



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 06-136451-LD

Project Name/Address: The Bravern Phase II 06-136451-LD

Planner: Patti Wilma

Phone Number: 425-452-2725

Minimum Comment Period Ends: January 18, 2007

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

pw
12/19/06

Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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". 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

The Bravern (Phase II)

2. Name of applicant:

Schnitzer Northwest, LLC *S/I Bravern 1 LLC*

3. Address and phone number of applicant and contact person:

Arne J. Hall
225 108th Ave NE, Suite 400, Bellevue, WA 98004
Seattle, WA 98004
425-452-3700

4. Date checklist prepared:

12/12/2006

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

Phase II: Retail and Garage completion Q2 – 2009
Phase II: Residential Tower completion Q4 – 2009

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

No, not applicable

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

The approved ADR for The Bravern (Phases I and II) included an approved S.E.I.S. in February of 2006.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, no other applications are pending for governmental approvals.

10. List any government approvals or permits that will be needed for your proposal, if known.

	<u>Submittal Date</u>	<u>Permit Issuance</u>
Phase II: Parking – P7-P3	12/22/06	03/21/07
Phase II: Parking/Retail – P2-L4	04/13/07	07/18/07
Phase II: Residential Tower Shell & Core	05/10/07	11/14/07

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

only tower use 04-136022-LD H's.

This revision of Phase II of The Bravern would include the following components: (i) elimination of 416,202 SF of approved office uses; (ii) addition of 465 dwelling units of multifamily residential uses in two towers; and (iii) increase retail floor area by 133,469 SF above that approved under existing ADR. The new residential units would be incorporated in two vertical tower structures, situated in locations consistent with the locations of the two Phase II office towers under the currently-approved ADR. The residential towers would have smaller floorplates than the approved office towers (21,300 SF (office) vs. 12,200+/- SF (residential)) and would each be approximately 60 feet taller than the approved office towers.

Other than the proposed conversion of approved office area to residential units, no other changes to the approved ADR are proposed. It is anticipated that the

*14-136022-LD -
Phase II office = 689,488
retail = 116,614*

impacts of the revised Phase II project will be nearly identical to the approved Phase II ADR, except that projected traffic impacts will be diminished.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

110th Avenue NE and NE 6th Street, Bellevue, WA 98004

LOT 2

Lots 2, 3 and 4 of City of Bellevue Boundary Line Adjustment Number 05-126538-LW, Recorded under recording number 20060314900003 Records of King County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other _____.

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

Slope from SW corner to SE corner is approximately 7-8%.

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

Soils consist of up to 10 feet of fill over native glacially deposited soils. The fill consists of silty sand with varying amounts of gravel and debris. The native soils consist of layers of silty sand, sand and gravel, and sandy silt.

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

No

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

Structural fill is approximately 20,000 bcy. The structural fill will be supplied from a local pit.

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

It is anticipated that the approved (TESC) temporary erosion and sedimentation control plan will prevent impacts of possible erosion.

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

100% within the property line

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

On-site detention and water quality vaults consistent with City drainage requirements, and TESC plan (noted above).

*06-121089-GD issued 10/23/06.
previous LOT 03-114595-LE disclosed
impacts to approved garage
design. C&G +
cost of garage ok
to go under
old approvals.*

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Construction: Emissions from equipment, generally diesel fuel.

Project Completion: No significant emissions are anticipated from this proposal.

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

No.

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

Garage exhaust will be controlled with CO2 monitoring. Standard City ADR conditions will address emissions during construction.

Comply with PSCAA reg 56, Art. 9

3. Water

a. Surface:

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

No.

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

No.

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

None, not applicable

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

No.

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

No.

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

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Groundwater will be withdrawn during construction using dewatering wells installed around the site perimeter. The groundwater pumped from the dewatering wells will be collected in Baker Tanks and then discharged to the stormwater system. Following construction, groundwater will be permanently lowered around the buildings using wall drainage and underslab drainage systems. The groundwater collected in the permanent drainage systems will be pumped to the City of Bellevue stormwater system.

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

Not applicable to this proposal.

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.**

Source of runoff – roofs, plazas, sidewalks collected in closed conduit plumbing and storm drains. Discharges to City of Bellevue storm drain system to receiving water – Lake Washington.

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

No

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

Storm water detention to control flow rates. Water quality treatment of pollution generating surfaces (auto court).

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
- Groundcovers

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

Various shrubs, deciduous trees and misc. ground cover.

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

None.

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

Proposed landscape will include street tree plantings, right-of-way landscape, raised terrace planters, vines, and container plantings.

5. Animals

a. 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: N/A
mammals: deer, bear, elk, beaver, other: N/A
fish: bass, salmon, trout, herring, shellfish, other: N/A

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

None.

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

No.

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

Not applicable

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 needs? Describe whether it will be used for heating, manufacturing, etc.**

Primary electrical service and natural gas.

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

No.

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

Project will comply with Washington State Energy Code requirements.

7. Environmental Health

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

None.

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

None.

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

None is anticipated.

b. Noise

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

Ambient noise from I-405 and the Metro Bus Station on NE 6th and 110th Ave NE.

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

Construction noise likely to disturb hotel guests and residents in Ashwood area. BCC Noise Ord. 9.18 to be followed.
No significant noise would be created by this proposal.

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

N/A

8. Land and Shoreline Use

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

Construction and development of approved mixed-use project (The Bravern – Phase I).

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

Not in the recent past.

c. Describe any structures on the site.

None.

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

Yes, the Raymer Building was demolished in October 2006.

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

O-2

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

CBD

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

The site is not within a shoreline area.

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

No.

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

213 retail employees and 735 residents.

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

The completed project displaces no residents.

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

None required.

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

The project will be developed consistent with the City's land use code.

9. **Housing**

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

463 total units, high and middle income.

- 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:**

None required.

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?**

365' above the approved Average Finish Grade (AFG)

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

None, there are no towers adjacent to site.

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

The two (2) residential towers have been configured to minimize obstructing views from each other as well as the two (2) office towers on the site.

11. **Light and Glare**

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

Possible sun reflection from glazed surfaces at sunrise and sunset.

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

No. The buildings have been configured in plan and elevation to minimize large expanses of glass. The floor plate plan steps in and out to break up surfaces. The glass surface is further broken by mullions and precast concrete elements.

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

None.

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

None required.

12. Recreation

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

The project may include a 35,000 SF athletic facility

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

No.

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

Recreation areas such as a fitness area, media rooms and roof terrace have been incorporated into the project for the common use of the residents.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

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

None.

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

None required.

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.**

See "Transportation" section of SEIS.

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

Yes – the transit center located adjacent to the site on NE 6th Street. See "Transportation" section of SEIS.

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

The proposal includes 735 parking spaces on levels P5, P6, and P7, all below grade, and would eliminate no parking stalls.

- 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).**

See "Transportation" section of SEIS.

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

No.

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

See "Transportation" section of SEIS. It is anticipated that peak-hour trip generation for the revised Phase II project will be less than the levels projected under the approved ADR.

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

See "Transportation" section of SEIS.

15. Public Services

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

The proposed project revision would not increase the need for such services, as compared to the approved ADR.

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

None required.

16. Utilities

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

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

Proposed services – Natural gas (PSE), power (PSE), communications (Qwest, others), water (fire and domestic), sanitary sewer and storm drain (City of Bellevue).

Construction Activities – Connections to existing services in adjacent rights-of-way.

C. 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: December 12, 2006