



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. 16-129518-LD & 16-129528-LO  
Project Name/Address: Holmberg Company Headquarters – 936 121<sup>st</sup> Ave SE  
Planner: Nick Whipple  
Phone Number: (425)-452-4578

**Minimum Comment Period: June 2, 2016, 5PM**

Materials included in this Notice:

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

## ENVIRONMENTAL CHECKLIST

6/27/11

## BACKGROUND INFORMATION

**Property Owner:** TRESTLE DEVELOPMENT, LLC

**Proponent:** LANCE MUELLER & ASSOCIATES/ARCHITECTS

**Contact Person:** LANCE MUELLER

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

**Address:** 130 Lakeside, Suite 250, Seattle, WA 98122

**Phone:** (206) 325-2553

**Proposal Title:** HOLMBERG COMPANY HEADQUARTERS (LMA #16-020)

**Proposal Location:** 936 – 121st Ave. S.E., Bellevue, WA

(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:** 2-story office with shop and storage areas with associated site improvements.
2. **Acreage of site:** 1.77 acres
3. **Number of dwelling units/buildings to be demolished:** 0
4. **Number of dwelling units/buildings to be constructed:** 0
5. **Square Footage of buildings to be demolished:** 5,320 s.f.
6. **Square footage of buildings to be constructed:** 14,515 s.f of main floor office, shop and storage, and 14,425 s.f. of 2nd floor office and storage.
7. **Quantity of earth movement (in cubic yards):** 4,000 to 5,000 c.y. on-site work.
8. **Proposed land use:** Light Industrial plus office and parking
9. **Design features, including building height, number of stories and proposed exterior materials:**  
The building will be about 34 ft. high, 2 stories.  
Exterior materials will be insulated architectural metal wall panels and glass.
10. **Other**

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

Construction start Winter/Spring 2017

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

No

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

A Geotechnical Report for soils exploration, bearing capacity and as required for a Critical Areas Land Use Permit has been provided, as required to reduce buffer setbacks to toe of steep slopes. Geotechnical Study by Earth Solutions NW, dated April 11, 2016.

**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.**

Permits required by the City include Land Use with Critical Areas Land Use Permit and Design Review, Clear & Grade, Demolition, Utilities, Street Use, Building 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 & proposed zoning.

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing & proposed grading.  
Development plans

Critical Areas Land Use Permit  
16-129528-LO applied for.

Building Permit (or Design Review)  
Site plan.  
Clearing & grading plan

Shoreline Management Permit  
Site plan

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**A. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site:** Flat, Rolling, Hilly, Steep slopes, Mountainous, Other Combination of flat, moderate slopes and steep slopes.

**b. What is the steepest slope on the site (approximate percent slope)?**

60% at very limited areas.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Gravel, glacial fill.

**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.**

Excavation for the building storm vault and general grading will be required. Approximately 2,000 to 2,500 c.y. general building and site earthwork. Existing asphalt will be removed and hauled to a recycle facility. Export soils will be hauled to an approved fill site. In addition, approximately 2,000 to 2,500 c.y. will be excavated to construct a storm water vault.

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

Yes, during heavy rains when open cut soil is exposed.

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

80% to 85% without pervious paving. About 25% or less with pervious paving proposed.

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

Temporary erosion control measures will be utilized as required and approved by the City.

**2. Air**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

There may be some dust during demolition and grading/excavation work during construction. Also vehicle and equipment exhaust emissions during construction. At completion, just normal auto and truck traffic exhaust emissions.

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- 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 air, if any:**

Minimize dust during construction by keeping open soil areas damp and access streets clean of tracked soil.

**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.**

Kelsey Creek and associated wetlands are along the south side of S.E. 8th St., about 150 ft. from the site. Kelsey Creek is a type A riparian corridor. The wetland to the east of 121st Ave. S.E. and north of S.E. 9th Pl. is classified PSS1.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

Yes, some grading and access drive improvements will be required at north end of site, adjacent to but not in the riparian corridor. New sanitary sewer and water line extensions will be required in access drive and to a sanitary sewer manhole east of 121st Ave. S.E. in S.E. 9th Pl.

- 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

**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, purpose, and approximate quantities if known.**

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 systems 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.**

Storm water runoff will be collected at catch basins and piped to an underground water quality and storm vault. From there, discharged to flow to Kelsey Creek, where runoff currently flows.

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

Not likely as construction and use do not generate waste materials that would enter ground or surface waters.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts.**

Use of storm water filters at existing catch basins, erosion control measures and storm water vault and associated design elements that comply with current applicable codes.

**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 – Nursery stock

**b. What kind and amount of vegetation will be removed or altered**

The site was cleared of nearly all vegetation by previous owners in the past. There are no existing trees on the site.

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**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:**

New landscape as required by Code will be provided, which will consist of indigenous deciduous and evergreen trees, shrubs and ground covers.

**5. Animals**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

[x] Birds: Hawk, Heron, Eagle, Songbirds, others; Starlings, Pigeons  
[x] Mammals: Deer, Bear, Elk, Beaver, other; Small Rodents in adjacent wooded slopes  
Beaver  
[ ] Fish: Bass, Salmon, Trout, Herring, Shellfish, other

**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.**

Yes, the Pacific Flyway of migratory birds covers the greater Puget Sound area to the mountains.

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

Addition of landscaping to the existing site which is lacking any significant landscaping or wildlife.

**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 needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity for lighting, power. Natural Gas for heat.

**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 this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The building envelope will meet or exceed WA State Energy Code requirements. Lighting will be LED type where possible. HVAC equipment will be high efficiency and high performance glass will be used. Green Building methods and materials will be used.

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Sounds created by construction activity are limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (See BCC 9.18)

**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.

No special services.

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

The project will comply with current applicable Environmental Health Codes and Practices.

b. Noise Use of any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced is prohibited.

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

I-405 traffic noise is audible, but will have little if any affect on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation. other)? Indicate what hours noise would come from the site.

Short term – Some noise of construction during normal 7:00 a.m. – 5:00 p.m. work hours.  
Long term – No significant noise from the project.

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

No special measures. Natural barrier of old rail bed mound separates the site from residential uses to the east.

**8. Land and Shoreline Use**

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

Site currently has light industrial shop building and some outside storage. I-405 to west, R.R. right-of-way to east with residential beyond, riparian corridor and S.E. 8th St. to north.

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

No

c. Describe any structures on the site.

Single story shop building of about 5,320 s.f.

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**d. Will any existing structures be demolished?**

Yes, existing shop building.

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

LI, Light Industrial

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

Light Industrial

**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?**

Yes, there are some steep slopes greater than 40% at small isolated locations on the site and slope in the R.R. right-of-way along the east property line.

**i. Approximately how many people would reside or work in the completed project?**

65 to 70

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

One or two that worked at existing shop and storage yard.

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

None

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

Uses proposed are allowed outright in L.I. Zone. A Pre-App conference was held.

**9. Housing**

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

None

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

None

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

None

**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 building will be less than 35 ft. high. Exterior materials will be earth tone metal panel siding and glass.

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

None

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

The project will incorporate a variety of earth tones in finishes and materials for texture and visual interest. There will be changes in the wall planes that provide some modulation, shade and shadow on the walls. The metal panel system will have horizontal joints every 3-4 ft. vertically. Landscaping will be added around the building for color, texture and visual interest.

**11. Light and Glare**

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

Light from the interior of the building will be visible at night. Auto and truck headlights will be visible on access drive from 121st Ave. S.E.

Project subject to Light and Glare requirements of LUC 20.20.522

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

No, most residences east of the R.R. will not be able to see the building.

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

None

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

Exterior yard lights and exterior wall mounted down lights will have anti-glare shields.

**12. Recreation**

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

Former R.R. right-of-way is in process of being converted to be a part of the King County rail corridor trail system.

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- b. **Would the proposed project displace any existing recreation 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:**

None other than some outdoor seating for passive recreation.

**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, describe.**

None known.

- b. **Generally describe any landmarks or evidence of historic, archaeological, 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:**

None

**14. Transportation**

- a. **Identify public streets and highway serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Access to the site is from S.E. 8th Street to 121st Ave. S.E. I-405 on/off ramps at the S.E. 8th are very close by. Access from 121st Ave. S.E. is by an existing driveway under the Wilburton Trestle across King County property.

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

Yes, nearby on S.E. 8th is a Metro transit route.

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

The project will have approximately 66 parking spaces. No identified parking would 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).**

The driveway from 121st Ave. S.E. to the site will need some improvement and repair.

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- e. Will the project use (or occur in 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.

Approximately 201 new trips. AM and PM peak hour trips would be equal at 26 trips each. Trip calculations by Jake Traffic Engineering, Inc.

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

Encourage ride sharing, car pooling, or use of Metro transit.

#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not likely.

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

None

#### 16. Utilities

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

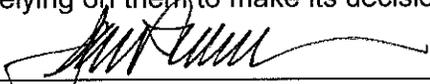
\* The closest sanitary manhole is nearly 700 ft. away on S.E. 9th. The property might use a septic system, which would be allowed by King County. A new water line for fire hydrants and building fire sprinkler system is required, with a connection to a line in the access drive.

- 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.

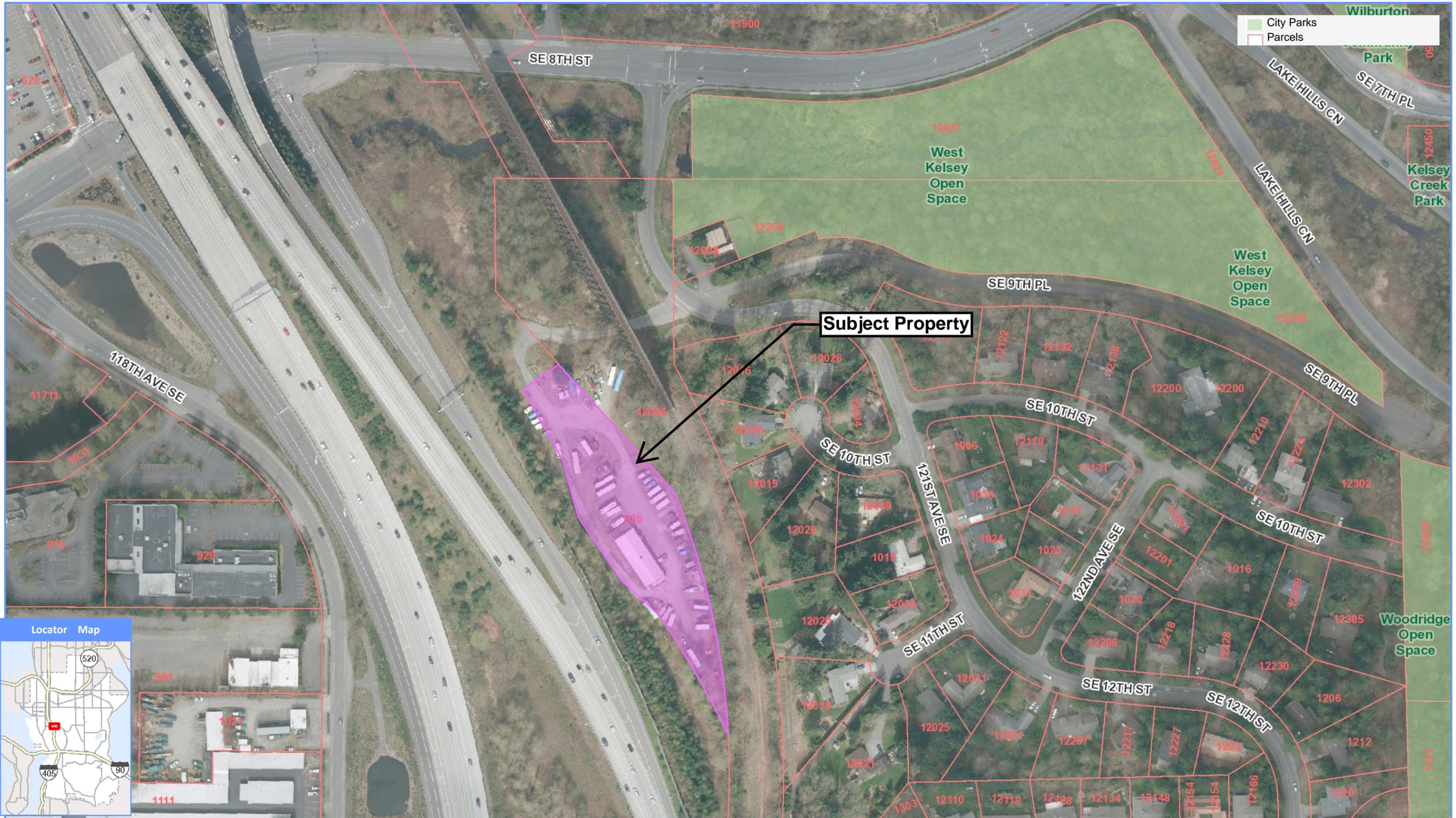
The site will need power, natural gas, water, telephone, refuse service and sanitary sewer. All are available to the site. A new sanitary line may need to be constructed from the site to the nearest manhole in S.E. 9th Pl., east of 121st Ave. S.E. The water line that terminates in the access road under the trestle will need to be extended into the site.

- c. Signature

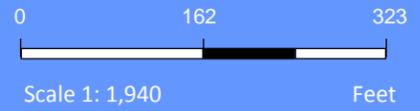
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

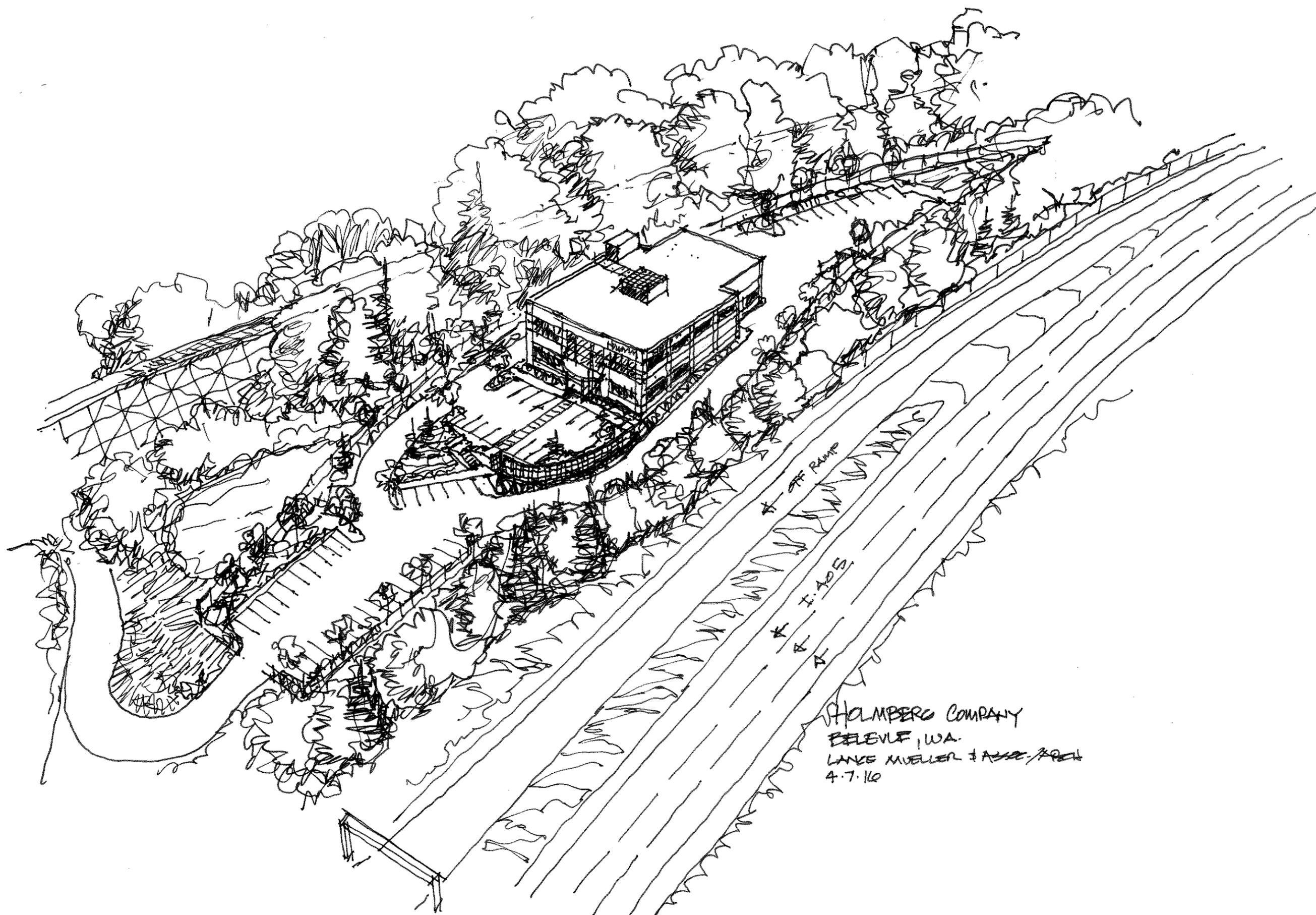
Signature:  \_\_\_\_\_

Date Submitted: 4/15/14



# Holmberg Headquarters





HOLMBERG COMPANY  
BELLEVUE, WA.  
LANE MUELLER & ASSOC. ARCH  
4.7.10

