



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 16-127213-LD  
Project Name/Address: 11210 LLC – 1021 112<sup>th</sup> Ave NE  
Planner: Elizabeth Stead  
Phone Number: (425)-452-2725

**Minimum Comment Period: May 5, 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.**

## BACKGROUND INFORMATION

Property Owner:

Proponent:

Contact Person:

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

Address:

Phone:

Proposal Title:

Proposal Location:

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

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:
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

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

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

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

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.

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.

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

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- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
  
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
  
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
  
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

## 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.
  
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
  
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

**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.
  
  - (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.

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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.
  
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
  
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
  
- (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.

**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.
  
- (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.

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

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

#### 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?

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

**Streetscape landscaping and street trees required,  
per LUC 20.25A.060**

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

#### 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.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

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

## **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.

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

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

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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)?
  
- (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 noise will be limited to the City's Noise Ordinance BCC 9.18**

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

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?
  
- b. Has the site been used for agriculture? If so, describe.
  
- c. Describe any structures on the site.
  
  
  
  
  
  
  
  
  
  
- d. Will any structures be demolished? If so, what?
  
  
  
  
  
- e. What is the current zoning classification of the site?
  
  
  
  
  
- 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?
  
  
  
  
  
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
  
  
  
  
  
- i. Approximately how many people would reside or work in the completed project?
  
  
  
  
  
- j. Approximately how many people would the completed project displace?

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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?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- 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

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

## 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.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

## 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.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?

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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).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

**15. Public Services**

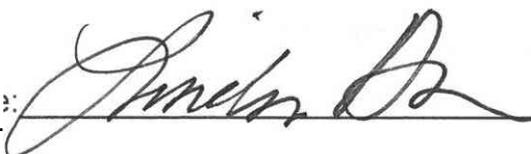
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

**16. Utilities**

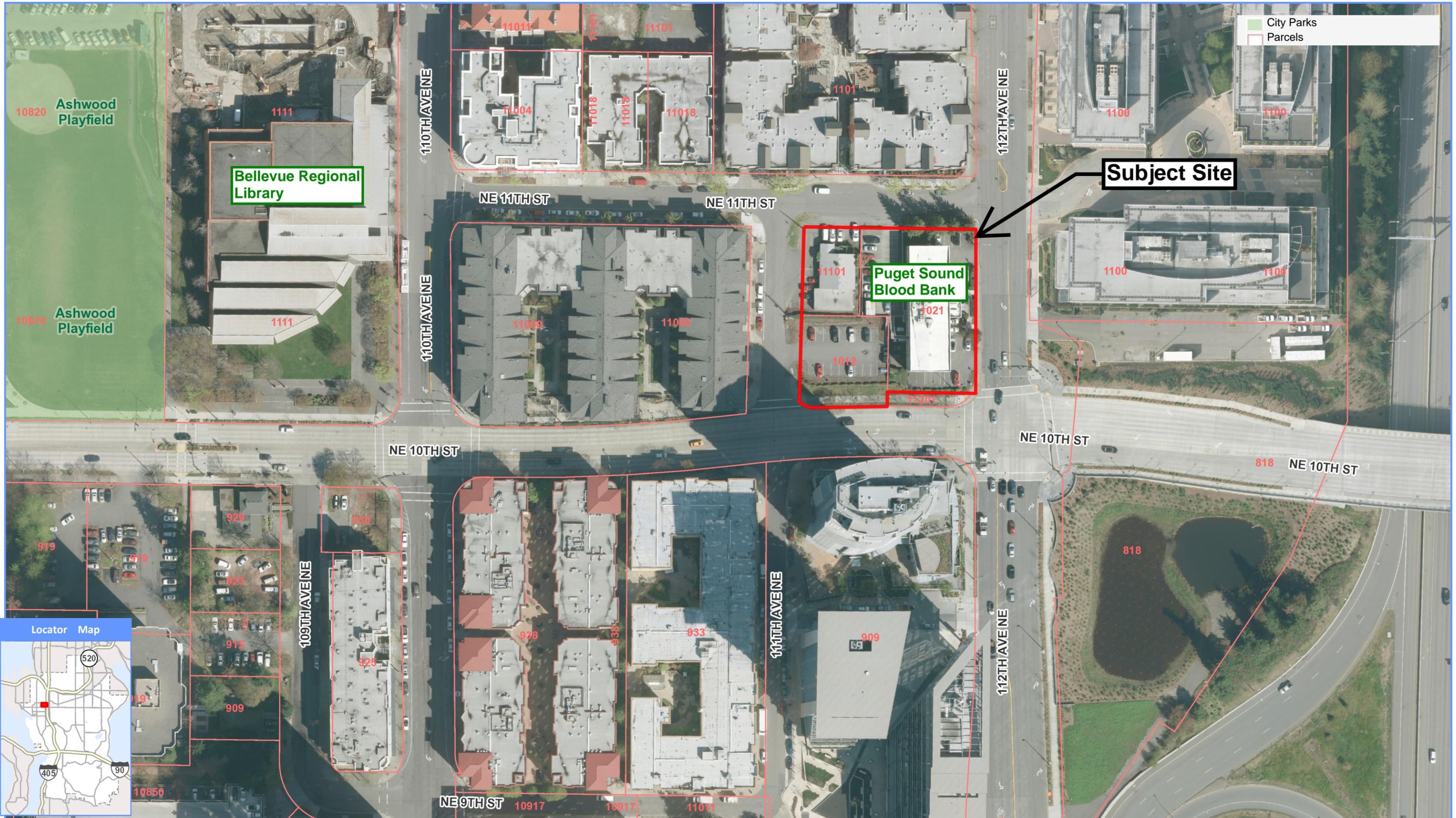
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Signature**

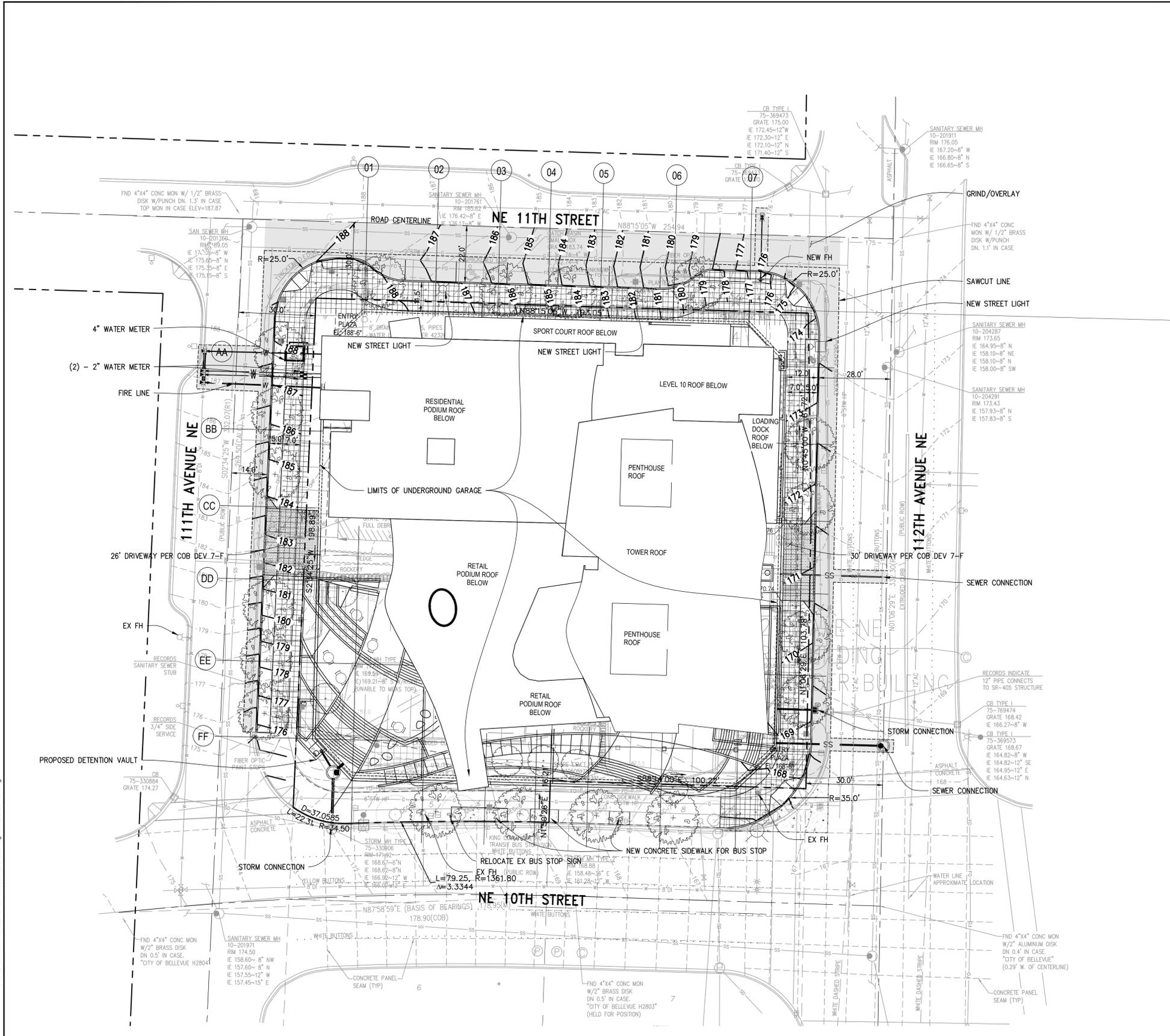
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature...  .....Date Submitted.....

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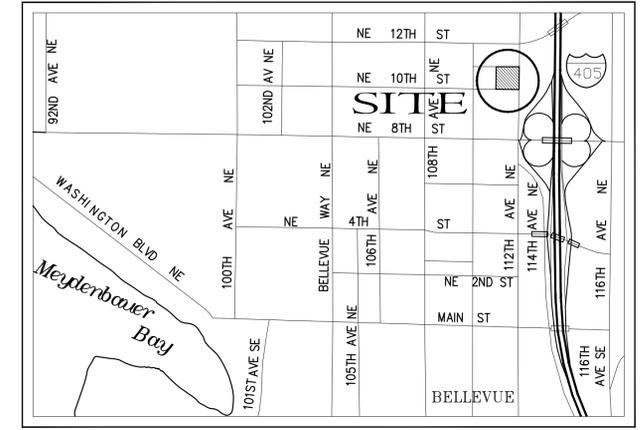
Plot Date: 17 Mar 2016 - 3:00 pm kdw File Location: C:\0120-Seattle\DC-Civil\151012-0033-11210-LLC\DWG\151012-0033-P.L.DWG



**VERTICAL DATUM**  
NAVD 88 (CITY OF BELLEVUE)

**PREPARED BY:**  
DCI ENGINEERS  
818 STEWART STREET, SUITE 1000  
SEATTLE, WA 98101  
(206) 332-1900  
FAX (206) 332-1600  
CONTACT: DARREN SIMPSON  
KITTRINA OLIVER

**AREAS**  
TOTAL ON-SITE AREA.....0.88 AC  
LIMITS OF CONSTRUCTION.....1.09 AC  
EXISTING IMPERVIOUS AREA.....0.86 AC  
EXISTING PERVIOUS AREA.....0.23 AC  
LIMITS OF CONSTRUCTION.....1.09 AC  
PROPOSED IMPERVIOUS AREA.....1.06 AC  
PROPOSED PERVIOUS AREA.....0.03 AC



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**  
LOTS 1, 2, AND 9 AND THE NORTH 18 FEET OF LOT 8, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 1 CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 23, 1969, UNDER KING COUNTY RECORDING NUMBER 6541290;

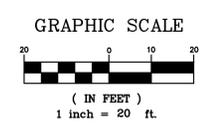
TOGETHER WITH A PORTION OF THAT CERTAIN PROPERTY WITHIN THE RIGHT-OF-WAY OF NORTHEAST 11TH STREET AND 112TH AVENUE NORTHEAST IN THE CITY OF BELLEVUE, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF NORTHEAST 11TH STREET AND 112TH AVENUE NORTHEAST;  
THENCE NORTH 88°15'02" WEST ALONG THE CENTERLINE AT NORTHEAST 11TH STREET, 86.00 FEET;  
THENCE SOUTH 01°44'58" WEST 30.00 FEET TO THE INTERSECTION OF THE SOUTH MARGIN OF NORTHEAST 11TH STREET AND THE NORTH FACE OF AN EXISTING CONCRETE RETAINING WALL AND THE TRUE POINT OF BEGINNING;  
THENCE FROM SAID TRUE POINT OF BEGINNING ALONG SAID SOUTH MARGIN OF NORTHEAST 11TH STREET, SOUTH 88°15'02" EAST 52.96 FEET TO THE WEST MARGIN OF 112TH AVENUE NORTHEAST;  
THENCE ALONG SAID WEST MARGIN SOUTH 00°18'44" EAST 0.3 FEET TO THE SOUTH LINE OF THE EXISTING RETAINING WALL;  
THENCE EASTERLY ALONG THE SOUTH FACE OF THE EXISTING RETAINING WALL, 0.08 FEET TO THE EAST END OF SAID RETAINING WALL;  
THENCE NORTHERLY ALONG THE EAST END OF SAID RETAINING WALL 0.5 FEET TO THE NORTH FACE OF SAID WALL;  
THENCE WESTERLY ALONG THE NORTH FACE OF THE RETAINING WALL TO THE TRUE POINT OF BEGINNING.

**PARCEL B:**  
LOT 4, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

**PARCEL C:**  
THAT PORTION OF LOT 5, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 5;  
THENCE ALONG THE NORTH LINE OF SAID LOT 5 SOUTH 88°12'56" EAST 99.96 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE ALONG THE EAST LINE OF LOT 5 SOUTH 1°51'22" WEST 34.21 FEET TO A POINT ON A NON-TANGENT CURVE;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, OF WHICH ITS CENTER BEARS SOUTH 1°21'23" WEST 1361.80 FEET, THROUGH A CENTRAL ANGLE OF 3°20'24" SUBTENDED BY AN ARC LENGTH OF 79.26 FEET TO A POINT OF REVERSE CURVATURE OF A 34.50 FOOT RADIUS CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°59'34", SUBTENDED BY AN ARC LENGTH OF 22.27 FEET TO THE WEST LINE OF LOT 5;  
THENCE ALONG SAID WEST LINE NORTH 2°35'13" EAST 31.54 FEET TO THE POINT OF BEGINNING, AND THERE ENDING.

**PARCEL D:**  
LOT 3, BLOCK 1, MCCORMICK'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.



**PRELIMINARY  
NOT FOR CONSTRUCTION**

**CALL 72 HOURS  
BEFORE YOU DIG  
1-800-424-5555**

NO	DATE	BY	APPR	REVISIONS

**DCI ENGINEERS**  
818 STEWART STREET • SUITE 1000  
SEATTLE, WASHINGTON 98101  
PHONE: (206) 332-1900 • FAX: (206) 332-1600  
WEBSITE: www.dci-engineers.com  
CIVIL / STRUCTURAL



DAS	PROJECT MANAGER
KWO	DRAWN BY
DAS	CHECKED BY
15012-0033	JOB NUMBER

**11210 LLC**  
**BELLEVUE, WA**

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP #	
WATER GRID #	
SEWER GRID #	
<b>SITE PLAN 'B'</b>	
SEC 29	TWP 25
RGE 5	SHT C2
OF 6	

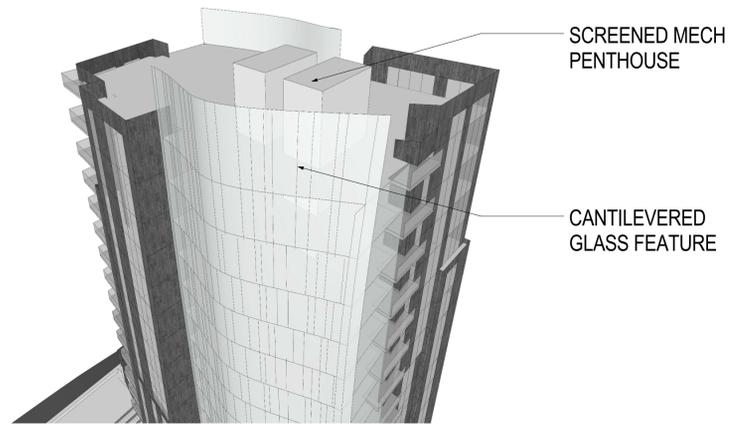
# SU DEVELOPMENT

BELLEVUE, WASHINGTON

## DESIGN REVIEW SUBMITTAL

MARCH 18, 2016





SCREENED MECH PENTHOUSE

CANTILEVERED GLASS FEATURE

ROOF SCREEN



SUN-SHADING



TEXTURED STONE

ALUMINUM WINDOW WALL WITH GLASS FINNS

ALUMINUM WINDOW WALL SYSTEM

TEXTURED STONE

GLASS BALCONY RAILINGS

DARK STONE

TEXTURED STONE

TEXTURED STONE

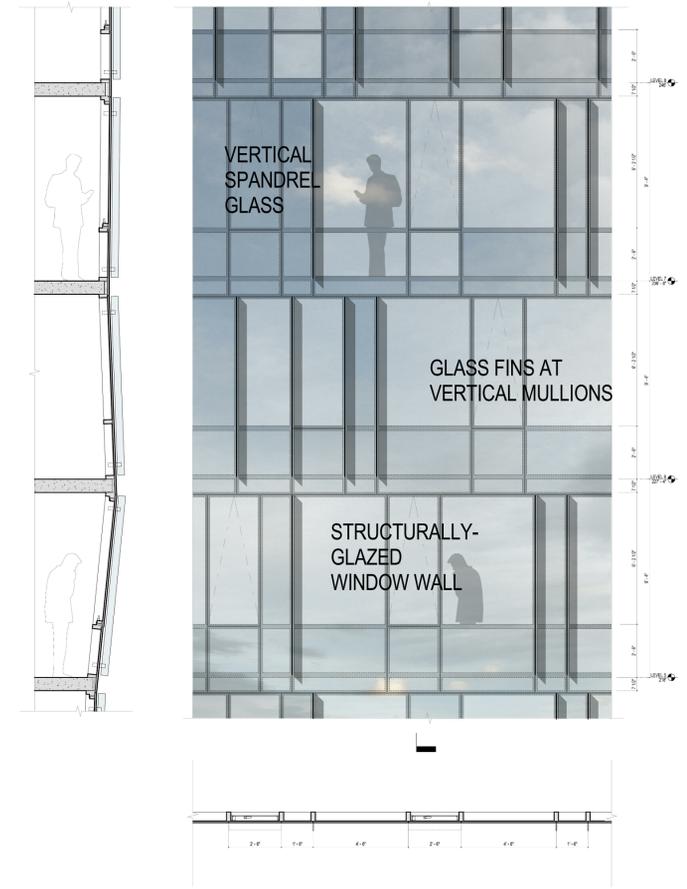
GLASS BALCONY RAILINGS

DARK STONE AT BASE

CEILING AT ARCADE



BIRD'S EYE VIEW FROM SOUTHWEST

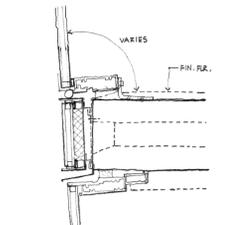


VERTICAL SPANDREL GLASS

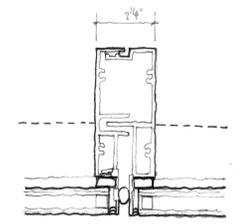
GLASS FINNS AT VERTICAL MULLIONS

STRUCTURALLY-GLAZED WINDOW WALL

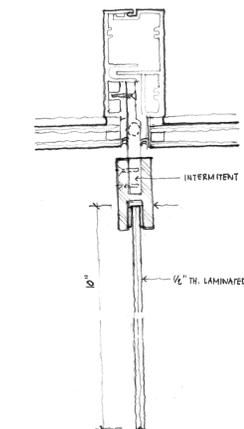
TYPICAL BAY AT WINDOW WALL



SLAB EDGE AT SLOPED GLASS  
3/8" x 1/8" SU TOWER 1/8" / 1/16"



TYP. VERT. MULLION  
6" x 1'-0"



VERT. MULLION W/ GLASS FIN  
6" x 1'-0"

## SU DEVELOPMENT

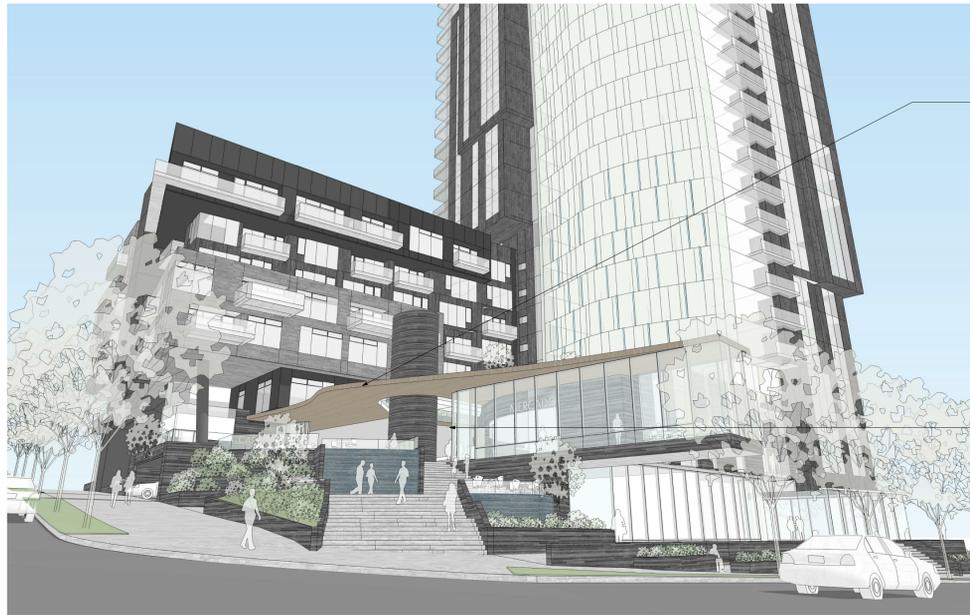
1021 112TH AVE. NE  
BELLEVUE, WA 98004

Drawing Title

PERSPECTIVE - MATERIALS PALETTE

Date: 03.18.2016  
Job No: S23120.sud  
Drawn By: Author  
Checked By: Checker

Drawing No.



STREET LEVEL PERSPECTIVE FROM SOUTHWEST



STREET LEVEL PERSPECTIVE FROM NORTHWEST



WOOD CANOPY



SLIDING DOORS



STREET LEVEL PERSPECTIVE FROM SOUTHEAST

CEILING AT ARCADE

ALUMINUM WINDOW WALL SYSTEM

SLIDING DOORS

VERTICAL GLASS FINS AFFIXED TO WINDOW WALL

TEXTURED STONE

GLASS BALCONY RAILINGS

TEXTURED STONE

TEXTURED STONE

TEXTURED STONE AT BASE



BIRD'S EYE VIEW FROM EAST

## SU DEVELOPMENT

1021 112TH AVE. NE  
BELLEVUE, WA 98004

Drawing Title

PERSPECTIVE - MATERIALS PALETTE

Date: 03.18.2016

Job No: S23120.sud

Drawn By: Author

Checked By: Checker

Drawing No.

# A0.06

DESIGN REVIEW