DEVELOPMENT SERVICES DEPARTMENT
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.	15-130005-LD
Project Name/Address:	Plaza Residential – 10850 NE 8th Street
Planner:	Laurie Tyler
Phone Number:	(425)-452-2728
Minimum Comment Period:	**February 11, 2016, 5PM**

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

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BACKGROUND INFORMATION

Property Owner: KBS SOR Plaza Bellevue, LLC

Proponent: John Thomas, NBBJ Architects

Contact Person: John Thomas, NBBJ Architects
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 223 Yale Avenue North
Seattle, WA 98109

Phone: (206) 621-2268

Proposal Title: Plaza Center Residences

Proposal Location: 10900 NE 8th Street
(Street address and nearest cross street or intersection) Provide a legal description if available.
See attached
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. **Attached**

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

1. General description: Proposal consists of a 21 story mixed-use structure with 260 apartments and approximately 3,500 sf. of ground-floor retail. Existing parking structure to remain.
2. Acreage of site: 2.24 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 260
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 261,000 sf
7. Quantity of earth movement (in cubic yards): Approx. 1400 cu. yds
8. Proposed land use: DNTN O-2; Proposal is for mixed-use structure with 260 apts. over ground-floor retail.
9. Design features, including building height, number of stories and proposed exterior materials:
   Building heights vary, but the uppermost portion of the roof is 225' above grade (21 stories)
10. Other
   Exterior materials include glazing, metal siding and architectural concrete.

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

To be determined based on entitlement, financing and market conditions.

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

No.

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

Geotechnical report.

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.

N/A.

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.

City of Bellevue ADR permit approval; Building permit and all necessary associated customary permits and approvals.

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)? N/A.

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.

GeoEngineers to confirm.

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

No.

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

Grading to occur in conjunction with building addition footprint. Approximately 9,000 sf. with an excavation of approximately 900 cu. yds. and fill materials of approximately 500 cu. yds. Fill material shall be from a permitted, WSDOT approved source.

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

Erosion may occur as result of grading/construction. Project shall comply with all federal, state and local regs

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

Approximately 90%.

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

Project shall comply with all applicable federal, state and local regulations, including preparation of a Stormwater Pollution Prevention Plan.

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.

Temporary construction-related emissions typical of construction activity.
Post-construction emissions will be typical of a mixed-use residential building in an urban environment.

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:

Project shall comply with all applicable federal, state and local regulations, including the Puget Sound Clean Air Agency (PSCAA) regulations for construction activity.

Construction dust mitigation measures per Clear & Grade Code BCC 23.76

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.

(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.

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(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.

Project is subject to Utility Code BCC 24.06 and any required utility permits.

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.

N/A.

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.

Rainfall expected to create run-off from impervious surfaces. Flow will be directed to the City's stormwater system.

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

Not anticipated.

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

Project shall comply with all applicable federal, state and local regulations, including the Storm and Surface Water Utility Code.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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?

Existing street trees, landscaping and grass may be removed or altered.

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:

Landscaping will be provided as required by the Land Use Code and design guidelines.

Street scape landscaping and street trees required per LUC 20.25A.060

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:

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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:

Project shall comply with all applicable federal, state and local regulations.

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 power for residential and retail uses. Gas for backup generators as needed in emergencies.

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

No. Project is consistent with DNTN O-2 zone standards and shall comply with applicable design guidelines.

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:

Project shall comply with the City's current Energy Code standards.

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.

Nothing beyond those services required by a typical mixed-use residential development in an urban environment.

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

Project shall comply with all applicable federal, state and local regulations.

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b. Noise

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

Noises associated with typical urban environment (i.e. traffic on arterial and collector streets).

(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-related noise from construction equipment.
Long-term noise would be typical for mixed-use residential development in an urban environment.

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

Project shall comply with all applicable federal, state and local regulations, including Noise Control Ordinance.

Construction noise mitigated through BCC 9.18

8. Land and Shoreline Use

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

Currently structured parking lot. Adjacent properties are commercial uses.

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

No.

c. Describe any structures on the site.

A four-story above-grade structured parking garage with two levels of underground parking.

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

No.

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

DNTN O-2.

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

Downtown (DNTN)

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?

Residents at 260 apartment units.

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

None.

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

N/A.

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

Project shall comply with all applicable federal, state and local regulations, including Land Use Code and applicable design guidelines.

9. Housing

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

260 market-rate apartment units.

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:

Project shall comply with all applicable federal, state and local regulations.

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?

Uppermost portion of the roof is 225' (21 stories). Principal exterior materials are glazing and metal siding.

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

Territorial views. Proposal is located adjacent to two existing high-rise structures (16 stories and 10 stories).

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

Project shall comply with all applicable federal, state and local regulations, including Land Use Code and applicable design guidelines.

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11. Light and Glare

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

Typical of a mixed-use residential development in an urban environment (i.e. glazing and windows of units).

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

No known safety hazards.

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

Glare from adjacent urban development.

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

Project subject to Light and Glare requirements of LUC 20.20.522

Project shall comply with all applicable federal, state and local regulations, including Land Use Code and applicable design guidelines.

12. Recreation

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

City parks, including Ashwood Playfield, City Hall Park and Bellevue Downtown Park, are within walking distance.

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:

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.

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 known.

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.

I-405; NE 8th Street, 110 Avenue NE; NE 9th Street; 109th Avenue NE

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

Yes. Nearest transit stop is approximately one block away.
The Bellevue Transit Center is within approximately 300 ft. of the project site.

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

Existing structured parking to remain. No stalls displaced.

Parking ratios to be evaluated during design review

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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.

Weekday AM peak time vehicle trips estimated at 84; Weekday PM peak vehicle trips estimated at 104.

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

Project shall comply with all applicable federal, state and local regulations, including Transportation Impact Fees. Proximity to multi-modal transit and centralized downtown location will help mitigate vehicle trip impacts. Primary access is anticipated to be from 110th Avenue NE and 108th Avenue NE to minimize queuing off NE of 8th St.

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.

Project will result in increased public service demands of typical mixed-use residential structure in urban environment.

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

Project shall comply with all applicable federal, state and local regulations.

16. Utilities

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

All above referenced utilities are currently on-site.

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.

Water, sewer and storm to be provided by City, either through existing building connections or new connections. Power, communication and gas will be provided by the appropriate utility company.

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 01/01/2016

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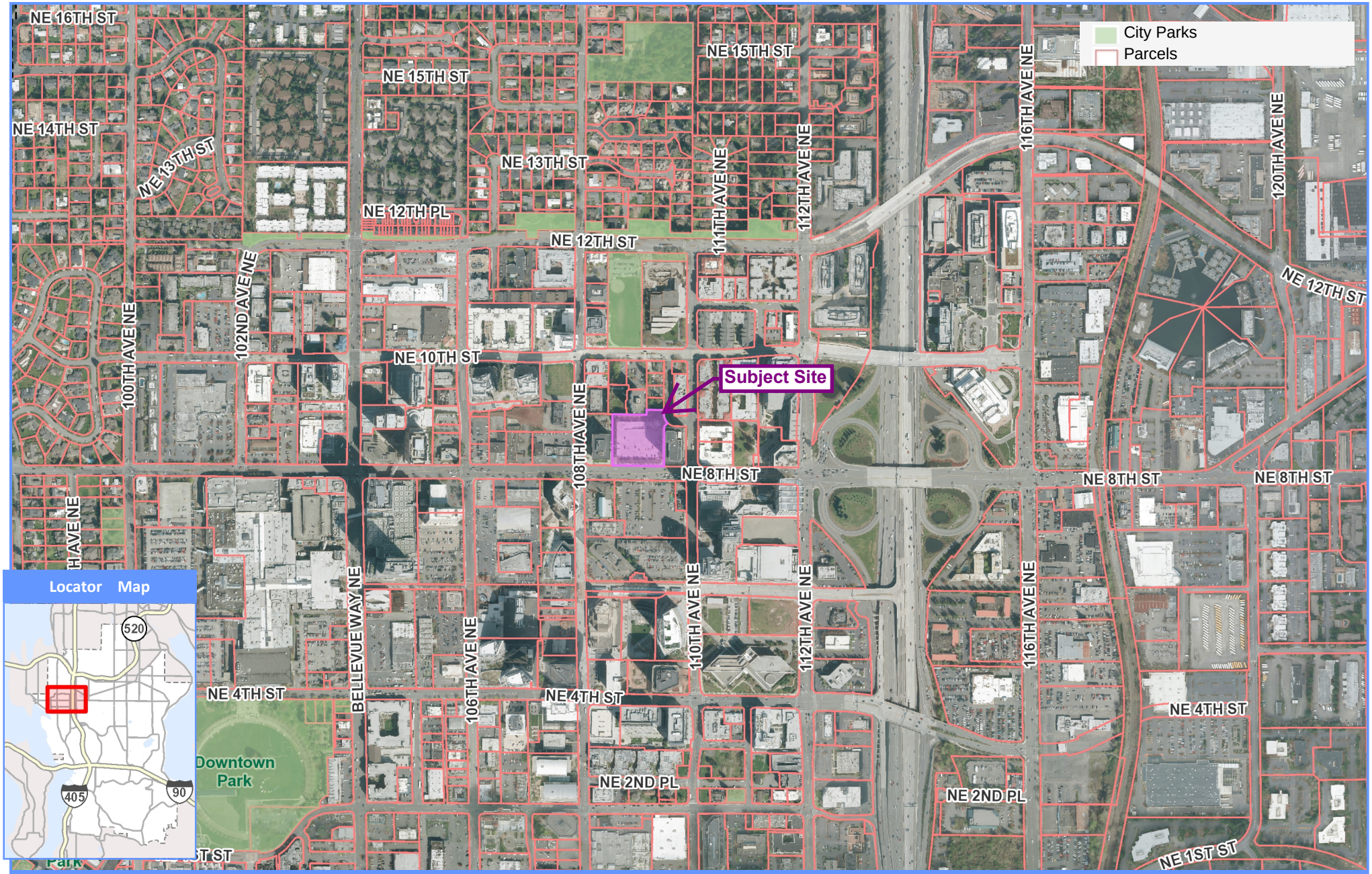

15-130005-LD - Vicinity Map

0 758 1,516

Scale 1: 9,095 Feet

Map Generated on: 12/30/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Water feature on wall of building with imbedded LED lighting display, and small catchment pool integrated into streetscape.