



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. 08-103244-LD
Project Name/Address: Lincoln Square Expansion
410 Bellevue Way
Publish: March 6, 2008
Minimum Comment Period: March 20, 2008

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Site Plan
- Other:

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: KEMPER DEVELOPMENT COMPANY.

Proponent: SLATER PARTNERS ARCHITECTS.

Contact Person: MICHAEL D. CLAPIN, AIA, SLATER PARTNERS ARCHITECTS.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 414 OLIVE WAY, SUITE 300, SEATTLE, WA. 98101

Phone: (206) 624-8682

Proposal Title: LINCOLN SQUARE EXPANSION.

Proposal Location: 410 BELLEVUE WAY (EXISTING SAFEWAY SITE)
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: MULTI-STORY, MIXED USE COMPLEX W/ UNDERGROUND PARKING, A 31 STORY OFFICE BUILDING, A 220 ROOM HOTEL AND 190 RESIDENTIAL UNITS IN A 42 STORY TOWER.
2. Acreage of site: APPROXIMATELY 3.45 ACRES.
3. Number of dwelling units/buildings to be demolished: THERE ARE THREE EXISTING BUILDINGS TO BE DEMOLISHED. NO DWELLING UNITS.
4. Number of dwelling units/buildings to be constructed: TWO BUILDINGS WITH A CONNECTED UNDERGROUND PARKING GARAGE. 220 ROOM HOTEL. 190 RESIDENTIAL UNITS.
5. Square footage of buildings to be demolished: 47,341 SF.
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards): 652,857 CY.
8. Proposed land use: MIXED USE IN A DOWNTOWN O-1 ZONE
9. Design features, including building height, number of stories and proposed exterior materials: REFER TO THE DESIGN NARRATIVE SUBMITTED AS PART OF THE DESIGN REVIEW (LD) SUBMITTAL.
10. Other

RECEIVED

JAN 27 2008

PERMIT PROCESSING

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

PARKING COMPLETED: DECEMBER 2009
OFFICE TOWER COMPLETED: DECEMBER 2010
HOTEL/RESIDENTIAL TOWER COMPLETED: OCTOBER 2011

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

NONE AT THIS TIME.

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

-PRELIMINARY SOILS REPORT HAS BEEN COMPLETED.
-AN ABATEMENT REPORT FOR THE EXISTING BUILDINGS WILL BE COMPLETED WHEN BUILDINGS ARE VACANT IN SUMMER 2008.
-SOIL CONTAMINATION REPORT MIGHT BE REQUIRED. -WIND STUDY WILL BE COMPLETED.

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 AT THIS TIME.

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.
SLOPING PERMIT.
CLEAR & GRADE PERMIT.
DEMOLITION PERMIT.
IDEA PERMIT
R.O.W. PERMIT
BUILDING PERMITS
MISC./ELECT/PLUMBING/SPRINKLER/FIRE ALARM PERMITS.
SMOKE CONTROL PERMITS.
SIGN PERMITS.

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
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)?

APPROXIMATELY 10%.

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.

FROM SURFACE LEVEL DOWN, THE SOIL UNITS ARE FILL, WEATHERED TILL, GLACIAL TILL AND GLACIALLY OVERLIDDEN SAND AND SILT.

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

NONE KNOWN AT THIS TIME .

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

ALL GRADING WILL BE IN THE FORM OF EXCAVATION AND REMOVAL OF SOILS FOR PARKING GARAGE .
THE APPROXIMATE QUANTITY OF EXCAVATION IS 652,257 CY.

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

No.

- 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:

TEMPORARY SLOPING WILL BE INSTALLED FOR EXCAVATION .

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.

DURING CONSTRUCTION, TYPICAL EQUIPMENT EXHAUST FROM EXCAVATING EQUIPMENT. UPON PROJECT COMPLETION, TYPICAL AUTOMOBILE EXHAUST.

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

NONE KNOWN AT THIS TIME .

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

NONE KNOWN AT THIS TIME .

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 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 .

- (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.

-TEMPORARY DEWATERING FOR CONSTRUCTION OF THE GARAGE WILL OCCUR DURING CONSTRUCTION.
-PERMANENT DEWATERING SYSTEMS FOR THE GARAGE WILL BE INSTALLED. DISCHARGE WILL BE TO STORM SYSTEM.

- (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.

ROOF TOP STORM WATER WILL BE COLLECTED AND DISCHARGED THROUGH STORM WATER SYSTEM, SURFACE WATER WILL BE COLLECTED IN OIL WATER VAULTS, AND DISCHARGED TO STORM WATER SYSTEM THROUGH FILTRATION VAULTS.

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

NO.

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

POSSIBLE COLLECTION OF ROOF WATER FOR IRRIGATION PURPOSES.

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?

TYPICAL ON GRADE PARKING LOT PLANTINGS WILL BE REMOVED AND BE REPLACED WITH STREET FRONT LANDSCAPING, PLAZA LANDSCAPING AND POSSIBLY ROOF TOP LANDSCAPING.

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

NOTE KNOWN AT THIS TIME.

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

ENHANCE STREETSCAPE WITH CONTINUOUS LANDSCAPING, FOCUS LANDSCAPING AT PLAZA AREAS AND POSSIBLY INTRODUCE ROOF TOP LANDSCAPE AREAS.⁵

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.

ELECTRIC AND NATURAL GAS ENERGY WILL BE USED FOR HEATING & AIR CONDITIONING.

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

NO IMPACT KNOWN AT THIS TIME.

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:

WATERLESS URINALS AT THE COMMERCIAL RESTROOMS, POSSIBLE APPLICATION OF GREEN ROOF.

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 KNOWN AT THIS TIME.

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

NO SPECIAL EMERGENCY SERVICES ARE ANTICIPATED, ONLY STANDARD EMERGENCY SERVICES BY LOCAL FIRE & POLICE DEPARTMENTS.

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

IF IT IS DETERMINED THAT PRODUCTS SELECTED OR EQUIPMENT USED MIGHT HAVE AN IMPACT ON ENVIRONMENTAL HEALTH, THEN THOSE ITEMS WILL BE EVALUATED AT THAT TIME AND MEASURES WILL BE TAKEN TO REDUCE THE POTENTIAL FOR HEALTH HAZARD.

b. Noise

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

ADJACENT STREET TRAFFIC NOISE IS THE ONLY NOISE THAT EXISTS PRIOR TO CONSTRUCTION.

- (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.

SHORT TERM NOISE WILL BE CONSTRUCTION EQUIPMENT. PERIODIC LONG TERM NOISE WILL BE THE TESTING OF THE EMERGENCY GENERATORS. OTHER LONG TERM NOISE WILL BE TYPICAL TRAFFIC NOISE. CONSTRUCTION

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

PARKING IS BELOW GRADE & GENERATORS WILL HAVE MUFFLERS INSTALLED.

NOISE WILL BE LIMITED TO HOURS ALLOWED BY THE CURRENT NOISE ORDINANCE IN PLACE AT THE TIME OF CONSTRUCTION.

8. Land and Shoreline Use

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

CURRENT USE IS COMMERCIAL. PROPERTY TO EAST IS COMMERCIAL, PROPERTY TO WEST IS RETAIL. PROPERTY TO SOUTH IS MIXED USE COMMERCIAL & RESIDENTIAL.

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

NONE KNOWN AT THIS TIME.

PROPERTY TO NORTH IS MIXED-USE RETAIL OFFICE, HOTEL & RESIDENTIAL.

- c. Describe any structures on the site.

THE CURRENT STRUCTURES CONSIST OF THREE BUILDINGS, A ONE STORY BUILDING THAT CONTAINS A GROCERY & DRUG STORE, A ONE STORY BANK BLDG AND A TWO STORY RETAIL BUILDING.

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

ALL CURRENT STRUCTURES WILL BE DEMOLISHED.

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

O-1

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

DOWNTOWN

- 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?

RESIDENTIAL: ± 300 RESIDENCE

HOTEL: ± 100 EMPLOYEES

RETAIL/RESTAURANT: ± 200 EMPLOYEES

± 150 EMPLOYEES

OFFICE TOWER: ± 4,200 OCCUPANTS

TOTAL: ± 4,000 RESIDENCE

EMPLOYEES & OFFICE WORKERS.

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

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

THE GROCERY STORE IS RELOCATING TO THE NEW PROJECT TO THE SOUTH, THE BANK BLDG IS VACANT, AND THE OTHER RETAIL STORES ARE RELOCATING.

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

THE PROJECT WILL BE DEVELOPED IN A MIXED USE STYLE THAT INCORPORATES RESIDENTIAL LIVING, HOSPITALITY, RETAIL AND OFFICE USES. ALL THESE ARE ENCOURAGED BY THE DOWNTOWN MASTER USE PLAN.

9. Housing

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

I 190 CONDOMINIUMS WILL BE INCORPORATED. COST OF UNITS IS NOT KNOWN @ THIS TIME, BUT WILL NOT BE LOW INCOME HOUSING.

- 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:

ALL HOUSING UNITS ARE NEW TO THE SITE.

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 TOWERS ARE 450' ABOVE AVERAGE FINISH GRADE W/ NO ELEMENTS ABOVE THIS HEIGHT, AT THIS TIME. EXTERIOR WILL BE A COMBINATION OF CURTAIN WALL, STONE, PRECAST & METAL.

- b. What views in the immediate vicinity would be altered or obstructed? VIEWS FROM THE EAST WOULD BE SLIGHTLY OBSTRUCTED BY THE NEW TOWERS.

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

POSITIONING AND ORIENTATION OF THE TWO TOWERS HAS BEEN CAREFULLY EVALUATED TO OPEN UP VIEW CORRIDORS AS MUCH AS POSSIBLE AND REDUCE THE "WALL" EFFECT.

11. Light and Glare

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

THE LIGHT PROPOSED WILL BE FOR DRIVEWAY ILLUMINATION, PEDESTRIAN WALKWAY ILLUMINATION AND BUILDING ACCENT LIGHTING. ILLUMINATION WILL OCCUR

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

No.

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

NONE KNOWN AT THIS TIME.

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

ACCIDENT LIGHTING WILL BE FOCUSED ON THE BUILDING.
DRAINWAY LIGHTING WILL BE SHIELDED FROM ADJACENT
PROPERTIES & RIGHT-OF-WAY.

12. Recreation

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

BELLEVUE DOWNTOWN PARKS WITHIN A BLOCK FROM
THIS SITE.

- 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:

A PRIVATE RECREATIONAL SPACE MAY BE PROVIDED ON
LEVEL 10 FOR THE RESIDENTIAL UNITS.

A ROOF TERRACE ON LEVEL 4 MAY BE PROVIDED FOR
PUBLIC & OCCUPANTS USE.

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 KNOWN AT THIS TIME.

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

NONE AT THIS TIME AS THERE ARE NO IMPACTS.

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 DOWNTOWN CORE IS SERVED BY I-405. THIS SITE
IS SERVED BY BELLEVUE WAY, NE 4TH AND NE 6TH. ACCESS TO THE
SITE IS SHOWN ON THE "ROAD PLAN" SUBMITTED AS PART OF THE DESIGN REVIEW.

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

THE SITE IS SERVED BY PUBLIC TRANSIT ON BELLEVUE WAY AND THE DOWNTOWN
TRANSIT CENTER LOCATED ALONG THE PEDESTRIAN CORRIDOR ON NE 6TH.

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

2,958 PARKING SPACES ARE PROPOSED. APPROXIMATELY 200 SPACES ARE
ON THE EXISTING SITE.

- 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).

THE DEVELOPMENT WILL INCORPORATE A PRIVATE ROAD (PUBLIC ACCESS) TO BE
105TH. THE DEVELOPMENT WILL INCORPORATE A RIGHT TURN LANE ON N.E. 4TH.

- 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.

NEW PM PEAK HOUR VEHICLE TRIPS ARE APPROXIMATELY 1,581

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

THIS PROJECT WILL BE INCORPORATED INTO THE TRAFFIC MITIGATION PLAN (TMP) DEVELOPED BY KEMPER DEVELOPMENT FOR THE BELLEVUE COLLECTION.

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.

THE PROJECT IS WITHIN A CBD DISTRICT THAT CURRENTLY HAS FIRE & POLICE PROTECTION ASSOCIATED WITH THE EXISTING STRUCTURES. THE LARGER MIXED USE FACILITY MAY REQUIRE A SMALL INCREASE IF MULTIPLE RESPONSES OCCUR.

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

THE PROJECT WILL INCORPORATE TWO FIRE COMMAND CENTERS THAT WILL ASSIST THE FIRE RESPONSE. KEMPER DEVELOPMENT HAS A SECURITY TEAM THAT WILL ALSO CARE FOR THE NEW PROJECT.

16. Utilities

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

FIBER OPTICS.

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.

THE PROPOSED PROJECT WILL BE CONSTRUCTING NEW SERVICES FROM THE STREET. THESE SERVICES WILL BE POWER, WATER, SEWER, NATURAL GAS, TELEPHONE & FIBER OPTICS.

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..... [Handwritten Signature]
Date Submitted..... JANUARY 15, 2008



LINCOLN SQUARE
 EXPANSION,
 410 BELLEVUE WAY.

VICINITY MAP

DRAWING NOT TO SCALE

