema.gov/portal/home>. Federal Emergency Management Agency. Accessed February 13, 2025.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

☒ Yes

☐ No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

☒ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project location is in attainment status for all criteria pollutants, and in compliance with the Clean Air Act. See attached for a full explanation and references.

Supporting documentation

[Air-Quality-Attachments.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

☒ Yes

☐ No

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

☐ Yes

☒ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

As of July 22, 2020, Washington State Department of Ecology (Ecology) notified HUD of the following: "Ecology has concluded that it is unnecessary for U.S. Department of Housing and Urban Development (HUD) to continue to send project information in order to receive Ecology's concurrence that the funding phase of the project is consistent with Washington's CZMP. Therefore, we are writing to inform you that HUD no longer needs to require applicants to send Ecology letters seeking our concurrence on projects for which HUD plans to

release federal funding." Concurrence from Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by Ecology. References: U.S. Department of Housing and Urban Development, Environmental Guidance website. <https://www.hud.gov/states/shared/working/r10/environment>. Accessed February 13, 2025.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

- ☒ ASTM Phase I ESA
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☐ ASTM Vapor Encroachment Screening.
- ☐ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

✓ Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the

methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

✓ Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section.
Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

- ✓ A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.98

Provide the documentation* used to derive this value:

Review of the Centers for Disease Control and Prevention's (CDC's) publicly available county radon data shows that in King County, state-reported pre-mitigation radon levels average 0.98 picocuries per liter (pCi/L), well below the EPA's recommended limit of 4.0 pCi/L. See attached summary for full analysis.

File Upload:

[Radon Data_King County.pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

8. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results

demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated.
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls.**

Phase I ESAs conducted for the site identified the existence of past waste-producing business at the site as a REC, but did not identify any known releases. No releases were identified during demolition or construction conducted by Sound Transit on the site. Phase II investigations were not recommended due to the absence of any identified release or location of potential concern. Bellwether Housing has composed a contaminated media management plan (CMMP) for identifying and addressing unanticipated contamination during groundwork (attached). Based on the low risk and lack of evidence of any potential release from previous tenant operations, the project's CMMP is considered sufficiently protective.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

✓ Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Phase I ESAs conducted for the site identified the existence of past waste-producing business at the site as a REC, but did not identify any known releases. Phase II investigations were not recommended. Bellwether Housing has drafted a contaminated media management plan (CMMP) for identifying and addressing unanticipated contamination during groundwork (attached). Based on the low risk and lack of evidence of any potential release from previous tenant operations, the project's CMMP is considered sufficient and there will be a geotech engineer present for all ground disturbing activities to look for potential contamination. See attached documentation for a detailed analysis and supporting documentation.

Supporting documentation

[CDC-RadonMap-2025.jpg](#)

[Correspondence-BellwetherOverlake-Toxics-Phase1.pdf](#)

[Radon Data_King County\(1\).pdf](#)

[WA25-22543-ENV CMMP - Overlake Apartments Project \(05-2-25\).pdf](#)

[Overlake Apartments Property- Phase I \(05-23-25\).pdf](#)

[150508_ST_GeoEngineers_Phase_I_ESA.pdf](#)

[Summary of Toxics Review.pdf](#)

Are formal compliance steps or mitigation required?

Bellwether-Prisma-
Apartments-Overlake

Redmond, WA

900000010458954

✓ Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section.

Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

Stormwater and design plans will be followed as noted in the Stormwater Drainage Report.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and consultation was conducted with NMFS per the HUD Programmatic. See attached NMFS determination from April 11, 2025. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[NMFS Concurrence \(WCRO-2020-00512-8825\) 4-11-25.msg](#)

[CCR_CONSTRUCTIONPLANSET_2025_01_27.pdf](#)

[Bellwether Overlake Apartments- NEPA Drainage Memo.pdf](#)

[Bellwether Overlake Apartments - Stormwater Management Plan.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

✓ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

✓ Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The City of Redmond project viewer and Google Earth imagery were reviewed to determine if any tanks met the criteria for calculating HUD's acceptable safe distance (ASD) from the Bellwether Overlake Apartments project. A total of 6 tanks were identified. All tanks were located farther away than the calculated ASD. See attachments for the detailed review and calculations.

Supporting documentation

[Explosives Backup.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project includes new construction, but the land was previously developed and is located in a highly developed area, so no agricultural land could be converted to non-agricultural use. Past property use is summarized in the Phase I ESA attached to the Toxics section of this review.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The project includes new construction, but the land was previously developed and is located in a highly developed area, so no agricultural land could be converted to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Farmland 2025-05-05.jpg](#)

Are formal compliance steps or mitigation required?

Bellwether-Prisma-
Apartments-Overlake

Redmond, WA

900000010458954

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland protection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or

similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

FEMA Flood Insurance Rate Map panel 53033C0369G shows the nearest 0.2-percent annual floodplain in the project vicinity and the project is not located within the floodplain area. The Floodplain panel is attached, as well as an overlay of the project outline on the FEMA NFHL Viewer floodplain map showing that the project is outside of the Federal Flood Risk Management Standard (FFRMS) floodplain. FEMA Flood Map Service Center. <https://msc.fema.gov/portal/home>. Federal Emergency Management Agency. Accessed May 6, 2025

Supporting documentation

[Flood Backup.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Angel Robertiello, Puyallup Tribe of Indians	Completed
✓ Jaison Elkins, Muckleshoot Indian Tribe	Completed
✓ Kerry Lyste, THPO, Stillaguamish	Completed
✓ Nancy Sackman, Duwamish Tribe	Completed
✓ Robert Brunoe, THPO, Confederated Warm Springs OR	Completed
✓ Robert de los Angeles, Snoqualmie Tribe	Completed
✓ Rose Ferri, Yakama Nation	Completed
✓ Stephanie Trudel, THPO, Suquamish Tribe	Completed
✓ Teri Gobin, Chair, Tulalip Tribes	Completed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

The Washington State Department of Archaeology and Historic Preservation (DAHP) was contacted as well as the tribes listed above. Tribes were contacted based on Tribal Directory Assessment Tool (TDAT) and given at least 30 days to respond.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

The APE is defined as the project outline. Map of APE is included in DAHP correspondence; see page 3 of the EZ form attached to Commerce's letter to the DAHP.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included

in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	---------------------	--------------------------

Additional Notes:

The site is vacant and therefore no historic properties are present. DAHP issued a concurrence with the recommendation of No cultural resource impacts with stipulation for an unanticipated find plan. Responses from tribes were limited and indicated no issue with the project.

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

The property is vacant and therefore no historic buildings are present. King County contacted tribes based on use of the Tribal Directory Assessment Tool (TDAT) and King County contacts and awaited responses for at least 30 days. Responses for tribes contacted either did not respond or responded that there were no objections to the project. Correspondence documentation is attached. The Washington State Department of Archaeology and Historic Preservation (DAHP) was contacted as well as the tribes. DAHP issued a concurrence with the recommendation of No cultural resource impacts along with the unanticipated discovery plan (attached) which will be followed during project groundbreaking activities.

Supporting documentation

[Puyallup comments on Bellwether Prisma Housing Project.msg](#)
[Muckleshoot comments on Bellwether Prisma Housing Project.msg](#)
[KCHA-Prisma Duwamish 3-26-25.pdf](#)
[DAHP Concurrence 3-13-25.pdf](#)
[Bellwether Unanticipated Discovery Plan 3-25.docx](#)
[Bellwether DAHP submission 3-13-25.pdf](#)
[Warm Springs comments on Bellwether Prisma Housing Project.msg](#)
[Duwamish comments 20250326 Redmond KCHA 3-26-25.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- ☒ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. Complete the Preliminary Screening to identify potential noise generators in the

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

- ✓ No

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

✓ Mitigation as follows will be implemented:

Noise study completed by A3 Acoustics (attached) using HUD's Noise Assessment Guidelines (attached) specifies minimum STC of building materials needed to achieve acoustic goals. A3 specifications were validated using STraCAT, as described in the attached full analysis. These include: additional exterior insulation as well as thicker glass windows with additional airspace and glazing.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A3 Acoustics conducted an environmental noise study for the project, including 72-hour noise measurements. The measured day-night average noise levels reported by A3 ranged between 63.1 A-weighted decibels (dBA) and 67.2 dBA. The study is provided as an attachment to this document. The project will follow all mitigation measures recommended in the A3 report. Additional analysis was conducted to comply with HUD requirements. A full explanation of the noise analysis is included with attachments. Calculated noise levels at the building location nearest SR 520 and the light rail station are above the acceptable Day-Night Average Sound Level (DNL) of 65 dB (74 dB). The Sound Transmission Classification (STC) ratings of the building materials that will be incorporated into the building design on all building faces exceed the Sound Transmission Classification Assessment Tool (STraCAT) requirements to reduce noise indoor noise to appropriate levels. The project includes two interior courtyards. Both courtyards open to the south, away from SR 520 with no line of sight between exterior use areas and SR 520 or the light rail, so courtyard noise levels would not be expected to exceed acceptable levels.

Supporting documentation

[NoiseReview_SummaryandBackup.pdf](#)

[24-0510 Bellwether Overlake Apmts - Environmental Noise Study.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[SSA_Backup_Bellwether_Overlake.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The closest wetland is nearly one mile from the project area. Reference:
USFWS. Wetlands Mapper. <https://www.fws.gov/wetlands/data/mapper.html>.
Accessed March 13, 2025 and NEPAssist on May 6, 2025.

Supporting documentation

[NEPA Wetlands 5-6-25.jpg](#)

[Wetlands-Backup_Bellwether-Overlake.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The nearest Wild and Scenic River is more than 25 miles from the Bellwether Overlake Apartments property location. Reference: National Wild and Scenic Rivers System. <https://www.rivers.gov/map.php>. Accessed March 13, 2025.

Supporting documentation

[Wild and Scenic Rivers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No impacts have been identified. Refer to other sections of the review.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Bellwether-Prisma-Apartments-Overlake

HEROS Number: 900000010458954

Start Date: 03/14/2025

Project Location: 2888 Da Vinci Ave NE, Redmond, WA 98052

Additional Location Information:

The site offers 120,678 square feet of gross property located on the north side of NE Shen Street and west of 152nd Avenue NE in the city of Redmond. The site is composed of two parcels, King County parcels 6448950020 (Parcel A) & 6448950030 (Parcel B): "Parcel A" is the larger parcel of the site, encompassing 104,341 square feet of gross property, and "Parcel B" is to the SW of Parcel A, encompassing 16,337 square feet of gross property. Please note there may be an alternate address used in mapping, but it represents the same project site. It is 2877 152nd Ave NE, Redmond, WA 98052.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Bellwether Overlake Apartments Project will construct a single six story apartment building with 328 units of housing for low-income individuals, families with children, and individuals with developmental disabilities. The mixed-use building will consist of a commercial tenant space on the ground floor and a mix of 1-bedroom, 2-bedroom, and 3-bedroom units on the upper floors. Commercial and tenant parking will be provided within the building on Level 1 and on the Parking Mezzanine level. King County Housing Authority has awarded eight project-based vouchers to the Bellwether Housing Prisma project. These vouchers have an annual value of \$350, 400 (\$43,800 per unit).

Funding Information

Grant Number	HUD Program	Program Name	
14.871	Public Housing	Project-Based Voucher Program	\$350,400.00

Estimated Total HUD Funded Amount: \$350,400.00

Bellwether-Prisma-
Apartments-Overlake

Redmond, WA

900000010458954

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$168,500,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	Stormwater and design plans will be followed as noted in the Stormwater Drainage Report.
Contamination and Toxic Substances	Phase I ESAs conducted for the site identified the existence of past waste-producing business at the site as a REC, but did not identify any known releases. No releases were identified during demolition or construction conducted by Sound Transit on the site. Phase II investigations were not recommended due to the absence of any identified release or location of potential concern. Bellwether Housing has composed a contaminated media management plan (CMMP) for identifying and addressing unanticipated contamination during groundwork (attached). Based on the low risk and lack of evidence of any potential release from previous tenant operations, the project's CMMP is considered sufficiently protective.
Noise Abatement and Control	Noise study completed by A3 Acoustics (attached) using HUD's Noise Assessment Guidelines (attached) specifies minimum STC of building materials needed to achieve acoustic goals. A3 specifications were validated using STraCAT, as described in the attached full analysis. These include: additional exterior insulation as well as thicker glass windows with additional airspace and glazing.
Permits, reviews, and approvals	Site Plan Entitlement

Project Mitigation Plan

Mitigation plans will be incorporated into project design plans, contracts, agreements, and permits whenever relevant. Mindy Black, Senior Housing Developer with Bellwether Housing, will be responsible for ensuring that all mitigation measures and plans are followed.

Determination:

06/06/2025 13:54

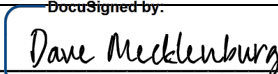
Page 2 of 3

Bellwether-Prisma-
Apartments-Overlake


Redmond, WA

900000010458954

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  **Date:** 6/10/2025
DocuSigned by: 4DDED7D0570E478...

Name / Title/ Organization: David Mecklenburg / KING COUNTY

Certifying Officer Signature:  **Date:** 6/10/2025
DocuSigned by: 1DDCEA0A790B439...

Name/ Title: Kristin Pula / Chief of Capital Programs

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).