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.	07-107353-LM
Project Name/Address:	Advanta Parking Stalls 3005 160th Ave. SE
Publish:	April 5, 2007
Minimum Comment Period:	**April 19, 2007**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [x] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

4/18/02

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 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.

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INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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, it if 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 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 program 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 81/2" x 11 vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: *THE BOEING COMPANY (current owner). Property is under a purchase and sell agreement with Schnitzer Northwest LLC.*

Proponent: *SCHNITZER NORTHWEST LLC*

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

Address: *225 108th Avenue N.E., Suite 400, Bellevue WA 98004*

Phone: *(425) 452-3700*

Proposal Title: *ADVANTA OFFICE COMMONS @ I-90 SUPPLEMENTAL PARKING*

Proposal Location: *The project is located at 3005 160th Avenue S.E. with frontage on 156th Avenue S.E., and is north of S.E. Eastgate Way. (See Figure 1, Vicinity Map and Figure 2, Legal Description)*
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. **General description:** *The proposed project is an addition of 1.21 acres to the proposed development of a 13.1-acre property with three 7-story office buildings, each over one level of below grade parking garage (Schnitzer I-90 Eastgate otherwise known as Advanta Office Commons at I-90). The new site will provide an additional 78 parking spaces to the Schnitzer I-90 Eastgate Project. The completed project would have a total of 1,974 stalls (see the Preliminary Site Plan, prepared by Magnusson Klemencic, dated February 7, 2007).*

The project would also include site clearing, earthwork (estimated at approximately 5,000 cubic yards), and the installation of new on-site utilities and storm drainage control facilities. The site will be accessed from the east via a shared access road from 160th Avenue S.W.

The property was owned by The Boeing Company and has previously served as an electrical switch station. This location was identified by Puget Sound Energy to provide service to the Boeing Campus but the electrical demand was not sufficient to fully activate this site.

The proposed development would be consistent with requirements of the existing zoning district (Office Limited Business-Open Space [OLB-OS]) subject to requirements of City LUC 20.25L, conditions per City Ordinance 2818, Ordinance 5418, and Concomitant Agreement (Clerk's Receiving No. 33217). The development would also be subject to conditions of the purchase and sale agreement between The Boeing Company and Schnitzer Northwest.

The proposed site will be reconfigured via the City's Lot Boundary Adjustment process to become part of the Schnitzer I90 Eastgate site.

2. **Acreage of site:** *1.21 acres*

3. **Number of dwelling units/buildings to be demolished:** *None*

4. **Number of dwelling units/buildings to be constructed:** *No building structures will be constructed on this parcel.*

5. **Square footage of buildings to be demolished:** *N/A*

6. **Square footage of buildings to be constructed:** *No building structures will be constructed on this parcel.*

7. **Quantity of earth movement (in cubic yards):** *Approximately 5,000 cubic yards*

8 **Proposed land use:** *Provide supplemental parking for the Schnitzer I90 Eastgate Office Development.*

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

10. **Other:**

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

Site work is expected to start during the second quarter of 2007, following the issuance of a Clearing and Grading Permit. The parking facility will be completed by the third quarter of 2007.

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

There are no plans for the future additions, expansions, or further activity related to or connected with this proposal.

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

This project is part of the overall CC & F 1-90 Bellevue Business Park. Applications for a rezone and master plan approval were submitted in 1978 and the City completed a Draft and Final EIS in 1979. A master plan for the Business Park was approved by the City in 1980, with the majority of the Business Park developing incrementally since then. Prior to development, this area was set aside to be used as an electrical switch station to provide power to The Boeing Company campus.

Numerous studies have been conducted by The Boeing Company (Boeing) over the past 20 years to identify and analyze the characteristics, potential risks, and appropriate remedial actions related to the landfill. Boeing implemented an Independent Remedial Action and voluntary cleanup under the State of Washington Model Toxics Control Act, in coordination with the Washington State Department of Ecology (Ecology) (see the Environmental Health section of this checklist for more information). As part of the independent Remedial Action process, numerous reports were prepared by Boeing and submitted to Ecology for review. A "No Further Action" determination was issued by Ecology for the landfill area and a surrounding buffer zone that is adjacent to the subject property on January 10, 2003. These reports, which are also in City files, include geotechnical investigations, groundwater monitoring plans and results, etc. The landfill is now subject to the continuing monitoring and methane extraction according to the Restrictive Covenant recorded against the property. The propane burner for removing remnant methane is located on the subject property.

Environmental information that has been prepared directly for this project includes:

- *ALTA/ACSM Land Title Survey, prepared by Barghausen Consulting Engineers, Inc., dated January 10,2006.*
- *Preliminary Site Plan, prepared by Magnusson Klemencic, dated February 7, 2007*
- *Preliminary Tree Preservation Plan, prepared by Weisman Design Group, dated February 7, 2007*
- *Preliminary Site Grading and Storm Drainage Control Plan, prepared by Magnusson Klemencic Associates., dated February 7, 2007.*
- *Preliminary Utility Plan(s), prepared by Magnusson Klemencic, dated February 7, 2007*
- *Preliminary Storm Drainage Report, prepared by Magnusson Klemencic, dated February 7, 2007.*
- *Preliminary Geotechnical Report, prepared by GeoEngineers, dated November 23, 2005*
- *Phase I Environmental Site Assessment Report, prepared by GeoEngineers, dated July 28, 2005.*
- *Remedial Investigation Report, prepared by GeoEngineers, dated July 29, 2005.*
- *Preliminary Methane Vapor Barrier Design, prepared by GeoEngineers, dated November 1, 2005.*
- *Construction Contingency Plan, prepared by GeoEngineers, dated November 1, 2005.*
- *Environmental Technical Memorandum, prepared by GeoEngineers, dated November 22, 2005.*
- *Sensitive Areas Report, prepared by GeoEngineers, dated August 9, 2005*
- *Sensitive Areas Assessment, prepared by Talasaea Consultants, Inc., dated September 13, 2005*
- *Slope Categories Drawing, prepared by Magnusson Klemencic, Inc., dated February 7, 2007*
- *Traffic Impact Analysis, prepared by Transportation Engineering Northwest, L..L.C., dated November 29, 2005*

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

None to our knowledge.

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

- *Design Review (City)*
- *Environmental Determination in response to SEPA (City)*
- *Clearing and Grading Permit (City)*
- *Utility Developer Extension Agreement (City)*
- *Lot Combination 07-103833LC (City)*
- *National Pollutant Discharge Elimination System (NPDES) for Construction Activity (Washington State Department of Ecology)*
- *Forest Practices Permit (Washington State Department of Natural Resources)*
- *Street Use/Right-of-Way Use Permit (City)*
- *Building Permit for Structural Storm Vault (City)*

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**

Figures (Attached)

■ Vicinity Map/Legal Description

Supporting Reports and Exhibits (Attached)

■ *ALTA/ACSM Land Title Survey, prepared by Barghausen Consulting Engineers, Inc., dated January 10, 2006*
■ *Preliminary Site Plan, prepared by Magnusson Klemencic, dated February 7, 2007.*
■ *Preliminary Tree Preservation Plan, prepared by Weisman Design Group, dated February 7, 2007*
■ *Preliminary Site Grading prepared by Magnusson Klemencic, Inc., dated February 7, 2007.*
■ *Preliminary Utility Plan(s), prepared by Magnusson Klemencic, Inc., dated February 7, 2007.*
■ *Preliminary Storm Drainage Report, prepared by Magnusson Klemencic, Inc., dated February 7, 2007.*
■ *Preliminary Geotechnical Report, prepared by GeoEngineers, dated November 23, 2005*
■ *Environmental Technical Memorandum, prepared by GeoEngineers, dated November 22, 2005.*
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- *Slope Categories Drawing, prepared by Magnusson Klemencic, Inc., dated February 7, 2007*
- *Traffic Impact Analysis, prepared by Transportation Engineering Northwest, L.L.C., dated November 29, 2005*

Supporting Reports and Exhibits (Not Attached)

- *Phase I Environmental Site Assessment, prepared by GeoEngineers, dated July 28, 2005*
- *Remedial Investigation, prepared by GeoEngineers, Dated July 29, 2005*

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. **General description of the site: ☐ Flat ■ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountains ☐ Other**

The majority of the site is relatively flat with moderate slopes near the north and west sides of the site. Attached is the ALTA/ACSM Land Title Survey (Barghausen Consulting Engineers, Inc.) that shows the topographic characteristics of the property.

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

The steepest slope is an area (2,181 square feet) that is approximately 40 percent, located near the northwest corner of the switch station. Other slopes on site range between 15 to 25 percent (2,652 square feet), and some between 25 to 40 percent (4,804 square feet). The remainder of the site is between 0 to 15 percent (43,136 square feet) Attached is a Slope Categories Drawing (Magnusson Klemencic, Inc.) and a Sensitive Areas Report (GeoEngineers).

c. **What general types of soil 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.**

According to the Geotechnical Engineering Study prepared by GeoEngineers, dated November 23, 2005 (attached). Construction debris and till-fill was observed on the eastern portion of the site. the northern 10% of the site consists of a portion of the capped Eastgate Municipal Landfill.

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

There are no indications of unstable soils, nor are there any known seismic faults on the site. However, municipal waste is present beneath a soil capon the north portion of the site. The Landfill has an operating methane extraction system and the site has received a "No Further Action" determination from ecology and Schnitzer Northwest has incorporated Vapor Barriers beneath buildings on the Advanta Office Commons @I-90 site.

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

Grading and fill activity would occur as part of site development. Re-contouring of the property would be necessary to properly grade the site for development purposes. The project also requires earthwork consisting of excavations for the sub terrain storm water detention vaults, utilities, and storm drainage facilities.

The excavated soils would be transported elsewhere on site in an effort to balance the earthwork. The Preliminary Site Grading and Drainage Plan (attached) shows a grading scheme resulting in a total of approximately 5,000 cubic yards of earthwork.

All grading would adhere to all applicable City clear and grade and erosion control regulations.

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

There is the potential for soil erosion when ground surfaces, more particularly slopes comprised of silty sand, are subjected to precipitation and/or wind. This potential risk of erosion could occur on a short-term basis during cleaning, grading, and site work activities. However, the risk of erosion would be minimized by implementation of a Temporary Erosion and Sedimentation Control Plan (TESCP) and by using Best Management Practices (such as silt fences, provide interceptor trenches, straw bales, and plastic sheeting). The TESCP and BMPs would limit the amount of sediment generated and barriers would limit the possible transport of sediment off site. In addition, earthwork would be scheduled for the generally drier late spring and summer months, which will significantly reduce the potential for erosion.

Furthermore, development would adhere to all applicable City grading, erosion control regulations, and code requirements.

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

Approximately 45 percent of the site would be developed with impervious surfaces, including parking areas, drive aisles, and pedestrian walkways.

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

The proposed project would adhere to all applicable City clear and grade and erosion control regulations. A Temporary Erosion Sedimentation Control Plan (TESCP) will be prepared in accordance with the requirements of the City of Bellevue. The plan would be implemented and maintained in accordance with City requirements for the duration of construction. The TESCP may include measures such as interceptor swales, rock check dams, the use of straw bales and/or filter fabric silt fences, straw mulch, or matting for protection of exposed soils. Additionally, a temporary erosion sedimentation control pond (settling basin) will be installed in the location of the permanent detention pond. Stabilized construction entrances with wheel wash down facilities may also be installed and maintained during the construction of the project to minimize conveyance of soils onto the public right-of-way.

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.**

The project may result in air emissions at the site. The primary emissions from the project would be related to vehicle emissions of construction equipment and vehicular users of the office buildings. The emissions from construction equipment would be on a short-term basis, and would not have a lasting or harmful effect of the project or the neighboring properties. On a long-term basis the additional vehicular emissions of the project are not significant considering existing vehicle use in the vicinity.

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

Existing air quality in the immediate area is affected by vehicular traffic. Such emissions would not affect the viability of the site for the proposed project. In addition, the methane collection system associated with the Eastgate Municipal Landfill may pose periodic methane odors. These potential odors are anticipated to be very low due to the ongoing operation of the existing methane extraction system and would not affect the project.

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

The project would adhere to all applicable Puget Sound Clean Air Agency (PSCAA) and City rules for suppression of dust from construction activities, and other applicable regulations. The methane collection system would remain in service and be maintained by the City of Bellevue in accordance with Restrictive Covenant recorded against the property. The methane monitoring and Methane System Permit Compliance are the responsibility of the City of Bellevue.

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.**

There are no known natural surface water bodies located on the subject site. A manmade stormwater control pond for water quality control (known as Pond C) exists near the southeast portion of the adjacent site. Further north of the site is another manmade stormwater control pond for detention (known as Pond A). The surface water from Pond C is piped to Pond A. Pond A is owned and maintained by the City of Bellevue. Pond C is currently owned and maintained by Boeing. Phantom Lake, located approximately one-quarter mile north of the site, receives the outflow from Pond A.

(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 proposed project would not result in development within 200 feet of Pond C (discussed above).

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

None.

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

No surface water withdrawals or diversions would result from this proposal.

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

The site is not located within a Federal Emergency Management Agency floodplain or floodway.

(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 proposed project would not involve any discharges of waste materials to surface waters. There are no sanitary sewer generating practices that are proposed on this site. Solid waste would be collected and disposed of with the local solid waste service provider. Surface water runoff waste typical of parking lot areas, including minor amounts of unspent hydrocarbons, oils, radiator fluid, and fertilizers would be collected on site and treated according to regulatory requirements prior to any stormwater release. The proposed project would adhere to all applicable stormwater and water quality treatment requirements.

b. **Ground**

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

No groundwater withdrawal is anticipated. The regional groundwater table is anticipated to be lower than the deepest planned excavation, so no dewatering (removal of groundwater) is planned. Natural infiltration of stormwater within landscape areas would contribute minor amounts of water to the groundwater. Storm water generated from impervious surfaces on site would be collected, routed and disposed through the project's temporary and permanent storm water systems. In fact, ground water withdrawal is prohibited on the north portion of the site (NFA Boundary) as part of a restricted covenant established between Boeing and Ecology dated January 10, 2003.

(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.**

The proposed project would not discharge domestic or industrial waste material into the ground.

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.**

Stormwater runoff will be from direct precipitation on both the impervious and pervious surfaces on the site. This runoff would be collected, conveyed, detained, and treated according to current stormwater regulations of the City of Bellevue prior to its discharge to the downstream drainage course. The water quality measures will be provided via a stormwater filter and bioswale on the adjacent site.

Attached is a Preliminary Site Grading and Storm Drainage Control Plan that shows the proposed storm drainage control features for the project. Also attached is a Preliminary Storm Drainage Report that provides preliminary calculations of the stormwater quantities and the anticipated quantity, quality, and discharge requirements. In general, all onsite stormwater runoff would be collected onsite with the onsite collection/conveyance system. Once collected, the runoff would be routed to the onsite detention/facility; the water quality will be provided via a storm filter and bioswale on the adjacent site. The facility would be an underground storage facility (vault system) with capacity for required stormwater detention and water quality treatment. Following detention and treatment stormwater would be release to the existing underground stormwater conveyance pipe that conveys regional stormwater flows to a public stormwater detention pond (Pond A). Runoff from Pond A is part of the tributary drainage basin of Phantom Lake.

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

Not as part of this project. Surface water generated from storm water run off will be captured by the storm drain system and routed through pipes to the detention vault. Surface water runoff waste typical of parking lot areas, including minor amounts of unspent hydrocarbons, oils, radiator fluid, and landscape fertilizers would be collected onsite and treated prior to stormwater release to the downstream drainage course. Some natural infiltration of stormwater will continue to occur within the proposed landscape areas.

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

The proposed project would be designed to comply with the City of Bellevue Engineering Standards and the 1992 State of Washington Department of Ecology Stormwater Management Manual for the Puget Sound Basin (Collectively referred to as Standards). These Standards govern storm drainage system designs, including

temporary erosion control facilities, conveyance systems, water quality treatment and stormwater detention/retention. The construction drawings prepared for the project would include 1) Clear and Grading Plans, 2) Temporary Erosion Sedimentation Control Plans, and 3) Permanent Stormwater Control Plans. The plans would be prepared in compliance with current Standards to mitigate the potential of groundwater or surface water runoff impacts to the downstream drainage course or the adjacent properties. Attached is a Preliminary Site Grading and Storm Drainage Control Plan for the project.

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, bullrush, skunk cabbage, other:**
- ☐ **water plants: water lily, eelgrass, milfoil, other:**

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

All of the existing vegetation located within the internal limits of the site layout would be removed, including various grasses, shrubs and deciduous and evergreen trees. The densely vegetated buffer areas along the western portion of the property would be preserved. The project would also be subject to the City's Tree Preservation Ordinance. Attached is a Preliminary Tree Preservation Plan.

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

No threatened or endangered 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:**

The proposed project would adhere to all applicable City landscaping regulations and code requirements. This would include the preparation of a final landscape plan for the project prepared by a professional landscape architect. The plan would be prepared in strict conformance with City regulations and codes. The site development plans and the landscape plan will provide code required buffer panting and parking lot landscape with approximately 50% native plants throughout. The project would also be subject to the City's Tree Preservation Ordinance.

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:** *The following birds have been observed as either abundant or common in the Lake Hills Greenbelt, close to the subject site: various waterfowl, double-crested cormorant, pled-billed grebe, red-tailed hawk, American coot, killdeer, rock dove, northern flicker, Stellar's jay, American crow, swallows, black-caped chickadee, bushtit, wrens, American robin, cedar waxwing, blackbirds, house finch, house sparrow.*

- ■ **Mammals: deer, bear, elk, beaver, other:** *The following mammals have been observed as either abundant or common in the Lake Hills Greenbelt, close to the subject site: raccoon, long-tailed weasel, coyote*
- ☐ **Fish: bass, salmon, trout, herring, shellfish, other**

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

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

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

There are no known migration routes on the subject properties.

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

None are required or proposed for the project.

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.**

Electric service for general power needs, including lighting, and other general needs typical of a parking lot.

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

There will not be any new vertical structures constructed on this site. New luminaires will be installed but the shadows should be contained on the subject property.

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

The luminaires shall be installed in accordance with the state of Washington Energy Code.

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.**

Environmental issues related to soil, groundwater and methane vapor migration have been evaluated by GeoEngineers for the project (see attached Environmental Technical Memorandum, dated November 22, 2005) and are being managed (1) using a Construction Contingency Plan (soil and groundwater management), (2) using health and safety plans and (3) by the owner subcontracting a certified industrial hygienist (methane monitoring during subgrade excavation). Media tested during the remedial investigation are summarized as follows:

Soil. There is no evidence of significant soil contamination beneath the area of the site outside the boundary of the municipal waste landfill. The area within the municipal waste landfill was evaluated previously by Boeing and a no further action letter was issued for this portion of the site by Washington State Department of Ecology (Ecology). However, special requirements such as notification of Ecology are necessary prior to excavation within the landfill boundary where penetration of the protective cap occurs. Dieldrin, Chrysene and Cadmium slightly exceeded State of Washington Model Toxics Control Act (MTCA) cleanup levels at three different soil sample locations within the construction debris fill area.

Additionally, residual hydrocarbons at concentrations less than MTCA generally appear to be widespread in the area of the Site within the construction debris fill (east half of site).

Groundwater. There is no evidence of significant groundwater contamination beneath the Site.

Methane. Methane is present beneath the Site at concentrations of concern based on supplemental testing results. These results appear to indicate that (1) methane is migrating beyond the radius of influence of the methane collection system (at least when the system is not operating) and (2) appear to be concentrating in the area of the construction debris fill area where soil permeability and porosity is higher than surrounding native soil at the Site. Construction considerations are necessary to prevent the migration of methane into structures and facilities at the site. Actions include enhancement of the methane collection system by the City of Bellevue and Boeing and installation of methane vapor barriers beneath the buildings on the Advanta Office Commons at I-90.

On a short term basis there would be a minor risk of health and safety hazards associated with normal construction activities. This risk would be minimized with strict adherence to local, state and federal safety regulations.

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

None are anticipated. The proposed project would occur consistent with all local, state, and federal regulations that address emergency services.

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

During construction the use of a construction contingency plan will be utilized for management of soil and groundwater encountered. An environmental consultant will be on site to oversee and assist in the identification, sampling and testing of contaminated soil and/or refuse when excavation occurs in the areas of the municipal waste landfill and/or area of the construction debris fill area. Additionally, the owner will subcontract an industrial hygienist to monitor possible methane concentrations during subgrade excavations. Boeing and the City of Bellevue will remain responsible for long-term groundwater monitoring and operation and management of the methane gas collection system that is located within the bounds of the municipal waste landfill as part of the Concomitant Agreement resulting from the Independent Remedial Action and voluntary cleanup under the MTCA for the deactivated landfill on site.

b. **Noise**

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

Noise in the surrounding vicinity is generated primarily by traffic-related sources. Noise levels in the area would not impact development on the site.

(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.**

The project would produce noise on a short-term and long-term basis. On a short-term basis, noise common to construction equipment and construction activities would occur during the grading and construction periods of the project. The temporary noise generated during construction would occur during a construction period lasting approximately 2 months from 7 a.m. to 7 p.m. on weekdays. Following the construction, the completed project would have common noises generated by traffic and by parking lot activity.

Noise generated by the proposed project would be regulated by the City's noise code. The zoning of the property limits both the permissible noise that may be generated by the site, and also reduces the permissible noise that may be received by the site.

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

The proposed project would be constructed, operated, and managed in accordance with City noise regulations. The topography and the vegetative buffer located along the Westerly margin of the site would buffer the properties to the west from noise.

8. Land and Shoreline Use

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

The site is currently developed as an electrical switch station. To the east is the undeveloped land owned by the City of Bellevue to be developed in the future as a public park. To the south is the Advanta Office Commons @I-90, which is predominantly office use. To the west is an existing office building. Area to the north is undeveloped.

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

No.

c. **Describe any structures on the site.**

There is a methane burner building on the site.

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

No structures would be demolished as a result of the project.

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

The site is currently zoned Office Limited Business-Open Space (OLB-OS).

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

The current Comprehensive Plan designation as approved on August 5, 2002, is and Office Limited Business-Open Space.

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

Not applicable to this site.

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

A portion of the site contains steep slopes. See the attached Slopes Category Map.

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

No people would reside on this facility, but it would provide 78 parking spaces for the adjacent site.

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

No people would be displaced.

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

Not applicable. Therefore, none required or proposed for this project.

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

The proposed project would be compatible with the existing and projected land uses by being consistent with the allowed uses of OLB-OS zoning district subject to the requirements of City LUC 20.25L, conditions per Ordinance 2818, Ordinance 5418 and Concomitant Agreement (clerk receiving No. 33217) and the conditions of the Purchase and Sell Agreement between The Boeing Company. and the City. The project would also be subject to the City's Design Review process.

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:**

Not applicable. Therefore, none required or proposed.

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?**

There will be no new buildings on this site.

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

No views across the immediate vicinity.

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

Landscape planting, including trees and shrubs will be planted on the site. See Landscape Plan.

11. Light and Glare

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

Vehicles and parking lot lighting associated with the project would generate light primarily during the nighttime hours. The impacts of the lighting generated by the project is not anticipated to be significant. Lighting impacts on the property are controlled by the existing concomitant agreement, and the lighting provisions of the concomitant are not proposed to be amended.

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

The project is unlikely to be a safety hazard or interfere with views on a significant basis.

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

None anticipated. Morning and evening sun glare off the office buildings to the south would be possible but not anticipated to have an adverse impact to the project.

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

The proposed project would comply with all applicable codes and regulations, and the existing concomitant agreement.

12. Recreation

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

Existing recreational uses within the site include informal pathways for pedestrian access and use. East of the site are two neighborhood parks – Spiritridge Park and Crestwood Park. In the vicinity of the site are three larger parks offering passive and active recreational opportunities. They are Robinswood Community Park (S.E. 24th Street and 156th Avenue S.E.), Lake Hills Greenbelt Park (off 156th Avenue S.E.) and Weowna Beach County Park (168th Avenue S.E.).

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

No formal recreational uses would be displaced by the proposed project.

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

The proposed project has no impacts on recreational opportunities. Therefore, measures to reduce or control impacts on recreation are not applicable or required.

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.**

There are no known historical or cultural resources on site or in the vicinity.

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

There are no known landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or near the site.

Proposed measures to reduce or control impacts, if any:

Not applicable. Therefore, no measures are required or proposed for this project.

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 public street serving the site is 160th Avenue S.E. Access to the site would be provided by driveways on the access road that serves the Boeing buildings to the South and the proposed driveways off a new shared entrance road which is under construction. The site will be accessed via the most westerly driveway of the Advanta Office Commons at I-90 project. I-90 provides regional access to the site as does S.E. Eastgate Way.

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

The site is currently not served by public transit. The nearest transit stop is located on Eastgate Way at the intersection with 158th Avenue S.E. within 0.5 miles of the site.

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

The completed project, including Advanta Office Commons at I-90, would provide approximately 1,933 parking stalls. This parcel will provide 78 new parking spaces.

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, the site will be accessed through the driveway access of Advanta Office Commons at I-90e.

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 new trips would be generated from this project. The parking is for the adjacent site which will generate the trips.

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

Proposed measures to reduce or control transportation impacts include the development of a transportation management plan (TMP). No other measures are proposed or warranted as a result of the project (see Traffic Impact Study).

15. Public Services

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

The project will not have an increased need for the fire protection and police protection. These services currently exist in this area. Other public services such as health care or schools would not be affected as a result of the project.

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

The proposed project would result in an increase in the base tax revenues to the City that would contribute to offsetting the cost of public services.

16. Utilities

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.** *All of the utilities typically needed to serve parking facility use development are located immediately adjacent to the site. The location of existing utilities are shown on the attached ALTA/ACSM Land Title Survey.*

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.**

Water: *Irrigation service is available to the property and is provided by the City of Bellevue. There is an 8-inch-diameter ductile iron water line being constructed on the adjacent site which will be fed by an 8-inch diameter asbestos cement water line in 156th Avenue and a 12-inch-diameter water main is located within 160th Avenue S.E.*

Storm Drainage: *The property is part of a larger drainage basin that drains to the north to Phantom Creek and then to Phantom Lake. The ultimate receiving water from Phantom Lake is Lake Sammamish. Before reaching Phantom Creek, runoff enters into a storm drainage system that serves the entire business park, as well as other adjacent properties. The system currently includes three separate ponds that provide stormwater controls including detention, controlled release, and water quality treatment; Ponds A, B, and C. Ponds A and B are both located downstream of the property, while Pond C is situated on the site and occupies approximately 24,000 square feet of surface area within the southeast portion of the property. Pond A and Pond B were built during the early 1980s according to the design and construction standards in effect at that time. Pond A was deeded to the City of Bellevue and Pond B remains under the ownership of The Boeing Company. Pond C was built in 1992 and serves as a water quality pond treating runoff from a portion of the business park developed with the 33-11 and 33-12 Buildings (Boeing) as well as runoff from the subject property.*

Runoff from the property currently drains to Pond C as surface flow and then, following treatment, discharges through a 36-inch-diameter storm pipe to Pond A. Runoff from the site does not drain to Pond B.

Since the property currently contains less impervious area than the proposed site, additional stormwater detention and water quality treatment would be required and provided in accordance with current standards in conjunction with this project. These provisions would include stormwater quality and quantity control facilities designed, constructed and maintained in accordance with the City of Bellevue Development Standards and the City of Bellevue Engineering Standards. These standards require that all runoff from the proposed development be collected on-site, detained/retained and treated prior to disposal on-site, then released through the downstream drainage course.

The Preliminary Site Grading and Drainage plans shows a collection/conveyance system for the development and a detention vault situated along the south edge of the property. Runoff from the entire site would be collected and conveyed to the detention vault, then conveyed across the adjacent site to the treatment facilities. Pipe diameters are estimated to be 12 inches to accommodate maximum flows during the required design storm events. The vault, as shown, would accommodate the stormwater detention. The water quality mitigation swale is being constructed on the adjacent site. Water quality requirements for the development include nutrient treatment and will be provided downstream using the Water Quality Treatments Best Management Practices of the Schnitzer I-90 Eastgate system.

Power: *Puget Sound Energy (PSE) will provide electrical service to the property. PSE provides feeders to the switch station located south and adjacent to the property, that provides electrical service as required by the Boeing buildings and Advanta Office Commons @I-90. The switch station is described as double-ended with a tiebreaker, and is rated as a 20-mega-volt ampere (mva). Each side of the station has a 20-mva capacity. Currently, the Boeing campus is using approximately 9 megawatts of load capacity. The PSE feeders have approximately 67 percent more room for future needs. Power lines currently exist through the subject development. These power lines extend from the switch station southerly through the property to service Buildings 33-11 and 33-12 located south of the property. Power lines and feeders also exist along the eastern perimeter of the property adjacent to the right-of-way of 160th Avenue S.E. The lines that traverse southerly, from the switch station through the northwest portions of the adjacent property to Buildings 33-11 and 33-12, situated south of the property have been relocated. These service feeders could be relocated as part of the new development.*

Telephone: *Qwest Communications has telephone facilities currently existing within 160th Avenue S.E. Qwest facilities are also noted to exist along the northern property boundary from 160th Avenue S.E. easterly to the vicinity of an existing power switch station located north and adjacent to the property. Qwest facilities are noted to exist through the property to serve the Boeing owned Buildings 33-11 and 33-12 located to the south of the property, and Qwest facilities adjacent to the existing power switch station as mentioned. The development of the property will result in the relocation of those facilities as they cross the property. Telephone service to this proposed development will be extended from 160th Avenue S.E.*

Gas *PSE will provide natural gas service. The gas main is located underground within the roadways. Records indicate a 2-inch gas line exists within 160th Avenue S.E. and within 156th Avenue S.E. PSE will extend service onto the project upon request.*

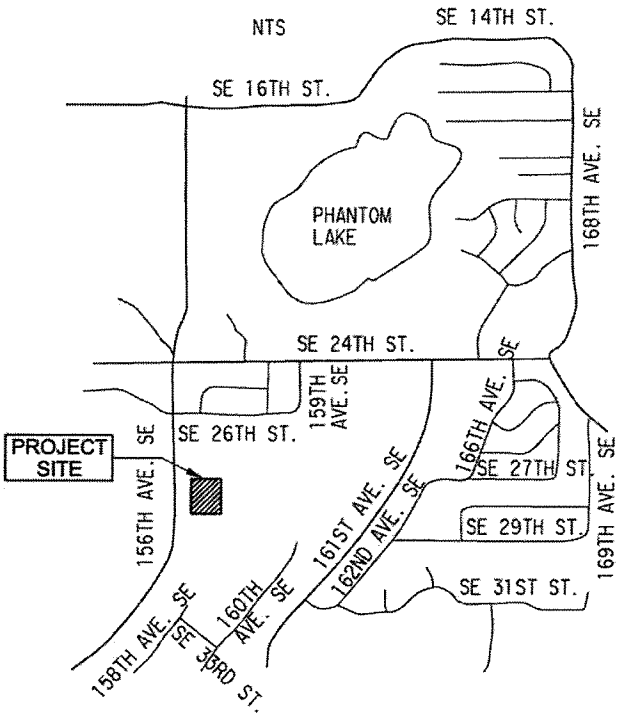
Signature

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 Clyde Mizuta

Date Submitted 2.22.2007

VICINITY MAP



Location:	47°35'06"N 122°07'52"W
Driving Directions:	Take Exit 11A from I-90 toward 156th Avenue SE. Take ramp toward 156th Avenue SE Slight right onto Eastgate Way Turn left onto 160th Avenue SE
Legal Description	Tract A of Bellevue Boundary Line Adjustment No. 03-114869LW, recorded July 13, 2004 under recording No. 20040713900001 in King County, Washington

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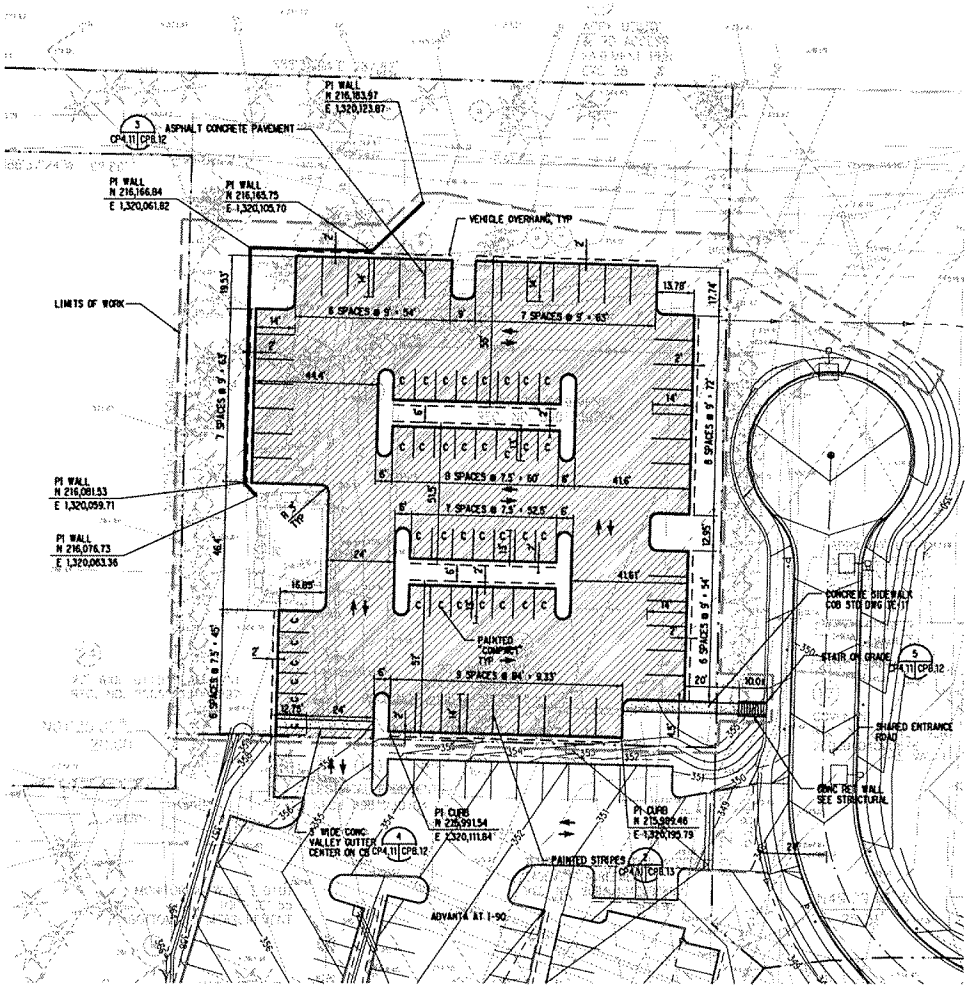

NOTES:

1. SEE SHEET CP1.11 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
2. SEE SHEET CP1.12 FOR SITE AND PAVING NOTES.

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scale 1" = 20' feet

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ADVANTA OFFICE COMMONS

BELLEVUE, WA

SUPPLEMENTAL PARKING

ISSUED

MARK	DATE	DESCRIPTION

PROJECT NUMBER 8995
ISSUE DATE DECEMBER
DRAWN BY

PERMIT SUBMITTAL

SITE AND PAVING PLAN

CP4.11

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UTILITY GRID L-11, K-11
SEC 11 TWP 24N RGE 4E SHT OF

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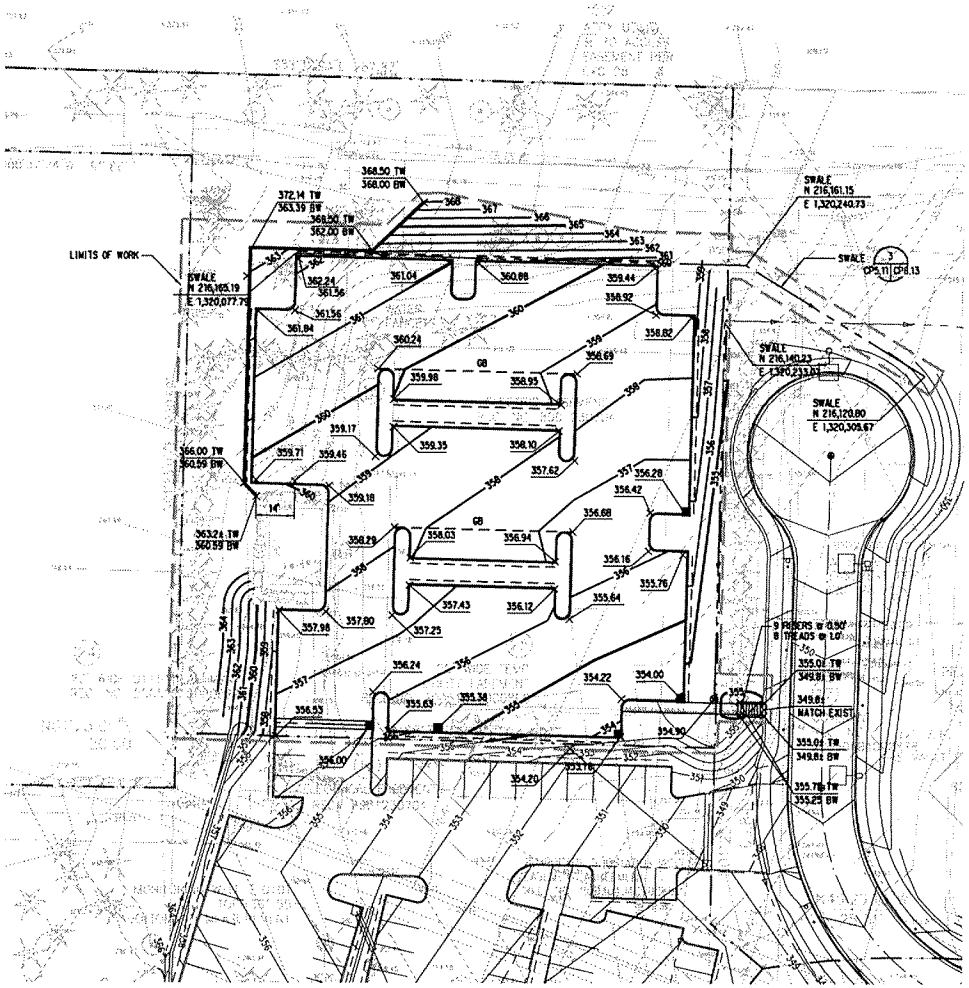

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2. SEE SHEET CP1.12 FOR GRADING NOTES.

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scale 1" = 20' feet

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ADVANTA OFFICE COMMONS

BELLEVUE, WA

SUPPLEMENTAL PARKING

ISSUED

MARK	DATE	DESCRIPTION

PROJECT NUMBER 8095[illegible]
ISSUE DATE DECEMBER
DRAWN BY

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GRADING PLAN

CP5.11

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SEC 11 TWP 24N RGE 4E SHT OF UTILITY GRID L-11, K-11

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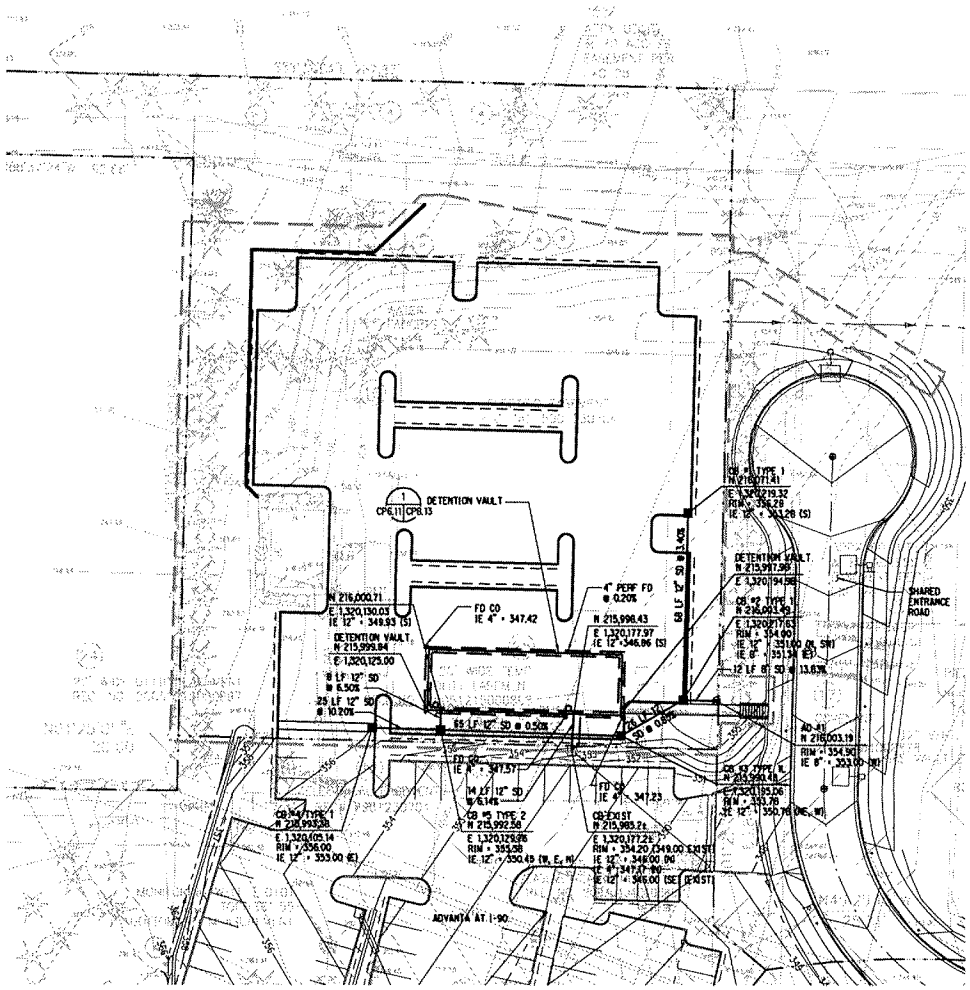

NOTES:

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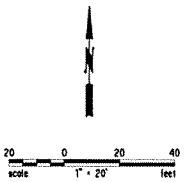
2. SEE SHEET CP1.12 FOR UTILITY NOTES.



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ADVANTA OFFICE COMMONS

BELLEVUE, WA

SUPPLEMENTAL PARKING

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UTILITY PLAN

CP6.11

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UTILITY GRID • L-11, K-11

SEC 11 TWP 24N RGE 4E SHT OF

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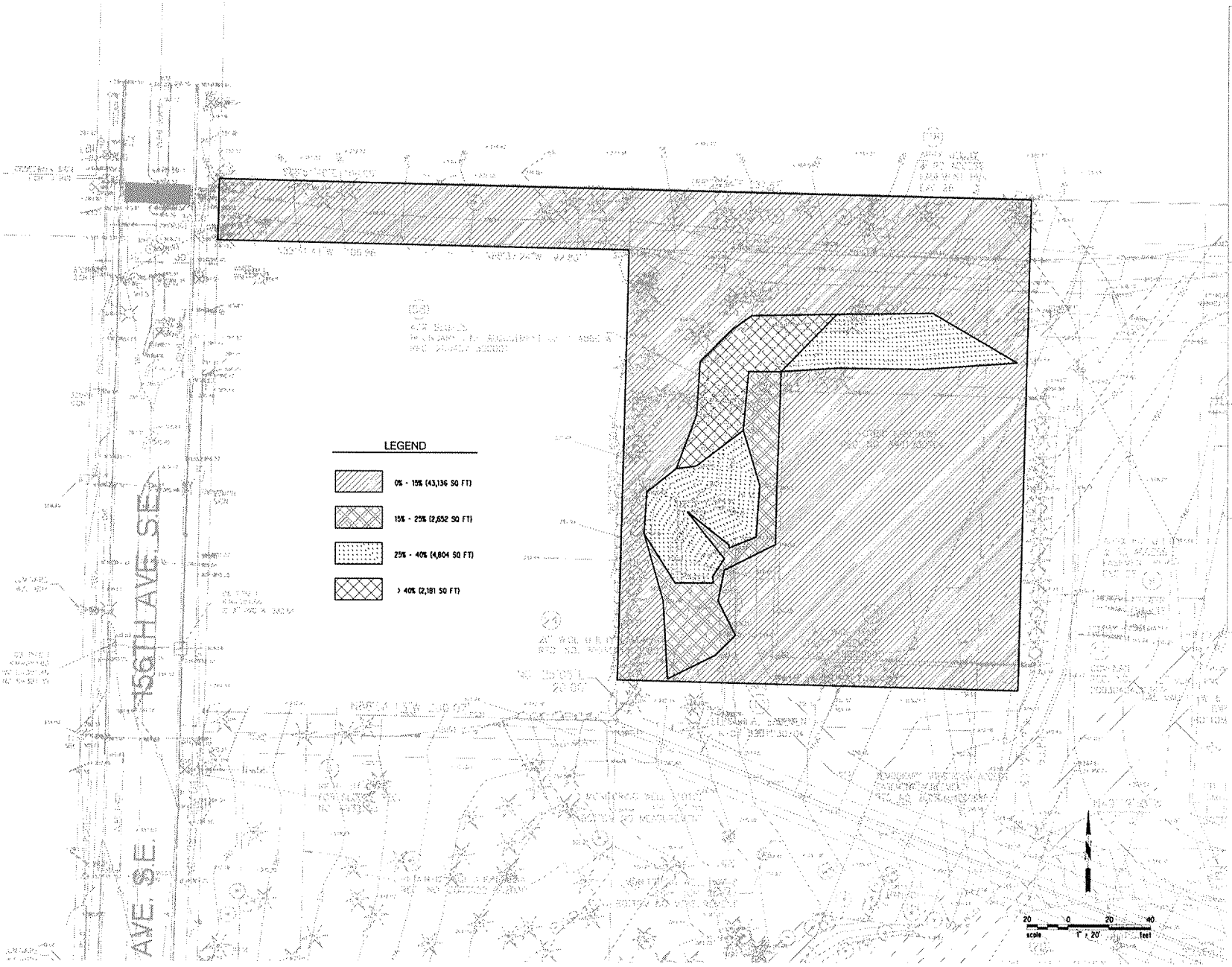

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UTILITY GRID = L-11, K-11

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ADVANTA OFFICE COMMONS

BELLEVUE, WA

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ISSUE DATE JANUARY

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SLOPE CATAGORIES EXHIBIT

EX-1

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