DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110 th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

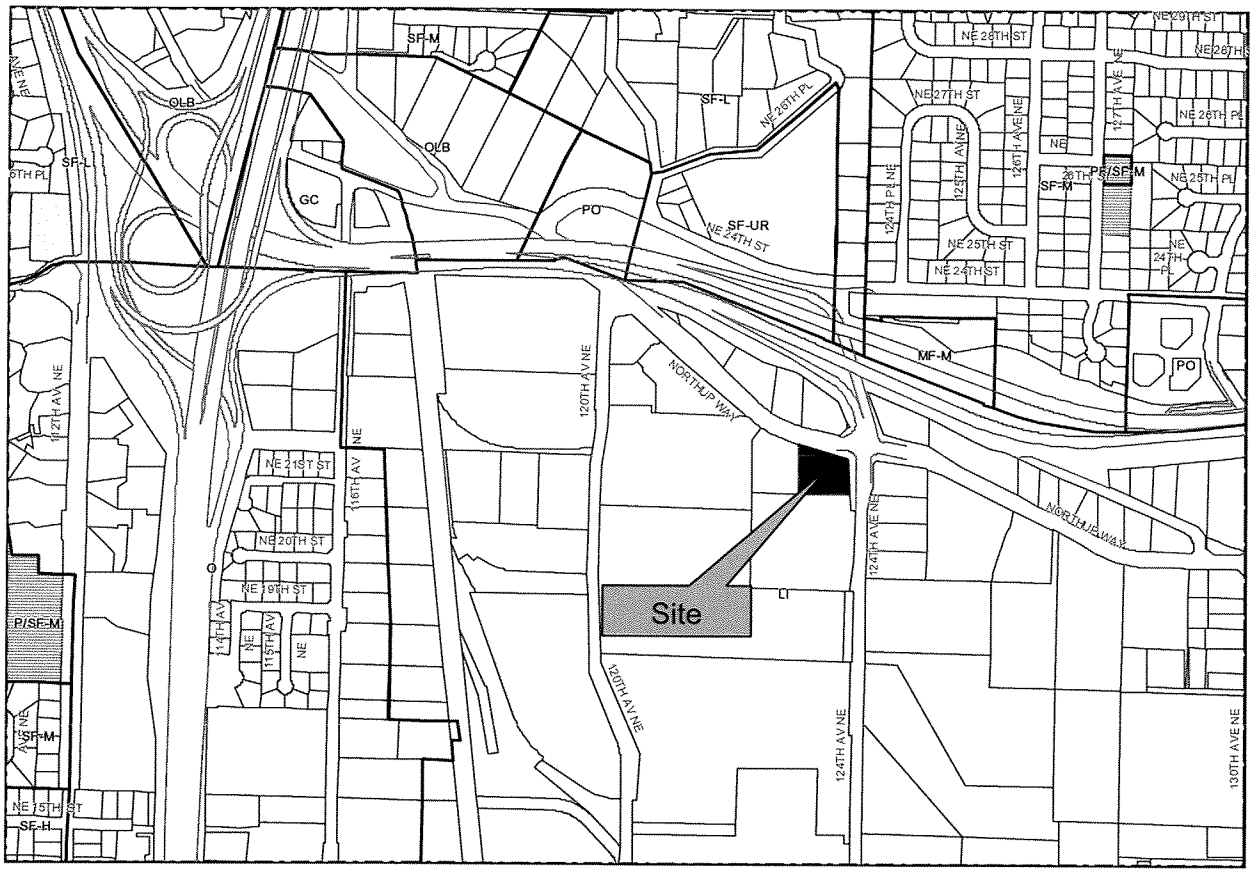
The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. 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.	08-103241-LB and 08-103721-BB
Project Name/Address:	Wintz Self Storage, 12399 Northup Way
Planner:	Kenneth A. Thiem
Phone Number:	425-452-2728
Minimum Comment Period:	**March 6, 2008; 5:00 p.m.**

Materials included in this Notice:

Blue Bulletin
Checklist
Vicinity Map
Plans
Other:

Wintz Do-Self Storage
12399 Northup Way



ENVIRONMENTAL CHECKLIST

A. BACKGROUND INFORMATION

1. Property Owner:

   Northwest Development Portfolio - Northup, LLC.

2. Proponent:

   Mark Wintz, Manager

3. Contact person:

   Jeffrey Araucto/ Robin Murphy, Stricker Cato Murphy Architects

4. Address:

   120 Lakeside Ave, Suite 310 Seattle, WA 98122

5. Phone:

   206-324-4800

6. Proposal Title:

   Storage Solutions

7. Proposal Location: (Street address and nearest cross street or intersection) Provide a legal description if available.

   12399 Northup Way, Bellevue WA 98005;
   A.P.N. 282505-9316-04

   Legal Description: Lot 2 of short plat no. 98-3906, recorded under King County Recording No. 9807149002;

   Together with an easement for ingress and egress as described in the certain deed recorded May 2, 1974 under King County Recording No. 7405020018;

   Situate in the City of Bellevue, County of King, State of Washington.

RECEIVED
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PERMIT PROCESSING

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

1. General Description:

   New Construction of multi-story self storage building.

2. Acreage of Site:

   1.2211ac (53,192SF)

3. Number of dwelling units/buildings to be demolished:

   None existing.

4. Number of dwelling units/buildings to be constructed:.

   None proposed.

5. Square footage of buildings to be demolished:

   None existing.

6. Square footage of buildings to be constructed:

   93,399SF (4 stories) + 46,310SF (2 basements) with a total of 139,709SF.

7. Quantity of earth movement (in cubic yards):

   4,500 cubic yards of cut and 1,500 cubic yards of fill.

8. Proposed land use:

   Self Storage. (Storage services)

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

   Metal and masonry exterior wall finish with 45 feet of height from zoning grade plane, excluding stair tower. Approximate height from zoning grade plane including stair tower is 55 feet.

10. Other:

    None

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

Estimated start of construction is summer or fall of 2008 and completed by spring or summer of 2009. Start and estimated time of completion depends also on weather and permitting.

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

No plans for additions at this time.

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

1) This Environmental checklist
2) Geotechnical report by Earth consultants, Inc, dated January 3, 2001
4) Parking and Trip analysis by Bruce Jordan, dated November 13, 2007.

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

None known.

15. List any governmental 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.

1) Utility Extension permit from the City of Bellevue
2) Clearing and grading permit from the City of Bellevue
3) Building permit from the city of Bellevue
4) Environmental Checklist application.

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

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
- ■ 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

Both permits are applied for concurrently or separately.

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site: ☐ Flat ☐ Rolling ■ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other

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

20 percent, but none identified as landslide hazards/steep slopes per Bellevue City Code 20.25H.120

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.

Sand with silt and gravel (see also geotechnical report for more detail).

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

None observed.

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

Approximately 4,500 cubic yards of cut and 1,500 cubic yards of fill.

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

None anticipated as the civil engineer will take careful consideration of this matter.

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

Approximately 80 percent

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

Erosion control measures per city of Bellevue requirements will be employed on site.

2. AIR

a. What type 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.

Short Term: Dust and fuel emission by construction activities and equipment.
Long Term: Vehicles entering and exiting the development.

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

Long Term: Vehicle emissions at rights-of-way will not affect this development

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

Short Term: Contractors are expected to abide by any current regulations on construction dust and emissions. Long Term: None proposed as emissions created by outside and inside sources are not expected to impact this proposed facility or any nearby developments.

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.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? 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.

This site appears on National flood insurance Rate Map, dated May 16, 1995, community panel no. 53033CO368, and is situated in zone "x", area determined to be outside the 500 year.

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.

None.

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.

Runoff from building will be controlled in stormwater detention vault. After passing through the detention vault stormwater flows into 24-inch pipe system in 124th ave NE. The 24-inch pipe system flows southerly and discharges into the westerly tributary of Kelsey Creek.

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

Yes, pollutants typical of urban storm water runoff are anticipated.

3) Proposed measures to reduce or control surface, ground or runoff water impacts, if any.

Storm water filtration will be employed on the site in order to treat storm water runoff prior to discharge to the existing drain system.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- ■ deciduous tree: alder, maple, aspen, other: **Big Leaf Maple, Cottonwood, Western Red Alder**
- ■ evergreen tree: fir, cedar, pine, other: **Douglas Fir, Pine**
- ■ shrubs: **Native and non-native Evergreen/deciduous shrubs associated with the Pacific NW**
- ■ grass: **Native grasses**
- □ pasture
- □ crop or grain
- □ wet soil plants: cattail, buttercup, bullrush, 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?

Evergreen and deciduous trees - 90% shrubs and grasses 100%

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

None located.

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

A mixture of native and non-native deciduous/evergreen trees shrubs and ground covers.

5. ANIMALS

a. Circle (underline) any birds and animals that have been observed on or near the site or are known to be on or near the site: **None observed**

- ☐ 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 observed.

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

None observed.

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

None proposed.

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 and natural gas for heating and electrical systems will be used for this project.

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

Not Known.

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:

Owner may choose to use energy efficient systems.

TO BE COMPLETED BY APPLICANT

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 anticipated.

1) Describe special emergency services that might be required.

No special emergency services required other than what is currently provided by the police department, fire department, and other health emergency services.

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

No special measures proposed other then providing automatic fire extinguishing system, and storm water collection system. The contractor is also expected to follow the code requirements for ventilation and air control.

b. NOISE

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

Long Term: Vehicular noise exist from adjacent right-of-ways which will not affect the proposed project.

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 site?

Short term: Construction generated noise.
Long term: Vehicular noise entering and exiting this facility.

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

No special measures proposed.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY APPLICANT

8. LAND AND SHORELINE USE

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

The property is currently vacant.

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

Not known.

c. Describe any structures on the site.

None.

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

No.

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

LI (Light Industrial)

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

Light industrial - Planning District A.

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:

Per city records South of the property, at the adjacent lot there are critical slopes that require a buffer area located within the subject property. Current topographical survey shows that this is not correct and therefore the critical buffer area is not necessary.

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

Approximately 2 full time employees will drive to and from work but will not reside in the property.

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

None.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any;

The current zoning classification is Light Industrial which allows for the self storage uses.

9. HOUSING

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

N/A

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

N/A

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

N/A

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 maximum height allowed is 45' (from LUC grade plane to parapets). The stair tower is exempt which will exceed this by about 10 feet.

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

The current property is vacant. Filling the site with a structure will enhance the overall view of the community.

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

The proposed building will be designed to not appear as a typical storage building with the help of various materials (eg. metal & masonry) and modulations.

11. LIGHT AND GLARE

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

Night time site lighting will be designed to reduce glare.

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

Not anticipated.

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:

Glare from exterior light fixtures may be corrected by redirections or providing shields.

12. RECREATION

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

None known.

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

N/A.

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, generally describe.

Not known.

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

Not known.

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.

Northup way is found to the north of the property and 124th ave to the south. The property is accessible from both rights-of-way.

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

Yes, the nearest bus stop is 0.1 miles from site. King County Metro Bus routes 220, 249, and 256 are available.

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

21 new parking stalls. None eliminated.

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.

Average one hour peak trip rate is at 12 trips per hour.

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

None proposed.

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.

No.

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

None.

16. UTILITIES

a. Circle (underline) utilities currently available at the site: **electricity**, **natural gas**, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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.

Electricity and Natural Gas– Puget Sound Energy
Sanitary sewers, storm drainage and water – City of Bellevue
Telephone – Qwest
Refuse and Recycle- Allied Waste (Rabanco)

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: _____

Date Submitted: January 18, 2008

This checklist was reviewed by _____, Environmental Specialist, Department of Construction and Land Use. Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.