



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., 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 108286 LD

Project Name/Address: Odegard Bellevue Apartments  
204 111<sup>th</sup> Avenue N.E.

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period: 14 days**

Materials included in this Notice:

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

*Sally Nichols  
Sept. 6, 2007*

**CITY OF BELLEVUE  
ENVIRONMENTAL CHECKLIST**

1. BACKGROUND INFORMATION

Property owner's name: ✓  
204 111th LLC

Proponents name ✓  
204 111th LLC

Contact person's name address and phone number: ✓  
David Odegard  
2050 112<sup>th</sup> Ave. NE  
Suite 220  
Bellevue, Washington 98004  
Tel: (425) 454-3282  
Fax: (425) 323-6980

Proposal title:  
204 - 111<sup>th</sup> Avenue NE

Proposal location: ✓  
Northeast corner of intersection of 111<sup>th</sup> Avenue NE and NE 2<sup>nd</sup> Street,  
Bellevue, WA.

Legal Description  
Lot 9, Evans Bellevue Addition, according to the plat thereof, recorded in  
volume 49 of plats, page 81, in King County, WA.  
Except the South 10 feet thereof conveyed to the City of Bellevue by deed  
recorded under recording number 5678783.

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

1. General description: ✓  
The proposed project is a 50-unit apartment building on a 10,383 square foot site of which 1,623 sf is being dedicated back to the city for right of way improvements. The building is comprised of studio and one-bedroom units along with a common roof deck, a ground related live-work unit, a lobby with residential amenities and 2-1/2 level sub-grade parking garage providing 51 stalls. Site improvements include walks, drives, and landscaping.
2. Acreage of site: ✓  
0.24 acres
3. Number of dwelling units/building to be demolished:  
There is one existing building/dwelling unit on site.
4. Number of dwelling units/buildings to be constructed:  
50 dwelling units. + 1 Live/work
5. Square footage of buildings to be demolished: ✓  
1,777 sf

RECEIVED  
MAR 12 2007  
PERMIT PROCESSING

✓  
*older single  
family home used  
as office*

6. Square footage of buildings to be constructed: ✓  
**59,990 gsf**

7. Quantity of earth movement (in cubic yards): ✓  
**approximately 1,750 cubic yards**

8. Proposed land use:  
**DNTN-MU**

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

**This development consists of a 5 story wood frame building sitting on a 1 to 2 level (exposed at the east end) concrete base. The base consists on parking, service and core facilities, with a corner residential lobby that contains a small office and conference area and is articulated with continuous storefront glazing. The glazing is continued east down NE 2<sup>nd</sup> fronting a ground related split level live-work residential unit.**

**The building height will conform to the 2003 International Building Code with applicable City of Bellevue Amendments as well as the Bellevue Land Use Code. Although the site's zoning will allow a building up to 200 feet in height the proposal will not exceed 70 feet measured from the average grade plane as defined in the Bellevue Land Use Code.**

**The exterior materials of the building will include an exposed concrete base with an architectural finish. The primary materials on the body of the building will be fiber-cement panel and plank siding. The building will be topped with a prefabricated metal panel cornice. There will be an expressive pallet of vinyl windows and storefront glazing (at the base) along with decorative metal work at the deck railings, copings. Other features include glass and steel marquees and sun shades in specific locations.**

10. Estimated date of completion of the proposal or timing of phasing: ✓  
**Construction to start upon completion of application and permit processes and approvals. Assumed to be within 1 and ½ years. Project will be completed in one phase.**

11. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ✓  
**No.**

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

13. 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.  
**No.**

*Multi-Family Residential*

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14. 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. ✓

**Bellevue Land Use, Design Review and Building Department Permits.**

*Concurrency Determination*

14. 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 & proposed zoning.

( ) **Preliminary Plat (and/or P.R.U.D. OR P.U.D.)** Preliminary plat map.

(x) **Clearing & Grading Permit** Plan of existing & proposed grading.  
Development plans.

(x) **Building permit (or Design Review)** Site plan.

Clearing & Grading plan

( ) **Shoreline Management Permit** Site plan.

**A. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

**Moderate slope.**

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

**15%**

- c. What general types of soils 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.

**Glacial till, silty sand and some gravel under the topsoil or asphalt. (Geotech report included)**

- 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. ✓

**Grading will take place around proposed building location to supplement existing grades in acclimating the building to the moderately sloped site. One and a half levels of underground parking will be excavated. No external source of fill material will be necessary.**

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

**Due to the slope of site, erosion could occur during construction, although mitigating measures to ensure against possible erosion would be employed as required by the sedimentation and erosion control plan (TESC Plan) required as part of the Clear and Grade Permit.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**98%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**See Sheet C2, Clear and Grade Plan, part of the drawing submittal set for erosion control measures.**

✓  
✓  
BCC 23.76 Erosion &  
sed. control  
C & G code

2. Air

- a. What type 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.  
**Dust and exhaust smoke from construction equipment during construction phase. Some auto emissions upon completion of the project.**
- 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:  
**Water will be used to reduce dust during construction.**

✓  
✓  
Construction Dust  
Suppression measures  
per BCC 23.76  
C & G code

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, and 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.**
  - 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.**

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- 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. ✓

**No.**

- 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 houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. ✓

**None. Proposal will be tied into the City sewer system.**

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. ✓

**Water will run off from impervious surfaces and be fed directly into Maidenbauer Bay through the City's storm sewer system via on-site detention system.**

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

**No.**

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

**Rain water on the roof of the building and the paved area of the patios will be directed to internal drains and piped to the city's storm sewer system directly. The majority of the rainfall in the adjacent public property will drain into the street gutters and flow into the City's storm sewer system**

*During construction,  
per city code 23.76*  
*During construction,  
per city code 23.76*

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 (mostly dirt & paving)  
 pasture  
 crop or grain  
 wet soil plants: cattail, buttercup, bullrush, and skunk cabbage, other

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\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?  
**All vegetation, which is located where buildings or drives/sidewalks are located, will be removed.**

- 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.

**The site is fully developed and there is no room for perimeter planting so the landscape design will be confined to potted plants and planters at the residential entry and the common patios. See Landscape plans (L103), part of drawing submittal set, for new plant schedule.** *Planting strip in sidewalk*

*LUC 20.25A.040  
LUC 20.25A.030  
(part of Amenity pkg)*

5. *Animals*

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

birds: hawk, heron, eagle, ~~songbirds~~, other

mammals: deer, bear, and elk, beaver, other

fish: bass, salmon, trout, herring, and shellfish, other

*Eagles from Mercer slough*

- 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:  
**None.**

*Pacific Flyway wh/ encompass entire Puget Sound Basin.*

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.

**Electric heating of residential units and limited air conditioning of common areas and corridors.**

- 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:

**The proposed project complies with the current Washington State Energy Code.**

*Property actually lower than allowed Light and Glare LUC 20.20.522*

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: ✓

**N/A**

b. Noise

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

**Street traffic.**

- 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, and operation, other)? Indicate what hours noise would come from site.

**Construction traffic and typical construction noises at hours permitted by the City of Bellevue.**

- 3) Proposed measures to reduce or control noise impacts, if any: **Noise generating demolition and construction activity will be limited to noise levels and hours of work allowed under City regulations, including any permits for special circumstances which may be issued by the City. Double pane glazing will be used in residential units to minimize street noise for tenants.**

*City Noise Ordinance BCC 9.18*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **The site is currently occupied by a single family dwelling. The adjacent properties are office/customer service buildings and multi family housing.**

*S.F. Bldg used as office*

- b. Has the site been used for agriculture? If so, describe. ✓ **No.**

- c. Describe any structures on the site. ✓ **See a above.**

- d. Will any structures be demolished? If so, what? ✓ **The house will be demolished.**

- e. What is the current zoning classification of the site? ✓ **DNTN-MU**

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- f. If applicable, what is the current shoreline master program designation of the site? ✓  
**N/A**
- g. 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?  
**Reasonable occupancy based on the number of bedrooms could be 50-60 persons.**
- j. Approximately how many people would the completed project displace?  
**Unknown.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**None.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**The proposal will be subject to the City of Bellevue's Land Use review and approval process as well as Design Review. The proposal will meet all required City ordinances and regulations en route to required Land Use and Building Permits.**

LUC 20.25A  
Downtown Overlay  
District

9. *Housing*

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing? ✓  
**50 units of market rate housing:**
- b. Approximately how many units, if any would be eliminated? Indicate whether high, middle, or low-income housing? ✓  
**One house.**
- c. Proposed measures to reduce or control housing impacts, if any: ✓  
**None.**

office

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? ✓  
**The tallest height is 80'-0" (top, elevator enclosure) with painted, fiber cement panel as the principle building material.**
- b. What views in the immediate vicinity would be altered or obstructed? ✓  
**None. There are blank facades, vacant lots or buildings of the same size in the immediate vicinity.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:

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Modulation of the building exterior and innovative use of varying exterior finish materials, colors and details have been combined to break down mass of building and give the impression of change and variety throughout the project.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Additional light will be produced in the evening hours due to interior and limited exterior lighting.**
- b. Could light or glare from the finished project is a safety hazard or interfere with views?  
**No.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**None.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**None. Baffles (?)**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The site is located in downtown Bellevue, and is within walking distance of parks, retail shopping, the new City Hall and a bit further is the Bellevue Library.**
- 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:  
**The proposal will provide a roof terrace for relaxation and social recreation.**

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.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**The Pacific Inn Apartments are kitty corner to the northeast and the new and fabulous Bellevue 59 apartments are proposed to be behind to the east.**

*Meydenbauer  
Inn  
211 - 112th Ave NE*

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- c. Proposed measures to reduce or control impacts, if any:  
**None.**

14. *Transportation*

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.  
**The site is served by 111th Avenue N.E and NE 2<sup>nd</sup>. Access would occur off of both arterials. To the north is NE 4<sup>th</sup> Street and to the east is 112<sup>th</sup> Ave. NE both of which lead to major arterials and/or the 405 Interstate Freeway.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop.  
**Yes, the site is served by public transit along 112<sup>th</sup> Avenue NE and is a few blocks away from the Bellevue Transit Center.**
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
**The completed project would provide 51 off street parking stalls and would eliminate 2.**
- 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.**
- 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.  
**Fewer than 30 trips in the peak PM hours.**
- g. Proposed measures to reduce or control transportation impacts, if any.  
**Location of property to the nearby Bellevue Transit Center will encourage residents to utilize public transportation and not their individual vehicles. The Transit Center is within walking distance, 3 blocks to the northwest.**

*City will be widening  
NE 2nd*

*Construction:  
R.O.W. Use Permit  
for construction  
hauling BCC 14.30*

15. *Public Services*

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, and schools, other)? If so, generally describe.  
**Yes, as with any new development, public service requirements will be needed for fire protection, police protection, health care, schools, etc.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**Proposed development is within the City of Bellevue's zoning designation for multi-family. The City's Comprehensive Zoning Map has projected**

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public service requirements for proposed growth patterns. This development does not require the extension of any existing service areas in order to provide protection or service.

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.

**Electrical and natural gas - Puget Sound Energy**  
**Water and Sewer - Lake Washington Water and Sewer District**  
**Telephone - Unknown at this time,**  
**Refuse Service - Eastside Disposal Service**

**Construction activities will primarily be limited to trenching from street R.O.W. to building locations.**

✓  
✓  
Storm Detention  
Per BCC 24.06  
Utility Code

C. Signature

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

Signature: \_\_\_\_\_

**Steven Lampert, Architect**  
**Driscoll Architects, PS**  
**115 Bell Street**  
**Seattle, WA 98121**  
**(206) 441-7705**  
**(206) 441-5373 fax**

Date submitted: **March 9, 2007**

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