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. 07-118349-BD

Project Name/Address: Demo Carlson Building

Planner/Phone: Mike Upston/ 425-452-2970

Minimum Comment Period: June 7, 2007

Materials included in this Notice:

- ☐ Blue Bulletin
- ☐ Checklist
- ☐ Vicinity Map
- ☐ Plans
- ☐ Other: Staff Report

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: BV Holdings, LLC

Proponent: Wasatch Development Associates (agent for BV Holdings)

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

Address: 833 108th Ave. NE., Suite 200, Bellevue 98004

Phone: 425-461-8451

Proposal Title: Carlson Bldg. Demolition

Proposal Location: 808 106th Ave. NE Bellevue
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Remove 2 story office bldg. approx. 60 yrs old.
2. Acreage of site: Approx 11,000 sq.ft. (1/4 acre +/-)
3. Number of dwelling units/buildings to be demolished: One
4. Number of dwelling units/buildings to be constructed: zero
5. Square footage of buildings to be demolished: 8,299 sq.ft.
6. Square footage of buildings to be constructed: zero
7. Quantity of earth movement (in cubic yards): 200 yds of fill
8. Proposed land use: temporary construction parking
9. Design features, including building height, number of stories and proposed exterior materials: Not applicable
10. Other

RECEIVED
MAY 04 2007
Permit Processing

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

End of June 2001

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

No

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

A hazardous materials survey is scheduled for 1st of May

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.

Hazardous material study in progress. Golder Assoc. will submit registration and #'s with their application.

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.

Demolition permit

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): N/A

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

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Zero %

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.

Sand + gravel.

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.

Approximately 200 yds. of fill to level the site from existing foundation.

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

No. The site is level with the street and is self contained.

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

100%

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

This is a temporary use for construction parking only.

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.

Automobile odors from construction parking until 2009.

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

Not applicable

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

Temporary construction parking until 2009.

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.

Not applicable.

(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.

Not applicable

(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.

Not applicable

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

Not applicable

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

Not applicable

(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.

Not applicable

b. Ground

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

Not applicable

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

Not applicable

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.

Existing surface water will be contained on site into existing catch basins.

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

Not applicable

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

None

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

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

Overgrown shrubs will be removed

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

Not applicable

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

Temporary landscape screening on 106th Ave. NE

5. ANIMALS

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

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

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

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

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.

Not applicable

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.

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

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

None

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

None

b. Noise

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

Temporary parking during daylight hours only.

(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.

Construction parking from 6:00am - 5:00pm. Less than 53 parking spaces.

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

Staggered arrival and departure times starting (6:00-8:00am) and leaving (3:00-5:00pm)

8. Land and Shoreline Use

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

Office use and surface parking.

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

NO

c. Describe any structures on the site.

Two story office building, approx. 8,299 square feet.

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

Yes - this 2 story office building.

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

Downtown, OZ

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

Downtown, OZ

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

None

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?

Temporary construction parking, approx. 50 spaces.

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

None

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

Re-locating tenants to existing office space on-site.

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

No affect on future development

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?

Zero

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

None

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

Temporary landscaping along 106th Ave NE

11. Light and Glare

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

None

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

Not applicable

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

None

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

Temporary construction parking is a daytime activity only.

12. Recreation

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

None

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:

Not applicable

13. Historic and Cultural Preservation

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

NO

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

None

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

Not applicable

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See attached site plan

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

NO. The nearest transit stop is on 106th Ave NE in front of Starbucks.

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

53 / 11

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. 53. Between (6:00-8:00am) and (3:00-5:00pm)

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

Staggered arrival and departure times.

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

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

Not applicable

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.

None

Signature

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

Signature.....

Date Submitted 5-3-07