



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 07-142850-LO & 07-142852-LD
Project Name/Address: Newport Vista
12010 SE 32nd Street (Henry Bock Road)
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: January 3, 2008

Materials included in this Notice:

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

Reviewed:

12-13-07

ENVIRONMENTAL CHECKLIST

By:

1 BACKGROUND INFORMATION

Kevin LeClarr

PROPERTY OWNER'S NAME: NEWPORT SHORES VISTA LLC

PROPOSER'S NAME: LANCE MUELLER & ASSOC. / ARCH.

CONTACT PERSON'S NAME: LANCE MUELLER
(If different from Owner. All questions and correspondence will be directed to the individual listed.)

CONTACT PERSON'S ADDRESS: 130 LAKESIDE AVE STE 1050
SEATTLE WA 98122

CONTACT PERSON'S PHONE: 206 325 2553

PROPOSAL TITLE: NEWPORT SHORES VISTA

PROPOSAL LOCATION:
(Street address and nearest cross street or intersection.) Provide a legal description if available.

12012 SE 32ND
BELLEVUE, WA 98005

PLEASE ATTACH AN 8 1/2" X 11" VICINITY MAP WHICH ACCURATELY LOCATES THE PROPOSAL SITE SO THAT I CAN EASILY BE IDENTIFIED IN THE FIELD.

GIVE AN ACCURATE, BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

A. GENERAL DESCRIPTION:
DEMO TWO FRAME BLDGS OF 3,220 S.F. & CONSTRUCT A NEW TWO STORY BUILDING OF 16,850 S.F. WITH PARKING FOR 19 CARS.

B. ACREAGE OF SITE: 1.05 AC

C. NUMBER OF DWELLING UNITS/BUILDINGS TO BE DEMOLISHED:

~~NONE~~ 2 buildings, 1 shed

D. NUMBER OF DWELLING UNITS/BUILDINGS TO BE CONSTRUCTED:

~~NONE~~ 1 building w/ 2 wings

RECEIVED

NOV 20 2007

PERMIT PROCESSING

E. SQUARE FOOTAGE OF BUILDINGS TO BE ^EDOMOLISHED:

3220 S.F.

F. SQUARE FOOTAGE OF BUILDINGS TO BE CONSTRUCTED:

10,850 S.F.

G. QUANTITY OF EARTH MOVEMENT (IN CUBIC YARDS):

5,000 CY ±

H. PROPOSED LAND USE: CONTRACTOR OFFICES, STORAGE, 2 CAR GARAGE
& LEASE SPACE FOR LI USES

I. DESIGN FEATURES, INCLUDING BUILDING HEIGHT, NUMBER OF STORIES & PROPOSED EXTERIOR MATERIALS:

THE BLDG DESIGN WILL FEATURE CONCRETE & STUCCO EXTERIOR WALLS, & PITCHED ROOFS WITH OVERHANGS. THE STRUCTURE IS ABOUT 35 FT HIGH & TWO STORIES.

J. OTHER:

ESTIMATED DATE OF COMPLETION OF THE PROPOSAL OR TIMING OF PHASING:

CONSTRUCTION START - SUMMER 2008
OCCUPANCY - WINTER / SPRING 2009

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.

SOILS REPORT HAS BEEN PREPARED
CRITICAL AREAS REPORT HAS BEEN PREPARED FOR CRITICAL AREAS USE

↳ Revisions have been requested for Critical Areas Report PERMIT.

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 KNOWN

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
BLDG PERMIT
DEMOLITION PERMIT
CLEAN & GRADE PERMIT

STREET USE PERMIT
TENANT IMPROVEMENT PERMITS
OCCUPANCY 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):

- LAND USE RECLASSIFICATION (REZONE) Map of existing & proposed zoning.
- PRELIMINARY PLAT (AND/OR P.R.U.D. OR P.U.D.) Preliminary plat map.
- CLEARING & GRADING PERMIT
Planing of existing & proposed grading.
Development plans.
- BUILDING PERMIT (OR DESIGN REVIEW)
Site plan.
Clearing & grading plan.
- SHORELINE MANAGEMENT PERMIT
Site plan.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? 40%+

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

TYPICAL GLACIAL TILL, TYPE SM & SP-SM

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.

APPROX. 5,000 CY OF SOIL WILL BE CUT, FILLED OR REMOVED FROM SITE. IMPORT FILL WILL NOT BE NEEDED.

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

POSSIBLY, IF HEAVY RAIN OCCURS DURING CLEARING OR EXCAVATION WORK. NO EROSION AFTER COMPLETION OF CONSTRUCTION.

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

75%±

↳ TESC will be in place during construction per BCC 23.76 Clear+Grade Code

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

EMPLOY EROSION CONTROL PROCEDURES DURING CONSTRUCTION, & DO GRADING & FILLING IN DRY SUMMER MONTHS.

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.

DUST DURING DEMOLITION & SITE WORK & EQUIPMENT EXHAUST. NORMAL AUTO TRAFFIC DURING CONSTRUCTION AND USE WILL CONTRIBUTE SOME EXHAUST EMISSIONS.

- 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:

KEEP DUST CONTROLLED WITH WATER DURING CONSTRUCTION.

3. Water

a. Surface

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

NO - No Flowing water on site
' Mercer Slough + Lake Washington within 1000 feet.

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

NO ok

- 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

- 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, ALTHOUGH SOME OIL FROM PAVING WILL ENTER THE STORM WATER COLLECTION SYSTEM.

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

NONE

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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.

STORM WATER WILL BE COLLECTED ON SITE AND CONVEYED TO CITY STORM SYSTEM.

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

POSSIBLY IF MATERIAL IS SPILLED ON THE SITE & FLOWS INTO STORM WATER CATCH BASINS.

SOME OIL COULD ENTER STORM SYSTEM PER ~~PAR~~ B.3.2.6)

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts.

PROVIDE STORM SYSTEM ON SITE THAT COMPLIES WITH CITY REQUIREMENTS & PROVIDES WATER QUALITY FILTERING.

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 – Nursery stock

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

TWO SIGNIFICANT TREES & EXISTING SMALL TREES & SHRUBS WILL BE REMOVED IN AREA OF CONSTRUCTION.

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

NONE

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

EXISTING TREES & LANDSCAPING IN 20 FT WIDE TRANSITION BUFFERS WILL BE PRESERVED. MOST SIGNIFICANT TREES WILL BE RETAINED. NEW PLANTINGS WILL CONSIST OF INDIGENOUS PLANTS, TREES & SHRUBS.

5. Animals

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

Birds: Hawk, Heron, Eagle, Songbirds, others; STARLINGS
Mammals: Deer, Bear, Elk, Beaver, other; SMALL RODENTS, SQUIRRELS
Fish: Bass, Salmon, Trout, Herring, Shellfish, other

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

NONE KNOWN

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

YES, THE PACIFIC FLYWAY.

↳ Not included in Critical Areas Report, will be Revised

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

PROVIDE NATIVE PLANTINGS IN NEW LANDSCAPING & SAVING EXISTING HABITAT IN BUFFER AREAS.

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.

ELECTRICAL POWER & LIGHTING
GAS - HEATING

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

NO

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- 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 PROJECT WILL MEET OR EXCEED THE REQUIREMENTS OF THE WA. STATE 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.

NO.

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

NONE

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

COMPLY WITH CURRENT LIFE SAFETY CODES & ORDINANCES.

- b. Noise

Controls Required by BCC 9.18 Noise Code

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

NONE

- 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.

SHORT TERM - CONSTRUCTION NOISE 7AM TO 5PM WEEKDAYS

LONG TERM - NONE OTHER THAN AUTOS OR TRUCKS TO & FROM SITE 7AM TO 5PM WEEKDAYS

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

NONE

8. Land and Shoreline Use

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

SITE - OFFICE & STORAGE BLDGS LI
NORTH & WEST - MULTIFAMILY R-20
EAST - RAIL ROAD & INDUSTRIAL BLDG LI
SOUTH - OFFICE / BUSINESS / LIGHT INDUSTRIAL LI

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

NO

- c. Describe any structures on the site.

A SINGLE STORY FORMER RESIDENCE USED AS AN OFFICE & TWO SINGLE STORY STORAGE SHEDS.

- d. Will any existing structures be demolished?

ALL WILL BE DEMOLISHED

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

LI

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

LIGHT INDUSTRIAL

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

N.A.

- h. Has any part of the site been classified as an "environmentally sensitive" area?

- Sensitive Area
Notebook no longer applies. Critical Areas Overlay District LUC 20.25H applies

THE CITY SENSITIVE AREA HANDBOOK INDICATES SLOPES GREATER THAN 40%. WORK WILL OCCUR IN AREAS WITH SLOPES OVER 40%, BUT THOSE AREAS ARE STABLE PER THE SOILS REPORT.

- i. Approximately how many people would reside or work in the completed project?
UNKNOWN AS MOST SPACE IS FOR LEASE, BUT WILL TYPICAL OCCUPANCIES FOR USES PROPOSED, IT IS ESTIMATED THAT 35 TO 40 PEOPLE COULD WORK AT PROJECT.
- j. Approximately how many people would the completed project displace?
NONE. PREVIOUS TENANT'S LEASE HAS EXPIRED AND BUSINESS HAS MOVED OUT.
- 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:

PRE APP MEETINGS W/ CITY STAFF WAS HELD JULY 19, 2007

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?

APPROX 35 FT. EXTERIOR WILL BE STUCCO & CONCRETE, ALL STAINED OR PAINTED IN EARTH TONES. PITCHED ROOFS WILL BE COVERED WITH DARK COLOR COMPOSITION SHINGLES.

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

NONE

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

COMPLY WITH CITY DESIGN GUIDELINES FOR PROJECTS IN TRANSITION OVERLAY AREAS.

11. Light and Glare

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

NORMAL BUILDING LIGHTING, PARKING LOT LIGHTING & VEHICLE LIGHTS WILL BE VISIBLE AT DARKNESS HOURS.

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

NO

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

NONE

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

USE OF GLARE Baffles OR CUT OFF SHIELDS TO PREVENT GLARE OR LIGHTING SPILL FROM OUTDOOR FIXTURES ON TO NEIGHBORING PROPERTIES.

12. Recreation

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

BIKE & WALKING TRAILS ALONG 113TH AVE TO WEST.

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- b. Would the proposed project displace any existing recreation 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:

NONE

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, describe.

NONE KNOWN

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

NONE KNOWN

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

NONE

14. Transportation

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

ACCESS TO THE SITE IS DIRECTLY FROM SE 32ND ST (HENRY BECK RD), WHICH CONNECTS TO 113TH AVE SE.

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

NO

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

APPROX. 46

EXISTING PARKING IS HARD TO DEFINE AS THERE IS NO DEFINED STRIPES. MAYBE 5 TO 8?

- 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, PER PRE-APP NOTES.

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

THE PROJECT WILL NOT USE WATER, RAIL OR AIR TRANSPORTATION. RAILROAD TRACKS RUN PARALLEL TO THE EAST PROPERTY LINE.

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

APPROX. 32 PM PEAK HOUR TRIPS PER ESTIMATE OF CITY TRAFFIC ENGINEER, CARL WILSON, PRE-APP. THE EXISTING OFFICE & STORAGE BLDGS TO BE REMOVED, GENERATE 2.7 & .7 TRIPS RESPECTIVELY. NET TRIPS INCREASE IS 28.6

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

NONE, OTHER THAN TO MAINTAIN DRIVEWAY SIGHT LINES PER REVIEW WITH CARL WILSON, CITY TRANSPORTATION SENIOR REVIEWER.

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15. Public Services

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

NOT LIKELY SINCE TENANT OF CONSTRUCTION OFFICE IS ALREADY IN BELLEVUE, AND OTHER SMALL TENANTS ARE EXPECTED TO BE BELLEVUE BASED.

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

NONE OTHER THAN TO PROVIDE CODE REQUIRES LIFE SAFETY SYSTEMS & SECURITY.

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.

ALL THE ABOVE ARE AVAILABLE TO THE SITE FROM THE CITY, PSE OR LOCAL PROVIDERS.

c. Signature

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

Signature: _____

Date

Submitted: _____


LANCE MUELLER, ARCH & AUTHORIZED AGENT.

11/20/07

Reviewed: 12/13/07

