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.	06-136510-BD
Project Name/Address:	Wallace & Wheeler Building Demolition 924 Bellevue Way NE
Publish:	December 28, 2006
Minimum Comment Period:	**January 11, 2007**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Site Plan
- [ ] Other:

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner:
Kemper Development Company

Proponent:
Kemper Development Company

Contact Person:
Daniel Meyers, Kemper Development Company, Vice President - Design and Construction
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address:
Kemper Development Company
575 Bellevue Square
Bellevue, W A 98004

Phone: 425-460-5810
Fax: 425-460-5811
e-mail: dmeyers@kemperdc.com

Proposal Title:
Demolition of Wallace & Wheeler building.

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available.
The Wallace & Wheeler building is currently located south of Wendy's Restaurant and surface parking areas.

The Wallace & Wheeler site has the following street addresses: 924 Bellevue Way NE in Bellevue, Washington.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

See **Figure 1.**

Give an accurate, brief description of the proposal's scope and nature:

1. General description:

The project is the demolition only of the current Wallace & Wheeler building. The intent is to demolish the superstructure and leave footings and slabs in place so site remains undisturbed. The building will be replaced by parking spaces that are currently being proposed as part of the Bellevue Place Hyatt Expansion project under separate SEPA review.

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Permit Processing

2. Acreage of site:

The demolished portion of the project is limited to the building area of 24,679 square feet, so approximately .57 acres of demolition. The superblock on which the proposed Bellevue Place Expansion is proposed is 348,751 square feet, or approximately 8.0 acres in total.

3. Number of dwelling units/buildings to be demolished:

None

4. Number of dwelling units/buildings to be constructed:

None

5. Square footage of buildings to be demolished:

One existing building totaling 24,679 (Wallace and Wheeler) square feet would be demolished on site to allow development.

6. Square footage of buildings to be constructed:

The future proposed project, under separate SEPA review, addresses construction.

7. Quantity of earth movement (in cubic yards):

Demolition only; requires no movement of earth.

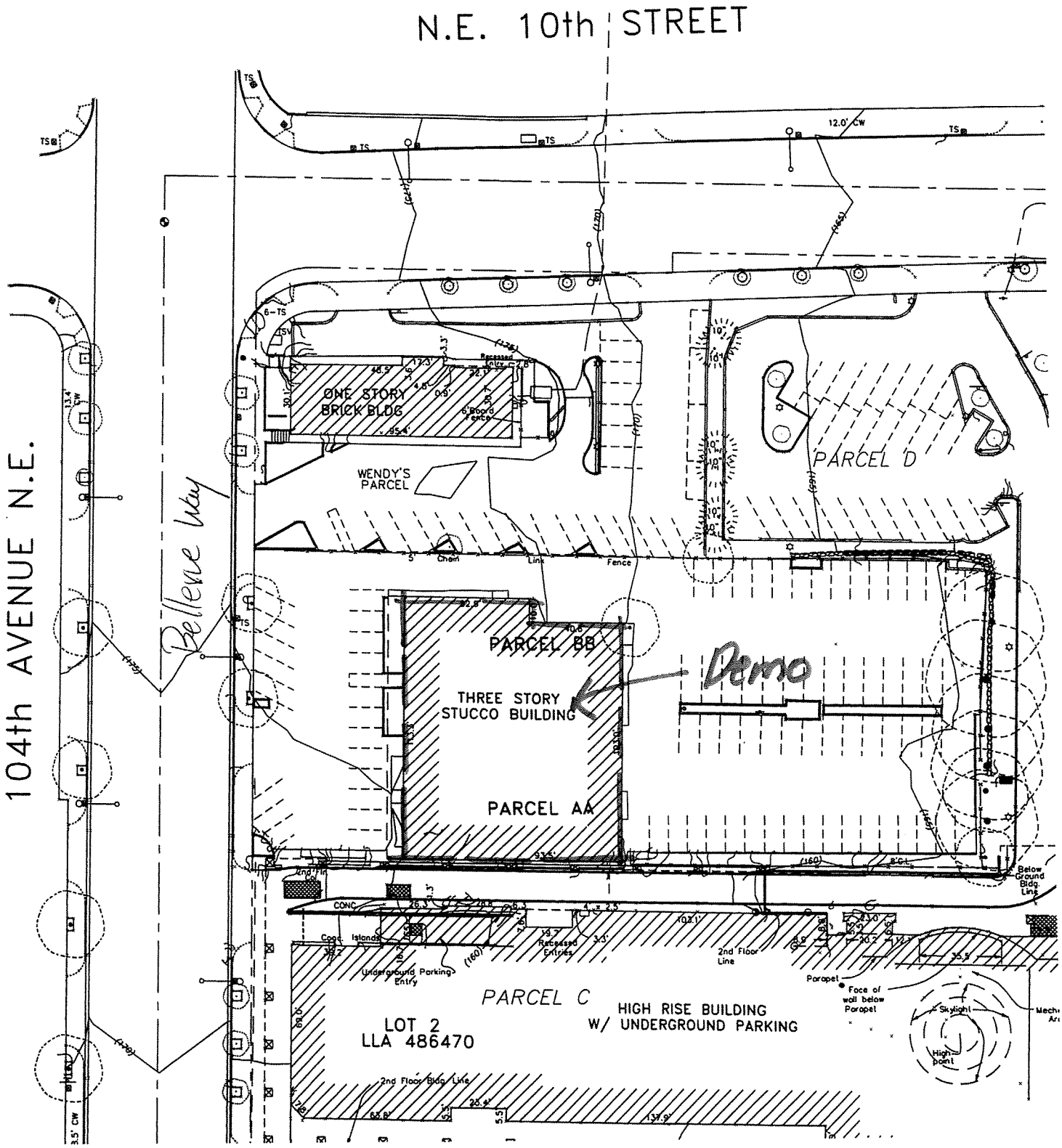
8. Proposed land use:

Use in interim will be for construction uses while final proposed project is reviewed/permitted. In "final" condition the Wallace & Wheeler site will be surface parking.

9. Design features, including building height, number of stories and proposed exterior materials:

No buildings proposed in the demolition project.

10. Other


N.E. 10th STREET
104th AVENUE N.E.
Bellevue Way
ONE STORY BRICK BLDG
WENDY'S PARCEL
PARCEL D
PARCEL BB
THREE STORY STUCCO BUILDING
Demo
PARCEL AA
PARCEL C
HIGH RISE BUILDING W/ UNDERGROUND PARKING
LOT 2
LLA 486470
Underground Parking Entry
Recessed Entries
2nd Floor Line
2nd Floor Bldg. Line
Below Ground Bldg. Line
Parapet
Face of wall below Parapet
Skylight
High point
Chain Link Fence
12.0' CW
6-TS
TS

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

Demolition will begin March 15, 2007 – mid March.

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

Yes, the proposed expansion after this demolition is described in detail in Bellevue Place Hyatt Expansion Design Review and SEPA. In brief, an approximately 630,000 square foot project of hotel and underground parking is proposed and to be completed in Spring 2009.

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

- *Bellevue Place Draft EIS* (City of Bellevue, March 1986)
- *Bellevue Place Final EIS* (City of Bellevue, June 1986)
- *Phase 1 Environmental Site Assessment* (Hart Crowser, October 2001)
- *Geotechnical Engineering Design Study, Hyatt Hotel Development* (Hart Crowser, October 2001)
- *City of Bellevue 2001-2012 Transportation Facilities Plan Draft EIS* (City of Bellevue, May 2001)
- *City of Bellevue 2001-2012 Transportation Facilities Plan Final EIS* (City of Bellevue, July 2001)

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.

- Administrative Design Review (ADR) approval (City of Bellevue)
- Demolition permit approval (City of Bellevue)
- ROW, UDEA

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.

None

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

Responses to the following questions are based on the subsurface explorations and geotechnical engineering design study prepared for the Bellevue Place Expansion by Hart Crowser in October 2001. This study included reviewing existing borings, drilling five new borings and obtaining soil samples, performing geotechnical laboratory tests, and conducting engineering analyses. The existing borings were performed as part of the design review process for the existing Bellevue Place development.

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

The site is relatively flat, with slopes of approximately 3% or less. An estimated 10-foot change in elevation occurs from the western site boundary downward to the eastern site boundary. The site is largely covered by impervious surfaces consisting of existing buildings and parking areas. Limited areas in landscaping are present on site.

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

The steepest slope on site occurs between the Wendy's Restaurant and the existing Bellevue Place north parking lot. In this area a landscaped strip acts as small retaining wall and creates a localized area of approximately 10% slope

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.

Subsurface soils generally consist of a thin layer of soil fill (at limited locations), overlying soils that are glacially overridden. In order of occurrence with increasing depth, the soils at the site consist of: fill to a depth of3 to 5 feet (at limited locations); weathered till a few feet thick (at limited locations); glacial till generally extending to elevations of about 120 to 86 feet; and glacially overridden silt, sand, and gravel.

The project site is located in the City's downtown core area and is not classified as prime farmland.

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

There are no known surface indications or history of unstable soils on the project site or in the immediate site vicinity.

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

The demolition and removal of the existing Wallace & Wheeler office building and associated surface parking on site would not require any cut or fill. Off-site hauling would not occur without prior notification to the City of Bellevue.

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

During initial demolition no removal of paved areas is anticipated and the building pad

would remain in place so no disturbance is created.

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

The site is currently developed with less than 2 percent pervious surfaces. The proposed demolition would not change the amount of impervious surface coverage to what currently exists.

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

No erosion is anticipated in demolition as all impervious surfaces remain.

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.

The proposed project would result in localized increases in emissions to the air primarily as a result of construction activity and vehicular traffic. Potential impacts from truck traffic would primarily be from any tracking of earth and dust out of the site and onto public streets where it could be mixed into the air by passing traffic. No burning of land debris would be allowed or required for proposed site development.

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

Vehicular traffic in downtown Bellevue is a source of carbon monoxide emissions in the area. Such traffic would not be anticipated to affect the proposed project.

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

- Dust control measures would include watering construction areas, covering stockpiles and vehicle loads, and sweeping paved areas. No chemical dust suppressants would be used;
- Dump trucks would have adequate freeboard or would cover loads to prevent spillage and dust generation; and
- Development would likely require a demolition permit from PSAPCA; therefore, compliance with PSAPCA's regulations concerning demolition and construction would be assured.

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 surface water body occurs on or in the immediate vicinity of the site.

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

The project would not require any work in or adjacent to any surface water body.

(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 filling/dredging would be required.

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

The proposal would not require surface water withdrawals or diversions.

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

The project site is not located within a 100-year floodplain.

(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 discharge of waste material is anticipated.

b. **Ground**

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

Demolition of Wallace & Wheeler will not result in water being withdrawn or discharged. Groundwater was encountered at elevation 91 feet in one of the five new borings drilled for the Bellevue Place Expansion project (see the **Earth** section for details). Of the existing borings, groundwater was encountered in three of the five borings at elevations ranging from about 87 to 107 feet. These groundwater levels are perched zones of water within the glacial soils.

(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 discharge of waste materials into the groundwater is anticipated as a result of the proposed action. Stormwater runoff and sewage discharge from the project would be connected to the existing City of Bellevue systems adjacent to the site.

c. **Water Runoff (Including storm water)**

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

The proposed project site is located within the Meydenbauer drainage basin. A 30-

inch stormwater drainage line currently exists in NE 10th Street and a 48-inch stormwater drainage line currently exists in 106th Avenue NE. The City stormwater control system is routed to Meydenbauer Bay approximately 2,600 feet downstream of the project site. No adverse impacts to the existing storm drainage system downstream of the site are anticipated with the proposed demolition.

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

If materials are spilled during construction (gas/diesel, etc), they would have the potential to enter perched groundwater levels during excavation for the parking garages during both Phase 1 and 2. A spill prevention program would be implemented during demolition per code requirements to minimize the potential for impacts.

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

- If groundwater seepage and precipitation runoff occur during excavations, temporary drainage or other groundwater control (e.g., ditches, sump pumps, etc.) would be employed to maintain the excavation during construction;

- Spill prevention, containment, and cleanup would be provided to reduce/control potential impacts to the aquifer/groundwater per Chapter 5 of the Utility Engineering Standards;

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**

Limited vegetation is present on site. The project site currently contains approximately 98 percent impervious surfaces. Sparse landscaping (including small shrubs, ground cover, and several trees) is present in the landscaping strips that divide existing parking and drive areas.

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

The existing minor areas of landscaping at Bellevue Way would be maintained during demolition.

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

There are no known threatened or endangered plant species on or proximate to the project site.

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

- No proposed landscaping for demolition.
- For the "final" design at this location, a landscape plan will be submitted to the City as part of the Administrative Design Review package for the proposed expansion.

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:** Song birds primarily

☐ **Mammals: deer, bear, elk, beaver, other:** Small mammals such as squirrels

☐ **Fish: bass, salmon, trout, herring, shellfish, other:**

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

There are no known threatened or endangered species on the project site nor is there any known data that indicates that the Downtown Bellevue area serves as breeding, resting or roosting locations for threatened or endangered species.

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

The project site is not part of any known migration route.

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

None for demolition only.

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.**

No energy needs for demolition only.

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

No.

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

None in demolition only.

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.**

No environmental health hazards are anticipated as a result of this demolition. Transport and disposal of petroleum, lead, asbestos, or other hazardous material- containing wastes encountered during demolition activities would be conducted in accordance with applicable state and federal regulations and guidelines.

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

It is anticipated that no special services would be required.

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

The Bellevue Place Expansion project would meet all local, state and federal environmental health hazard requirements, including the following:

- The contractor would prepare and follow a health and safety plan, as well as a spill control and cleanup plan prior to and during demolition.
- Transport and disposal of petroleum, lead, asbestos, or other hazardous material - containing wastes would be conducted in accordance with applicable state and federal regulations and guidelines.

b. Noise

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

The predominant source of ambient noise surrounding the project site and downtown area is from vehicular traffic. Existing noise in the area would not significantly affect proposed uses.

(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.

Demolition would generate short-term construction-related noise. Construction related activities in the downtown area are typically permitted Monday through Friday in the early morning hours (i.e., 7 AM) up to 10:00 PM in the evening, and on Saturdays between 9:00 AM and 5:00 PM by the City of Bellevue.

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

- Subject to City of Bellevue discretion, construction-related activity would be limited to specific hours Monday through Saturday to avoid conflicts with peak traffic volumes and residents in the project vicinity;
- Noise control measures would include proper muffling of diesel, gasoline, and air--powered equipment prior to construction;
- Construction noise from the site would remain in compliance with maximum permissible environmental levels, as set forth in WAC and as adopted by the Bellevue City Code (9.18.010).

8. Land and Shoreline Use

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

The area is currently occupied by surface parking area for the Wallace & Wheeler Building.

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

No.

c. Describe any structures on the site.

The Wallace & Wheeler building is three-stories and 24,679-square feet.

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

Only the Wallace and Wheeler building is scheduled for demolition as noted in this proposal.

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

The project is located in the City of Bellevue's Downtown Mixed Use (DNTN-MU) zone.

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

Development in downtown Bellevue is guided by the goals and policies of the Central Business District (CBD) Subarea Plan. The majority of the superblock on which the Bellevue Place Expansion would occur is designated as Multiple Use on the land use diagram in the CBD Subarea Plan. Edges of the Retail Focus and Office Focus overlap the southern portion of the block.

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

N/A

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

No

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

None for demolition

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

Significant employment displacement is not anticipated. The businesses operating within the Wallace & Wheeler building and Wendy's could relocate in the downtown vicinity.

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

None with demolition only.

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

None with demolition only – see separate SEPA for Bellevue Place Hyatt.

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:

None

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 proposed buildings in demolition only.

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

None in demolition

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

None in demolition.

11. Light and Glare

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

No glare/light in demolition.

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?

Light and glare from other commercial buildings and traffic headlights are produced in the site area. Off-site sources of light or glare would not affect the proposal.

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

None in demolition.

12. Recreation

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

Public recreational facilities and spaces within two miles of the project site include:

1) Lake Washington (several local waterfront parks)
2) Major Public Open Space (Compass Plaza) at N.E. 6th St. and 106th Ave. N.E.
3) Ashwood Plaza and Ashwood Court playfield (2.3 acres west of the Bellevue Regional Library at the intersection of 110th Avenue NE and NE 10th Street)
4) McCormick Park strip (6.8 acres on the north side of NE 12th Street)

Bellevue Square, a privately owned retail shopping mall, is another area attraction located to the southwest of the project site.

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

No existing park or recreational use would be displaced.

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

None in demolition.

13. Historic and Cultural Preservation

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

None have been identified.

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

None are known.

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

None are proposed or necessary.

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.

Bellevue Way NE, a principal arterial, borders the demolition site to the west.

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

A total of nine routes travel past Bellevue Place. Transit stops are located on NE 8th Street at Bellevue Way and 106th Ave. NE, and on 106th Ave. NE at NE l0th St. The project site is located approximately 3 blocks to the northwest of the Bellevue Transit Center.

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

The demolition would eliminate 79 spaces as well as the offices requiring the space. See separate submittal on Bellevue Place Expansion for "final" 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).

No new roads or streets, or improvements to existing roads or streets would be required as a result of the proposal.

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.

No vehicle trips would be generated in demolition.

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

None in demolition.

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 increased needs in demolition.

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

None

16. Utilities

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

Sewer and Water:	City of Bellevue
Electricity and Natural Gas:	Puget Sound Energy
Telephone:	US West
Refuse:	As provided by local franchised/authorized firms(s) contracted through the City of Bellevue.

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 that might be needed.

Utilities will be capped as required during demolition. Future phase will address all utility needs.

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 _____ Brad Smith (Sclater Partners)

Date Submitted 26 Dec '06

Vicinity Map