



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chris Ackerman, JPC Architects

LOCATION OF PROPOSAL: 114th Avenue SE and SE 15th Street

DESCRIPTION OF PROPOSAL: Driving 19 new pin piles under and within the existing bridge structure at the Bellefield Office Park to repair and support of the bridged private roadway that connects to 112th Avenue SE. Repairs also include replacing support beams, pile caps, and repaving. All work is within the existing roadway and does not expand the road.

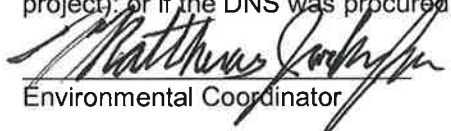
FILE NUMBERS: 16-122368-WG

PLANNER: Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/9/2016**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

5/26/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

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



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: 3-Way Bridge Repair

Proposal Address: 114th Avenue SE and SE 15th St.

Proposal Description: Application for Land Use Approval of a Shoreline Substantial Development Permit for repair to a bridge structure at a 3-way intersection of 114th Avenue SE and SE 15th Street that serves the Bellefield Office Park. The project includes installation of new pin piles and concrete grade beams to support the bridge and repaving. All work is within and under the existing private roadway which is within and near wetlands and buffers adjacent to Mercer Slough.

File Number: 16-122368-WG

Applicant: Chris Ackerman, JPC Architects

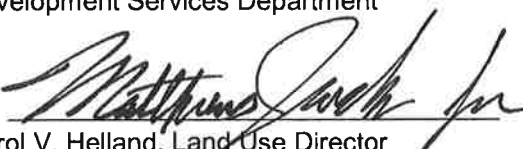
Decisions Included: Shoreline Substantial Development Permit
(Process II. 20.30R)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: January 15, 2016
Notice of Application Date: February 25, 2016
Decision Publication Date: May 26, 2016
SEPA Appeal Deadline: June 9, 2016
Shoreline Permit Appeal Deadline: June 16, 2016 (21-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board). Appeal of the SEPA Determination must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision

CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 4-5
III.	Consistency with Land Use Code Requirements.....	Pg 5
IV.	Public Notice & Comment.....	Pg 5-6
V.	Summary of Technical Review.....	Pg 6
VI.	State Environmental Policy Act (SEPA).....	Pg 6-7
VII.	Changes to Proposal Due to Staff Review.....	Pg 7
VIII.	Decision Criteria.....	Pg 7
IX.	Conclusion and Decision.....	Pg 7-8
X.	Conditions of Approval.....	Pg 8-9

Attachments

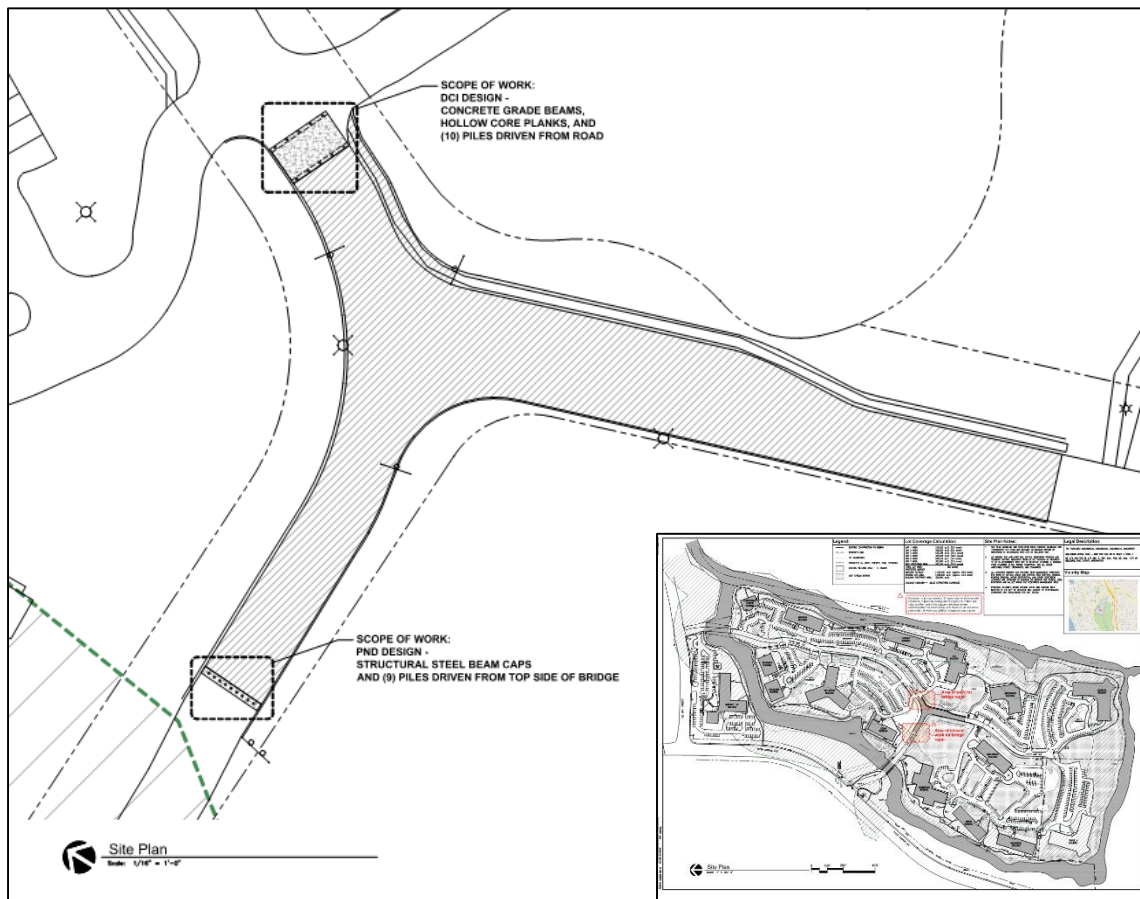
1. Site Plan – Enclosed
2. SEPA Checklist – Enclosed
3. Structure plans, permit forms and documents – In File

I. Proposal Description

The proposal is to conduct repairs to an existing bridge which has settled and separated from adjacent roadways. To repair the bridge, new steel pin piles are proposed to be driven to support areas of the bridge along with placement of new beams and caps. The proposed work is at two of the three bridge connections where a total of 19 piles are proposed to be driven. The work proposed is entirely within and under the existing roadway and does not result in an expansion of the road. All work is within or near wetlands and buffers adjacent to Mercer Slough, which are found throughout the Bellefield Office Park.

This proposed work is exempt from a Critical Areas Land Use Permit as this is repair of a bridge and private road that does not expand the area of permanent disturbance within wetlands or buffers per Land Use Code 20.25H.055. The work is within the jurisdiction of the Shoreline Management Act and requires approval of a Shoreline Substantial Development Permit as this work is not normal repair and the cost of the new piles exceeds the exempted amount of improvement cost in the City's shoreline regulations in LUC 20.25E.050. See Figure 1 below for proposed work locations and scope.

Figure 1



II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located internally to the Bellefield Office Park which is surrounded by Mercer Slough. The work area is a three-way intersection of 114th Avenue SE and SE 15th Street which connects to the public right-of-way at 112th Avenue SE. See Figure 2 for existing site condition.

Figure 2



B. Zoning

The project area and adjacent properties are zoned O, Office.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of O, Office and the surrounding area is developed with a mix of office uses established in the 1970s. The City of Bellevue, in cooperation with King County, operates the Bellevue District Court in an office building north of the subject work area. Properties zoned for residential use are in vicinity of the site, across 112th Avenue SE to the west.

D. Critical Areas On-Site and Regulations

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water

purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The dimensional requirements found in LUC 20.20.010 do not apply to this project as no new structures are proposed to be constructed. No expansion of impervious surface is proposed and all work is within the existing roadway.

B. Shoreline Overlay District LUC 20.25E:

The City of Bellevue Land Use Code LUC 20.25E.080 (B), (G), and (R) establish performance standards and procedures that apply to projects in the Shoreline Overlay District. Since all work is repair of an existing structure, is within the existing roadway, and does not result in expansion, removal of vegetation, or disturbance to shoreline buffer or critical area, the project complies with the requirements of LUC 20.25E. The applicant must obtain all necessary permit approvals from State and Federal agencies for this work to commence. **See Section X for a related condition of approval.**

IV. Public Notice and Comment

Application Date:

January 15, 2016

Public Notice (500 feet):

February 25, 2016

Minimum Comment Period:

March 28, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on January 15, 2016. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The proposed work is within the roadway and work will be conducted from the roadway to drive the piles. No dredging is proposed and any erosion would be temporary and mitigated by required best management practices for erosion control in conformance with the City's Clearing and Grading Code BCC 23.76. No new impervious surfaces are proposed. No surface water withdrawals or diversions are proposed.

B. Animals

Chinook salmon and Steelhead trout are present in the Mercer Slough and migrate between Lake Washington and the slough. The project is not located in Mercer Slough.

C. Plants

As work is within the roadway. Any areas of temporary disturbance will be restored but none are expected. **See Section X for a related condition of approval.**

D. Noise

The project is adjacent to primarily commercial properties but is near some residential properties whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

No changes were proposed by staff. During project review the applicant determined that additional piles were needed to repair the bridge at another access point and additional piles were added near the entry to the site from 112th Avenue SE.

VIII. Decision Criteria

LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;**

The applicant has demonstrated that the proposal is in conformance with required performance standards in the Land Use Code for work within the Shoreline Overlay District.

- 2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**

As discussed in this staff report, the proposal complies with all applicable decision criteria.

- 3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.**

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program including policies SH-15 to discourage placement of fill and dredging in the shoreline area, SH-19 to maintain water flow through Mercer Slough, and SH-38 which discourages expansion of existing commercial areas beyond existing boundaries.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including SEPA, Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposed repair of the three-way bridge at the Bellefield Office Park to drive piles, install

beams, and caps, repave, and associated repairs. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	Mark Dewey, 425-452-6179
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit and one is required to be approved for the work to be carried out. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30R.155

Reviewer: Reilly Pittman, Development Services Department

- 2. State and Federal Permits:** Copies of the required permits from the State shall be submitted prior to building permit issuance.

Authority: Land Use Code 20.30R.155

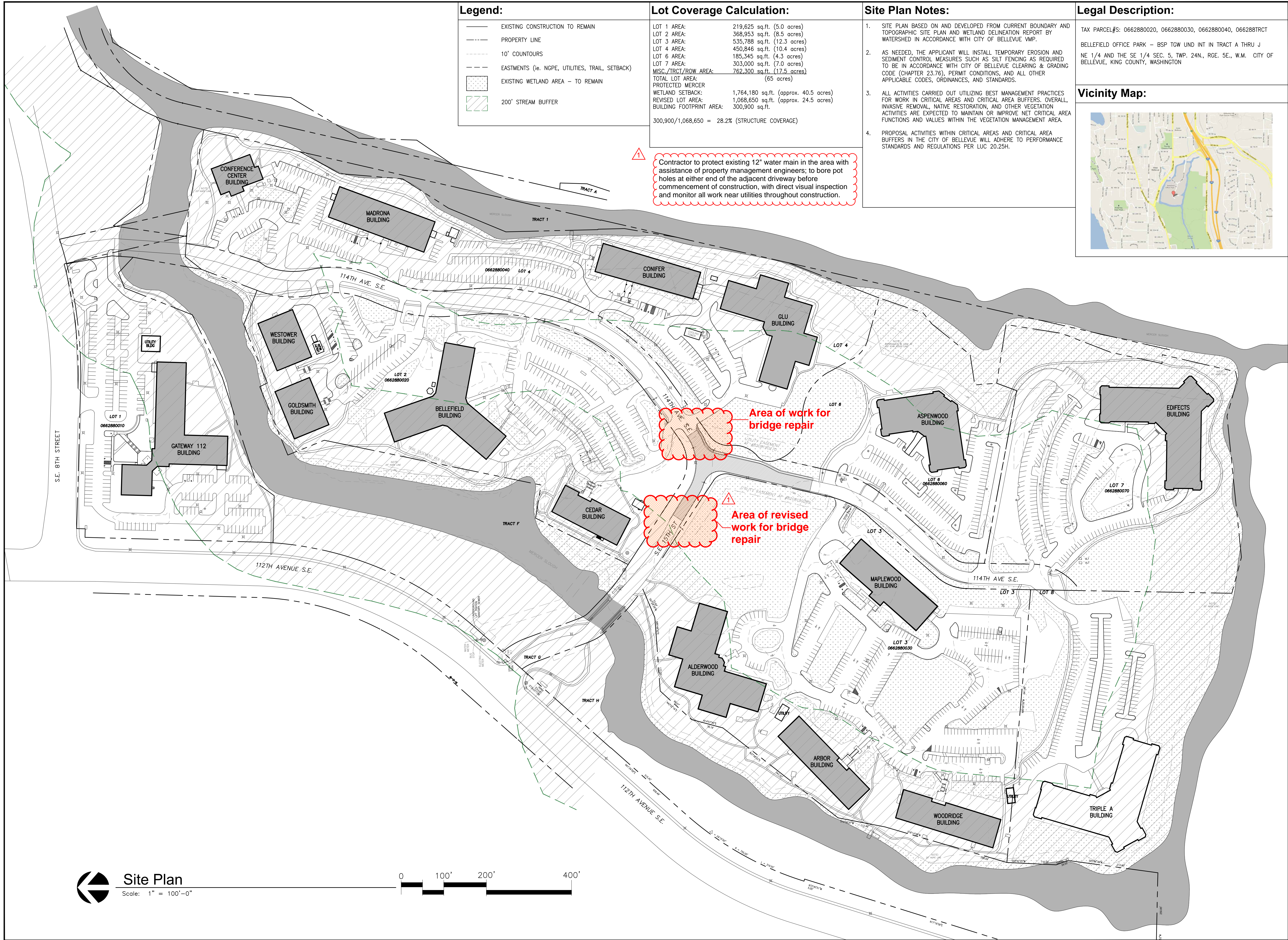
Reviewer: Reilly Pittman, Development Services Department

- 3. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

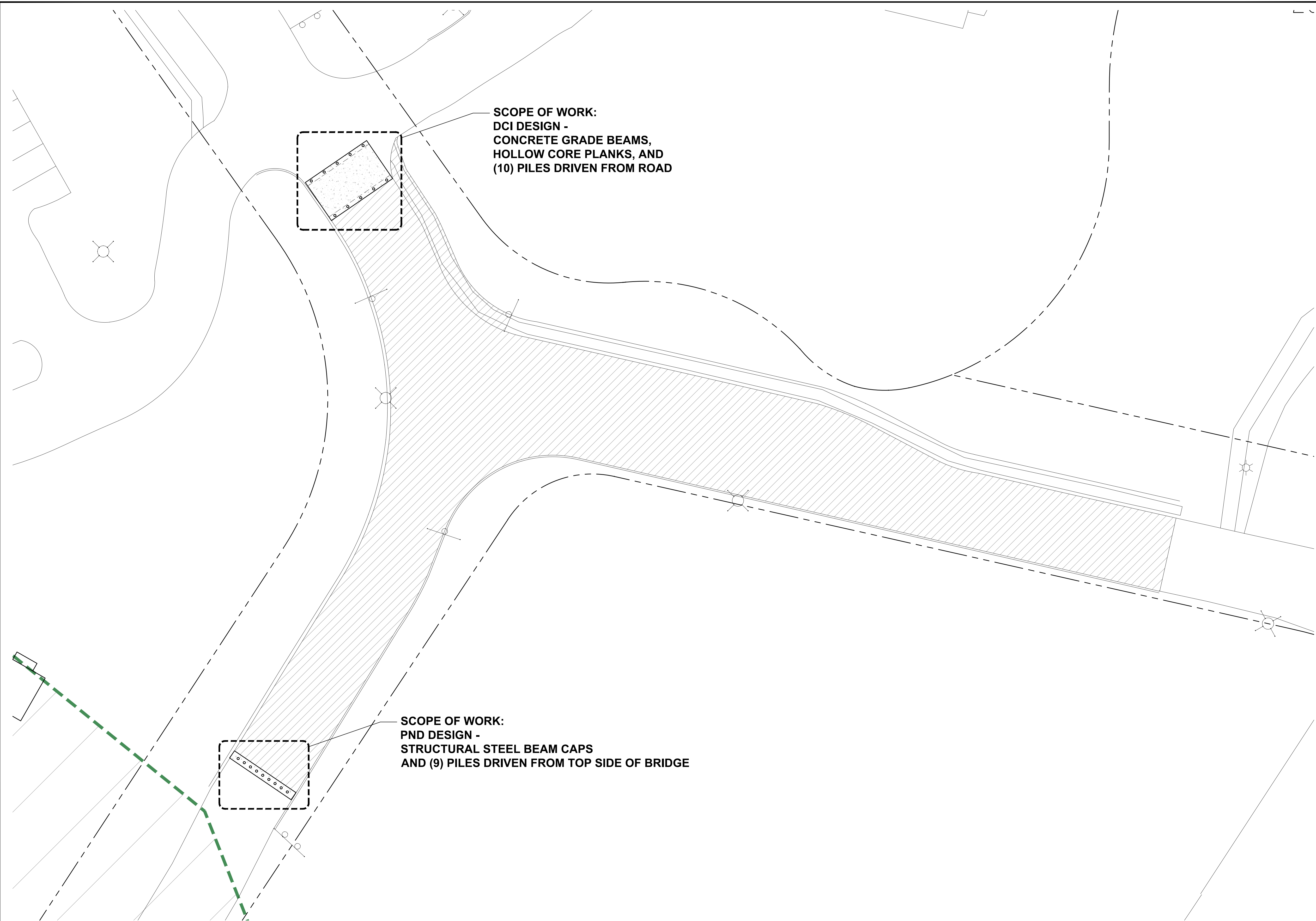
Reviewer: Reilly Pittman, Development Services Department

Author: CHRIS ADERMAN
Date/Time: 1/7/2016 10:04 AM
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PLOT: JPC SITE PLAN
XREF: ATE.dwg



Author: CHRIS ADERMAN
Date/Time: 5/17/2016 12:31 PM
Dwg/Lt: 201515-0026.DWG
PLOT: JPC SITE PLAN
Title: JPC SITE PLAN
Xref: ATE.dwg

1"=100'



SCOPE OF WORK:
DCI DESIGN -
CONCRETE GRADE BEAMS,
HOLLOW CORE PLANKS, AND
(10) PILES DRIVEN FROM ROAD

SCOPE OF WORK:
PND DESIGN -
STRUCTURAL STEEL BEAM CAPS
AND (9) PILES DRIVEN FROM TOP SIDE OF BRIDGE



Site Plan

Scale: 1/16" = 1'-0"

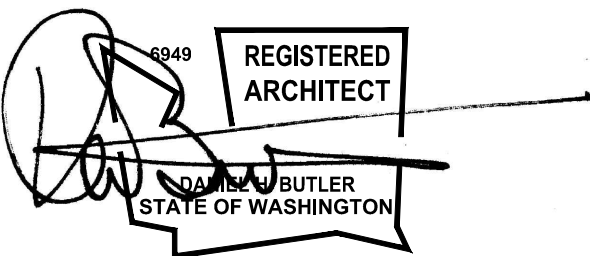
JPC ARCHITECTS

909 112th Avenue NE Suite 206
Bellevue, WA 98004

TALON
PORTFOLIO SERVICES

Bellefield Office Park
Site Upgrades
1309 114th Ave SE
Bellevue, WA 98004

DESIGN	JPC
DRAWN	CA
CHECKED	DB
NO.	15-0026



3.14.2016 Permit Submittal

JURISDICTION STAMP

ENLARGED SITE
PLAN

A-2.0

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ENVIRONMENTAL CHECKLIST

10/9/2009

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

INTRODUCTION**Purpose of the Checklist:**

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

Instructions for Applicants:

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

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

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

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

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

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

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
4/11/2013	
<p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).</p>	
BACKGROUND INFORMATION	
<p>Property Owner: Regency Bellefield Holdings</p> <p>Proponent: Charlie Foushee, Talon Private Capital, LLC, 720 Olive Way Suite 1020 Seattle, WA 98101</p> <p>Contact Person: Chris Ackerman, JPC Architects (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: 909 112th Ave NE Suite 206 Bellevue, WA 98004</p> <p>Phone: 425-641-9200 x303</p>	
<p>Proposal Title: Bellefield Office Park - 3-way Bridge Ramp Repair</p> <p>Proposal Location: Tract A - Road. Parcel No.: 0662870105 (114th Ave SE & SE 15th Street) (Street address and nearest cross street or intersection) Provide a legal description if available.</p> <p>Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <ol style="list-style-type: none"> General description: Repair to 3-way bridge ramp approach on north and west ends. Repair involves driving new pin piles at both approaches in order allow unimpeded access to the 3-way bridge. The existing on-grade asphalt approaches have settled significantly, while the 3-way bridge (constructed on piles) has not. Thus, in order to ensure safe access to the bridge deck, the north and west approaches will be temporarily removed and replaced with pin-pile supported concrete and steel decks. Acreage of site: 10.35 acres Number of dwelling units/buildings to be demolished: None Number of dwelling units/buildings to be constructed: None Square footage of buildings to be demolished: None Square footage of buildings to be constructed: None Quantity of earth movement (in cubic yards): 0 cy cut / 0 cy fill Proposed land use: Current land use is Office (O). No change in land use is proposed. Design features, including building height, number of stories and proposed exterior materials: Provide new pin piles, concrete grade beams, concrete plank deck from bridge elevation down to a more stable grade elevation at the asphalt drive (at both the north and west approaches). Other 	

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

Anticipated construction activities would be to start immediately upon permit approval and notice to proceed.

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

None planned

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

Talon Bellefield Office Park Property - Wetland Delineation Study, prepared by The Watershed Company (TWC) (9/4/2012), Vegetation Management Plan (TWC, 2013), FEMA Habitat Assessment (TWC, December 2015, including April 2016 Addendum), SEPA checklist.

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

Additional projects are under current City permit review for other areas of the Bellefield Office Park. However, no other applications are pending for government approvals or other proposals directly affecting the subject parcel (0662870105).

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Shoreline Substantial Development Permit

City of Bellevue Building Permit

Washington Department of Fish and Wildlife – Hydraulic Project Approval

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☒ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

The site is essentially flat. <3%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Geotechnical report indicates the presence of granular fill overlying peat and soft organic soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
On-site soils have shown a propensity to settle and subside.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No anticipated cut and fill is proposed for this project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Any erosion impacts will be short-term and the measures described below would help minimize erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No change in impervious surfaces will take place.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing as required to be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Emissions from vehicle trips and construction equipment would occur for a short period of time during site construction. After project completion, emissions to the air would return to the level currently occurring as part of the office park operations.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site sources of emissions or odor would affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Vehicles and construction equipment would be kept in good working order.

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. Upwards of 28 wetlands are located near the project site. Additionally, the site is adjacent to the Mercer Slough.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

The bridge is in/near a wetland adjacent to the Mercer Slough. A site plan is attached.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredging is proposed in surface water or wetlands.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

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

The project area is outside of the mapped floodplain based on the Federal Emergency Management Agency's (FEMA) revised 1995 Flood Insurance Rate Map (FIRM); however, the present elevations in the proposed work area are at or below the Base Flood Elevation (BFE) of 20.3 feet NAVD 88.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharge of waste materials to surface waters.

b. Ground

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

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change in on-site runoff patterns or drainage facilities is proposed.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

4. Plants

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

☒ deciduous tree: alder, maple aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass ✓

☐ pasture

☐ crop or grain

☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

The site contains an extensive list of plant species. For details regarding the vegetation found in the subject area, please see the Bellefield Office Park Vegetation Management Plan prepared by The Watershed Company (March 2013).

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

It is not anticipated that any vegetation will be removed or altered under this proposal. If temporary impacts occur, all areas of disturbance will be restored.

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

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Temporary impacts would require the planting of new native species.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds other:

☐ Mammals: deer, bear, elk, beaver, other:

☒ Fish: bass, salmon, trout, herring, shellfish, other:

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

Adult and juvenile chinook salmon and steelhead trout are present in the adjacent slough.

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

Adult and juvenile salmon migrate up and downstream through the Mercer Slough from Lake Washington.

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

The proposal will have no change to the existing wildlife.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

There is no proposed change in the existing forms of energy currently used for the office park.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No changes to energy features are proposed.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Typical hazards related to heavy equipment fuels and fires are associated with construction of the proposed project. After project completion, hazards would consist of those related to the normal operation of the office park.

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

Emergency services are not anticipated at the site.

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

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

- b. Noise

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

Typical noise associated with adjacent traffic exists in the project area.

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

Noise associated with the project construction would be restricted to use of construction equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the completed project, other than that associated with typical operation of the office park.

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. Land and Shoreline Use

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

The current use of the site is an office park. The office park is situated between the preserved natural areas of the Mercer Slough Nature Park and the City of Bellevue's urban core.

There are other office buildings in an adjacent office park.

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

No. The site was built within the historic extent of Lake Washington and Mercer Slough.

- c. Describe any structures on the site.

The project site includes multiple one or two story office buildings.

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

No structures will be demolished.

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

The current zoning classification is O (office).

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

The current comprehensive plan designation is O (office).

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

Mercer Slough is regulated as a shoreline. However, the current Bellevue shoreline regulations do not include environment designations for any shorelines.

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

The on-site wetlands and the Mercer Slough have been classified as "environmentally sensitive" areas.

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

There is no change to the number of people who work in the project area.

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

No people would be displaced as a result of this project.

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

No measures are necessary.

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

This project does not affect existing land use.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
No measures are necessary.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No new above ground structures are proposed.
- b. What views in the immediate vicinity would be altered or obstructed?
Views will not be affected by the proposed project.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
No measures are necessary.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light or glare will not be produced by the finished project.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light or glare impacts, if any:
No reduction measures are necessary.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Mercer Slough Nature Park is located just southeast of the project site and offers nature walking, wildlife viewing, and kayaking.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No such measures are necessary.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No such places or objects are known to be on or next to the site.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No such landmarks or evidence is known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:
Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The property takes access from SE 8th Street and 112th Ave SE. Site access would not be changed.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest King County Metro transit stop is located at the corner of 112th Ave SE and SE 15th Street.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No parking spaces will be eliminated or added under the proposal.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The proposal would not require any new roads or streets. The project does, however, include improvements to the 3-way bridge at the intersection of SE 15th Street and 114th Avenue NE (both are private roadways in the project area).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Water, rail, or air transportation would not be utilized by the completed project.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Traffic generation would not change as a result of the proposal project.
- g. Proposed measures to reduce or control transportation impacts, if any:
No such measures are necessary.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increase in public service needs would result from this project.

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

No such measures are necessary.

16. Utilities

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

electricity, natural gas, water, refuse service, telephone, sanitary sewer

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities, beyond those available at the office park, are proposed as part of the project.

Signature

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

Signature.....

Date Submitted.....1/7/2016

Vicinity Map from Google Maps (top) and iMAP (bottom)

