



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Steve Leitzke, Leitzke Architects

**LOCATION OF PROPOSAL:** 12400 SE 38<sup>th</sup> St, Bellevue WA 98006

### NAME & DESCRIPTION OF PROPOSAL:

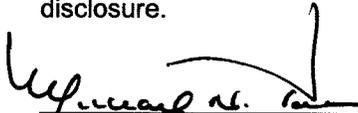
Application for the demolition of an existing two story commercial office building. The building is approximately 9,500 square feet in size. Work will include removal of asbestos under permit from the Puget Sound Clean Air Agency (PSCAA). The concrete foundation will also be removed from the site including approximately 50 cubic yards of material.

**FILE NUMBER:** 08-116109 BD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on August 28, 2008.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
\_\_\_\_\_  
Environmental Coordinator

8/14/2008  
Date

### OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife  
State Department of Ecology,  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe

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: **FACTORIA CENTER INVESTMENTS, INC.**

Proponent: **THE LEITZKE ARCHITECTS**

Contact Person: **STEVE LEITZKE**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **115 BELL ST., SEATTLE, WA.**

Phone:

Proposal Title: **FACTORIA NORTH**

Proposal Location: **12400 SE 38 TH ST.**

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

**SEE ATTACHED LEGAL DESCRIPTION**

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: **DEMOLISH, REMOVE, AND RECYCLE EXISTING BUILDING AND CONC. SLAB.** ✓
2. Acreage of site: **23235 SF. ~ 1/2 ACRE**
3. Number of dwelling units/buildings to be demolished: **(1) UNDER THIS PERMIT**
4. Number of dwelling units/buildings to be constructed: **N.A.**
5. Square footage of buildings to be demolished: **± 9500 S.F.** ✓
6. Square footage of buildings to be constructed: **N.A.**
7. Quantity of earth movement (in cubic yards): **LESS THAN 50 C.Y.**
8. Proposed land use: **PERMIT FOR NEW CONSTRUCTION TO BE SUBMITTED AT A LATER DATE** ✓
9. Design features, including building height, number of stories and proposed exterior materials: **N.A.**
10. Other

**RECEIVED**  
**MAY 29 2008**  
**PERMIT PROCESSING**

*MC*  
**6/26/08**

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

JUNE 30 2008

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

YES. FUTURE DEVELOPMENT WILL INCLUDE APPROX. 6000 S.F. BLDG. + PARKING

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

ASBESTOS REPORT PREPARED BY JT ENVIRONMENTAL, INC. SEPT. 22, 2007

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

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.

ASBESTOS REMOVAL 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 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)?

5%

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.

SOILS REPORT WILL BE COMPLETED BY JUNE 1 2008

MC  
6/26/08

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

HIGHER  
WE WILL PROVIDE WATER QUALITY  
THAN CURRENT DISCHARGES

Proposed measures to protect such resources or to avoid or reduce impacts are:

CURRENT DISCHARGES FLOW UNTREATED  
FROM THE SITE. ADDITIONAL WATER  
QUALITY MEASURES WILL BE PROVIDED  
IN FUTURE DEVELOPMENT

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N.A.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N.A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N.A.

haul route

Proposed measures to reduce or respond to such demand(s) are:

N.A.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N.A.

MC

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.

NO FILLING OR GRADING IS PROPOSED, EXCEPT REMOVAL OF CONCRETE SLAB. ✓

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

HIGHLY UNLIKELY. THE SITE IS FLAT

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

NO ADDITIONAL IMPERVIOUS SURFACES ARE PROPOSED

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

CATCH BASINS WILL BE FITTED WITH FILTER FABRIC. SILT FENCE WILL BE PROVIDED AND SUITABLE MULCH WILL COVER EXPOSED SOILS ✓

## 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.

DUST MAY INCREASE DURING THE DEMOLITION

meet  
air quality  
standards

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 the air, if any:

USE OF WATER DURING DEMOLITION AS NECESSARY TO MINIMIZE AIRBORNE PARTICULATES. ✓

## 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

NO

MC

appropriate, state what stream or river it flows into.

- (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. ✓

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

MC

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.

WATER WILL BE CONTAINED ONSITE AND DISCHARGED INTO THE STORM SYSTEM. PARKING AREAS WILL BE LEFT

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

NO

Per city code REC 23.76

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

SILT FENCE

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?

ONLY VEGETATION IN THE IMMEDIATE AREA AROUND THE BUILDING

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

NONE

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

N.A.

Retain trees in perimeter setback and percent of trees interior to site per LUC Title 20 me

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.

N.A.

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:

N.A.

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.

ASBESTOS HAS BEEN DISCOVERED  
IN THE BUILDING



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

NONE

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

ASBESTOS WILL BE REMOVED  
PRIOR TO DEMOLITION

meet local  
state federal  
air quality standards.

MC

b. Noise

- (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 long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SHORT TERM NOISE IMPACTS  
FROM CONSTRUCTION EQUIPT.

- (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?

BUILDING IS VACANT. PRIOR US  
WAS OFFICE BUILDING

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

NO

- c. Describe any structures on the site.

N 10,000 S.F. TWO STORY  
WOOD FRAME BUILDING

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

ALL STRUCTURES, INCLUDING FOUNDATION  
WILL BE REMOVED ✓

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

GC

meat evasion  
control BCC  
23.76

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

GC

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

NOT AP.

- 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?

N.A.

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

NONE

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

NONE

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

N.A.

*New development  
subject to  
separate review.*

## 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?

N.A.

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

N.A.

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

N.A.

## 11. Light and Glare

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

N.A.

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

N.A.

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:

NONE

12. Recreation

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

N.A.

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:

N.A.

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.

N.A.

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

N.A.

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

N.A.

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.

6E 38TH ST. EXISTING PRIVATE ROAD

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

N.A.

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

~35, NONE

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.

N.A.

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

N.A.

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.

YES. FIRE PROTECTION, THE BUILDING IS VACANT AND HAS NO SPRINKLERS ✓

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

SECURITY FENCE AROUND BUILDING

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.

UTILITIES WILL BE TEMPORARILY "CAPPED" ✓

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..... 05/22/08

MC  
6/26/08

# Factoria North Demolition 08-116109

