



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 143059 LD

Project Name/Address: The Park Metro
11017 and 11027 NE 12th Street

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
Dec. 17, 2009

City of Bellevue Submittal Requirements 27a

ENVIRONMENTAL CHECKLIST

4/18/02

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

BACKGROUND INFORMATION

Property Owner: Evergreen Point Development, LLC ✓

Proponent: Evergreen Point Development, LLC ✓

Contact Person: Austin Kovach (Kovach Architects) ✓
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2115 Colby Ave. Everett WA 98201 ✓

Phone: 206.617.2899 ✓

Proposal Title: The Park Metro ✓

Proposal Location: 11017/ 11027 NE 12th St. (south side of NE 12th St.) ✓
(Street address and nearest cross street or intersection) Provide a legal description if available.
The site is midblock between 110th Ave. NE and 112 Ave. NE (just west of interstate 405)
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: 5 story building. 74 condo units over 2 commercial spaces and 2 levels of underground parking ✓
2. Acreage of site: .46 Acres (.23 per lot) ✓
3. Number of dwelling units/buildings to be demolished: 2 existing s/f residential structures
both structures to be demolished
4. Number of dwelling units/buildings to be constructed: 74 condominium apartment units ✓
5. Square footage of buildings to be demolished: Approximately 2,970 ✓
6. Square footage of buildings to be constructed: 72,417 SF + 39,415 for Parking ✓
7. Quantity of earth movement (in cubic yards): 17,000 Cubic Yards ✓
8. Proposed land use: Mixed use Multifamily building. ✓
9. Design features, including building height, number of stories and proposed exterior materials:
54'-0" main structure height, 64'-9" maximum mechanical penthouse height, 5 stories + basement and two subgrade parking levels, with a combination of brick, masonry stucco and phenolic panel cladding for exterior finish
10. Other

Sally Nichols

Estimated date of completion of the proposal or timing of phasing: Fall of 2010

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None

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

Geotechnical Engineering Evaluation dated July 27th 2007 by Nelson Geotechnical Associates, Inc.
NGA File No. 767307. in project file 07 ~~143~~ 143059-LD

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.

None

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

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

Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

Shoreline Management Permit ~~NA~~
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)?

The site has a gradual slope from the east to the west at the street, with approximately 4ft of grade change.

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.

Vashon Till soil classification

see sketch.
Report dated 7/27/07
in file
Sally Mchok

A mixture of clay to silt, which may contain local lenses of sand and gravel.

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

None known.

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

There will be no fill, there will be excavation to allow for 2 levels of underground parking on the lot. Exported spoils will be trucked off-site to a pre-approved destination.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, Any time soil is exposed to runoff there is the possibility of erosion. It is anticipated that the site will be impacted to at least some degree by surface rain water during the course of grading and excavation. ✓ BCL 23.76

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Nearly 100%

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

The site will use erosion control as applicable which may include but are not limited to, filter fencing, seeding, interceptor swales, covering of stockpiles, mulching and street cleaning and dispersion of flow.

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. ✓

There will be dust and construction vehicle exhaust during the grading phase and incidental exhaust from some equipment, delivery trucks, and worker vehicles during building construction.

BCL 23.76 Erosion & Sedimentation Control - C&G Code

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

None known.

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

Dust control measures during construction and grading activities such as use of watering trucks and the practice of street sweeping.

Construction Dust Suppression Measures per BCL 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, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into. ✓

None known.

- (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. ✓

N/A

- (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.

b. Ground

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

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 system(s) are expected to serve. ✓

No waste materials will be discharged to the groundwater.

c. Water Runoff (Including storm water)

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

The source of runoff will be direct rainfall. Flow will be collected by interceptor drains and piping and conveyed to a detention vault then released into the existing storm water system at an approved rate of flow. Surface water from completed project, including walkways or entry plaza areas, will be collected, treated as required, and discharged as described above.

Utility Code
24.02

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

Not likely. Perhaps a limited amount during construction.

sewer code
24.04
Storm & Surface Water
code 24.06

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

The contractor is required to maintain a clean site and immediately clean/ remove any soil contaminated by spills.

TESC measures BCC 23.76
C&G Code

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

Urban site w/ 2
older homes. Veg. left on
~~from~~ residential lots.
Not maintained.

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

All existing vegetation will be removed.

OK via LUC 20.20.900.P.3
since in Downtown District

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

None known.

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

N/A

New planting urban in character -
in planters & street trees, and
foundation planting

5

Gully Methods

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:

Urban site

- 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.

No.

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

None needed.

*Site w/in Pacific Flyway
which encompasses 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 need? Describe whether it will be used for heating, manufacturing, etc. ✓

Electrical energy will be used for the building lighting and heating of living space, while natural gas will be used for the cookstoves and water heaters.

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

None know.

- 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: ✓

Construction will meet all current state and local standards for thermal performance.

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. ✓

Responsible construction and development practices will be followed. All local and state development regulations will be met.

Sally Nichols

b. Noise

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

General traffic noise from 12th and nearby I-405.

- (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. Temporary construction noise during daylight hours. Long term noise will not dramatically increase over the current daily traffic noise. potential noise includes retail activity sound associated with pedestrian interaction and related vehicle noise entering and exiting the parking structure. It is anticipated that these sounds will typically occur mainly during daytime hours.

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

Construction activities will be limited to daylight hours. All units will have double pane windows. The use of brick and masonry stucco will increase exterior wall STC sound ratings.

City Noise Ordinance
BCC 9.18
dictates construction hours.

8. Land and Shoreline Use

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

The current site has a vacant house and a retail salon. All immediately adjacent uses are multi-family. Across the street there is park separating single-family neighborhoods.

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

No.

- c. Describe any structures on the site.

The current structures on the site are an vacant home and a home that has been converted into a salon.

one-story single family

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

Both existing structures will be demolished.

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

DNTN-R (Subdistrict A)

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

Downtown- Ashwood

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

N/A

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

No.

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

150-180 Resident's and up to 10 retail employees

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

No existing living units, 4 salon employees.

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

N/A

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

Land Use
Conformance to all current ~~Zoning Code~~ regulations and by meeting the intent of the *Land Use Code* Comprehensive Plan. *Land Use Code Comprehensive Plan*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ✓

74 middle/ high income units will be available.

- 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: ✓

No extraordinary measures will be taken beyond the development of the project as designed.

*Adds housing - Comp. Plan
Policies HO-2, 11, 13, 14, 17*

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? ✓

64'-9" measured from average finish grade to the highest point of the mechanical penthouse.

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

Some units in the building to the south will lose partial territorial views ✓

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

Meeting all regulations for zoning setbacks and height limits. Employing the use of glass railings for visual transparency. The expansive areas of glass will reflect the adjacent green belt and to an extent this will greatly soften the appearance of the structure.

Scale compatible

w/ adjacent bldgs. on south side of NE 12th.

*Addresses Perimeter Dist. A issues
LUC 20.25A.090*

11. Light and Glare

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

None, the major areas of glazing are located on the north side of the building.

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

No.

*Refer to light and glare code
LUC 20.20.522*

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: ✓

The exclusive use of "Dark-sky" compliant lighting fixtures with cut off shields will limit the amount of off-site glare from site lighting. Glare from other sources is not anticipated.

LUG 20.20.522

12. Recreation

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

McCormick Park is located directly across N.E. 12th St.

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: ✓

An extensive roof terrace will be provided for the building occupants that will include areas for barbecuing, sitting, and socialization.

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 known.

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

None other than McCormick Park to the north.

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

No impacts are anticipated the existing right of way will absorb the greater portion of any building shadowing and much of the active areas of McCormick Park are elevated even further out of range of potential shadow casting .

Scale of bldg, etc. per perimeter design district LUG 20.25A.090

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 site takes ingress and egress from N.E. 12th St

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

Yes, there is a transit stop 0.06 mile from the site.

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

14 existing stalls) 12 stalls for completed project ^{eliminated} to be provided w/ 2 floors underground

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.

streetscape improvements reqd.

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

No.

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

Approximately 170 peak trips between 7-9 am and 4-6pm on weekdays.

Trans. Code 14.40.040

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

Public transit information and ride share coordination will be provided as a part of the condominium services program. Secure storage for bicycles will be provided on premises.

15. Public Services

ROW Use Permit for Construction Hauling BCC.14.30

- 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. ✓

Not more than normally would be associated with a development of this nature. The residents will require all the necessary public services currently provided to the existing residence in the area. The added population will result in a proportional increase in need for these services.

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

None, current zoning indicates the additional need has been anticipated and accounted for.

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. ✓

Currently all utilities are available to the subject property. Electricity: Puget Sound Energy, Natural Gas: Puget Sound Energy, Water: Cascade Water Alliance, Sewer: City of Bellevue, Waste Management: Allied Waste Management, Telephone: Various private providers.

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.....

Andrew S. Kousch AA

Date Submitted.....

10/26/07

