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. 16-122105-LS

Project Name/Address: Evergreen Plaza

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

Minimum Comment Period: January 28, 2016

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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.

Received
JAN 23 2015
Permit Processing

BACKGROUND INFORMATION

Property Owner: Evergreen Point Development, LLC

Proponent: Weber Thompson

Contact Person: Joseph Kolmer
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 225 Terry Ave N, Suite 200, Seattle, WA 98109

Phone: (206) 344-5700

Proposal Title: 10845 NE 2nd Place apartments

Proposal Location: 10845 NE 2nd Place
(Street address and nearest cross street or intersection) Provide a legal description if available.
2009072290001
Please attach an 8 ½" 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: Proposal consists of 8 stories of residential apartment construction over 3 levels of structured sub-grade parking.
2. Acreage of site: .61 acres
3. Number of dwelling units/buildings to be demolished: 3
4. Number of dwelling units/buildings to be constructed: Apprx. 154
5. Square footage of buildings to be demolished: Apprx. 4,300
6. Square footage of buildings to be constructed: Apprx. 216,450
7. Quantity of earth movement (in cubic yards): Apprx. 4,800
8. Proposed land use: DNTN-MU (Downtown Multiple Use)
9. Design features, including building height, number of stories and proposed exterior materials:
   Building height varies but uppermost portion of butterfly roof structure extends approximately 86' above average grade (8 stories).
10. Other
   Exterior materials will be metal siding, masonry, architectural concrete, and possibly some fiber cement siding.

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

Spring 2016

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

None known beyond proposal.

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

Soils report; no others known.

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 known. 15-103556-LD (Design Review for Residential Building) Variance and DR will be reviewed concurrently

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 6%

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.

Weathered, silty-sand soils with gravel; dry to slightly moist, loose condition to approximately 4' below surface. Below this: dense glacial till; fine to medium silty sand with gravel and likely cobbles.

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

None known.

e. Describe the purpose, typ ,d approximate quantities of any filling o ,ing proposed. Indicate source of fill.

Approximately 4,800cy grading proposed for building foundation and sub-grade structured parking.

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

Temporary erosion typical for this project type; none known beyond that.

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

Greater than 90%

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

Measures typical to those required for permitting a project of this type and size: project will utilize connections to City stormwater system (temporary erosion plan will be submitted with civil documents for permit).

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.

Emissions will be typical for this project type: exhaust from construction vehicles and equipment during construction; exhaust from tenant vehicles once building is occupied.

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

None known, though

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

None beyond those required for permitting the project.

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.

N/A

(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.

Measures typical to those required for permitting a project of this type and size: project will utilize connections to City stormwater system (temporary erosion plan will be submitted with civil documents for permit).

(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.

None known.

b. Ground

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

Primarily discharged via city stormwater 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 known.

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.

See above.

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

N/A

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

See above.

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?

All vegetation will be removed. Street trees, sidewalk planting strips, and on-site planters are proposed.

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:

Landscape documents will be provided as part of the permitting process. Native plants and those required by city design guidelines will be incorporated into the project design.

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 e. .ngered species known to be on or near t. .ite.

None known.

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

Not known.

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

None beyond municipal requirements for this project type.

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.

Gas, for backup generators (possibly appliances or other equipment); electric power for apartment appliances/fixtures, building equipment, etc.

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

Proposal would not prohibit use of solar energy. Project site is zoned for high-rise; proposal is a mid-rise building.

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:

Energy Star appliances will be used, and Built Smart strategies will be explored.

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.

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

None beyond those typical for this project type.

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

Those required by local jurisdictions.

b. Noise

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

Proximity to I-405 which is approximately .25 miles to the east; noise typical to collector streets and arterials.

(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.

Construction equipment during construction; vehicles entering exiting the building. Trash/recycle collection vehicles.

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

Those required by local municipality. All required parking for the project is at structured, sub-grade garage.

8. Land and Shoreline Use

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

Commercial use.

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

No

c. Describe any structures on the site.

Single family residential structures.

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

All (3) residential structures

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

DNTN-MU

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

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?

200

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

10 business owners/employees

k. Proposed measures to [illegible] or reduce displacement impacts, if any.

Those required by local jurisdiction.

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

Those required by local jurisdictions (i.e. design review, building permits, etc.).

9. Housing

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

154 middle-income units; it's possible a small percentage of these could be low-income units.

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

While originally constructed as residential buildings, structures being eliminated are currently utilized for commercial use.

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

Those required by local jurisdictions.

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?

See above.

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

Territorial views, partial views to Cascade Mountains and Mt. Rainier.

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

Those required by local municipality; setbacks/step-backs at west & east ends of building have been incorporated into the design to help mitigate view corridor impacts.

11. Light and Glare

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

Those typical of this project type: glazing at doors and windows of apartment units and auxiliary spaces.

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

No safety hazards known. Glare from windows on sunny days could temporarily interfere with views.

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

Glare at glazing from adjacent buildings.

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

If any, those required by local jurisdiction.

12. Recreation

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

A City park is planned for the property immediately to the east. Other city parks can be found within walking distance, as well as restaurants, fitness centers, and retail shopping.

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 2nd Place, NE 2nd Street, 110th Ave NE, 108th Ave NE

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

Nearest transit stop is less than 300 feet from the site.

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

167 stalls proposed (may vary during permitting process); approximately 20 stalls will be 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).

New sidewalks and road alterations (curbs/gutters, paving, etc.) will occur at NE 2nd St and NE 2nd Pl.

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.

PM peak time vehicle trips: 48-50 (40-41 by other mode). AM peak time: approximately 32 vehicle trips

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

Proximity to mass transit and downtown will help mitigate vehicle trip impacts. Paving patterns, sight lines, etc. will be implemented where vehicle and pedestrian traffic interact to help mitigate conflict. Loading dock and trash/recycle areas are located within the building and away from main garage entry (on different street).

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 the need for fire protection, police protection, health care, and schools.

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

Those required per local jurisdictions.

16. Utilities

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

(All noted except septic; plus cable provider)

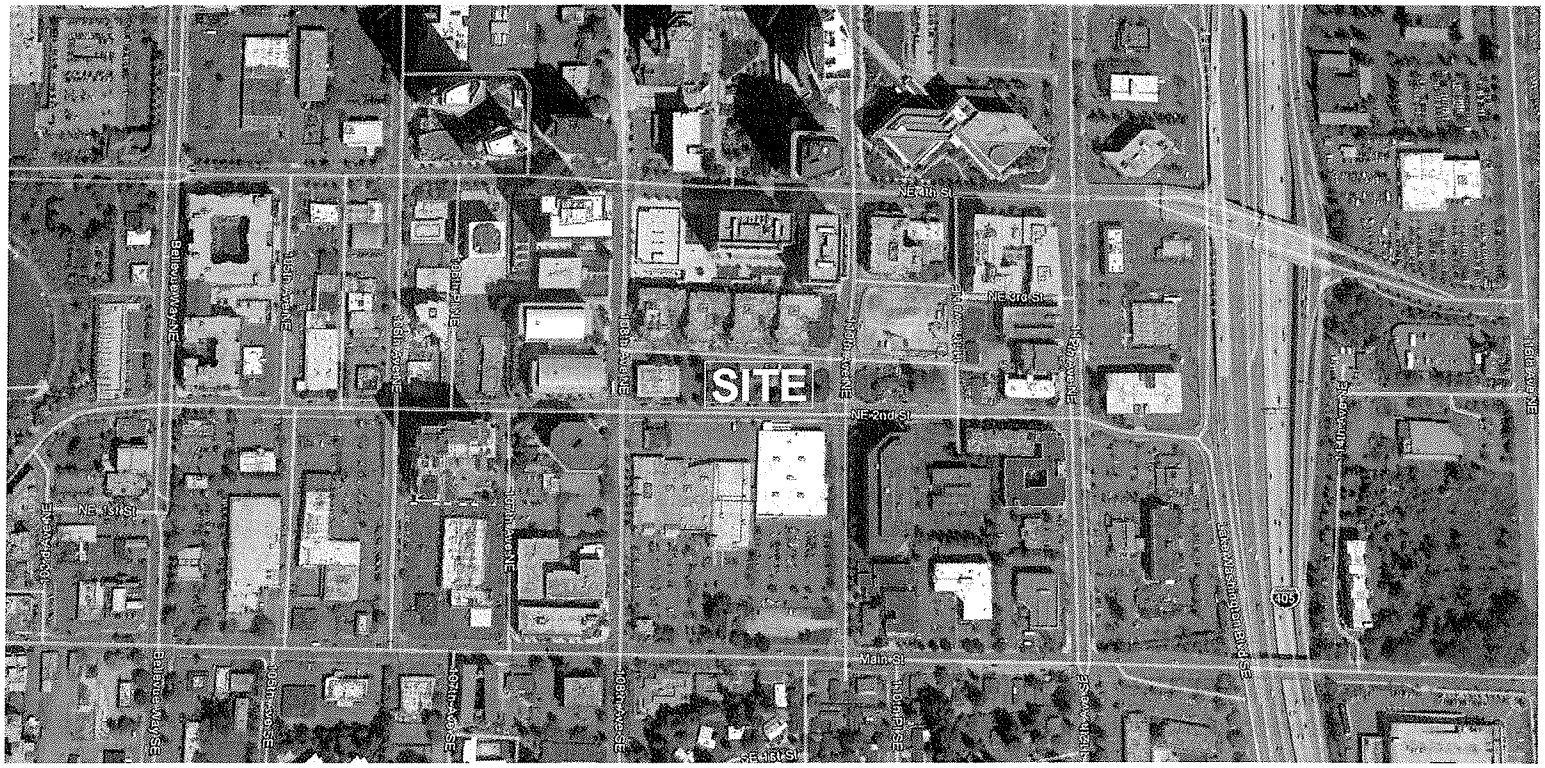
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity/Gas: PSE; Water & sanitary sewer: Bellevue Utilities; Cable/phone: Comcast, DISH, Frontier, Century Link, Verizon, Sprint, DirectTV, etc.; Trash/cecycle, yard waste: Republic

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 12/19/2014



Vicinity map for 10845 NE 2nd Place

N

WEBER THOMPSON