



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. 16-136359 BE  
Project Name/Address: Future GM Dealerships  
13256 NE 20<sup>th</sup> Street  
Planner: Matthews Jackson  
Phone Number: 425-452-2729  
**Minimum Comment Period: September 1, 2016; 5 p.m.**

Materials included in this Notice:

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

BACKGROUND INFORMATION

Property Owner: ARGONAUT HOLDINGS LLC (GENERAL MOTORS)

Proponent:

Contact Person: RICK HEATH

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

Address: 30930 RUSSELL RANCH RD, STE #200, WESTLAKE VILLAGE, CA 91362

Phone: (818) 540-9420

Proposal Title: GENERAL MOTORS DEALERSHIPS

Proposal Location: 13240 - 13400 NE 20TH STREET, 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: DEMOLITION OF ALL BUILDINGS (6) OF MULTI-TENANT BUSINESS-INDUSTRIAL UNITS & ANCILLARY TRASH ENCLOSURES
- 2. Acreage of site: 7.8 ACRES
- 3. Number of dwelling units/buildings to be demolished: 6 BUILDINGS, SINGLE STORY
- 4. Number of dwelling units/buildings to be constructed: TBD - IN LATER APPLICATION
- 5. Square footage of buildings to be demolished: 117,000 SQUARE FEET
- 6. Square footage of buildings to be constructed: TBD - IN LATER APPLICATION
- 7. Quantity of earth movement (in cubic yards): DEMOLITION ONLY
- 8. Proposed land use: FUTURE NEW AUTOMOBILE SALES & SERVICE
- 9. Design features, including building height, number of stories and proposed exterior materials: DEMOLITION ONLY
- 10. Other: SOUND TRANSPORT AUTHORITY PROPOSED PROJECT WILL ADVERSLY AFFECT CURRENT CADILLAC & CHEVROLET LOCATED ON 430-600 116 AVE NE, BELLEVUE, WA - REASON FOR THIS PROJECT

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

MINOR ASBESTOS REMOVAL IN FLOORING IN 2 OF BUILDINGS. DEMOLITION TO BE 30-45 DAYS. ASBESTOS REMOVAL TO COMMENCE SEPT 1, 2016 & DEMOLITION TO IMMEDIATELY FOLLOW

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

AFTER DEMOLITION IS COMPLETED, DEALER WILL TAKE OVER PROJECT AND ESTIMATED TO START GRADING/CONSTRUCTION WITHIN 9 MONTHS FROM COMPLETION OF DEMO. DEPENDS HOW FAST PLANS ARE PROCESSED & PERMITS ISSUED.

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

ASBESTOS TESTING COMPLETED. 2 SMALL SECTIONS IN 2 OF 6 BUILDINGS (FLOORING) TO BE REMOVED. PHASE I & PHASE II COMPLETED. SMALL COLLECTIVE TO BE COMPLETED AFTER DEMO. DEPT OF ECOLOGY NOTIFIED & ONCE COMPLETED WILL REQUEST A

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.

NFA

NO

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.

DO NOT KNOW

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

DEMOLITION ONLY

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)?  
SLIGHTLY SLOPING FROM REAR TO FRONT

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.

SANDY-CLAY

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.

DEMO ONLY, NO GRADING AT THIS TIME

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
MINIMAL - SLABS, WALKWAYS, ASPHALT WILL REMAIN IN PLACE.  
SMALL INTERIOR PLANTERS MAY BE EXPOSED
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

99% - ONLY INTERIOR PLANTERS WILL HAVE EXPOSED SOIL

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

PROVIDE STRAW WATTLE OR OTHER METHODS OF MINOR EROSION CONTROL FOR THE INTERIOR PLANTERS

## 2. AIR

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

DUST, WILL BE SPRAYED WITH WATER TO REDUCE LEVEL OF DUST.

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

MAYBE LOW LEVELS OF DUST.

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

SPRAY WATER FOR DUST CONTROL

## 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

- (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.

DEMOLITION OF BUILDINGS ONLY

- (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.

DO NOT KNOW

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

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

NO - ANY WATER RUN-OFF WILL BE COLLECTED IN CATCH BASINS (EXISTING)

- (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

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.

ANY WATER RUN-OFF WILL COLLECTED TO EXISTING CATCH BASINS

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

NOT LIKELY, AS PROJECT WILL NOT HAVE EXPOSED GROUND (EXCEPT FOR MINOR LANDSCAPE PLANTERS). SLABS, WALKWAYS, AND ASPHALT WILL REMAIN IN PLACE.

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

DO NOT KNOW

#### 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

\*ALL PERIMETER PLANTS AND TREES TO REMAIN ON SITE.

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

ONLY INTERIOR ORNAMENTAL PLANTS IN PLANTERS SHALL BE REMOVED.

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

DO NOT KNOW

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

PERIMETER PLANTS & TREES TO REMAIN, DEALER WILL SUBMIT SEPARATE APPLICATION FOR LANDSCAPE PLAN AT A LATER DATE.

#### 5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:  
 Mammals: deer, bear, elk, beaver, other:  
 Fish: bass, salmon, trout, herring, shellfish, other:

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

DO NOT KNOW

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

DO NOT KNOW

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

LEAVING ALL PERIMETER TREES IN PLACE

## 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.

DEMOLITION ONLY - N/A

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

DEMOLITION ONLY - N/A

- 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:

DEMOLITION ONLY - N/A

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

MINOR ASBESTOS IN 2 BUILDINGS TO BE REMOVED PRIOR TO DEMOLITION

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

NO SPECIAL EMERGENCY SERVICES NEEDED

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

MINOR ASBESTOS TO BE REMOVED AND PROPERLY DISPOSED IN ACCORDANCE WITH GOVERNMENTAL LAWS

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? **NOISE RESULTING IN DEMO WORK - TRUCKS TO HAUL OFF MATERIAL TO APPROVED LANDFILLS.**
- (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.  
**DEMOLITION IS ESTIMATED TO BE 30-45 DAYS.**
- (3) Proposed measures to reduce or control noise impacts, if any:  
**DO NOT KNOW**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
**MULT-TENANT BUSINESS-INDUSTRIAL UNITS**
- b. Has the site been used for agriculture? If so, describe.  
**DO NOT KNOW. LAST REPORTED WAS 1932 AS A RESIDENCE**
- c. Describe any structures on the site.  
**6 BUILDINGS, SINGLE STORY, TOTALING 117,000 SQUARE FEET.**
- d. Will any structures be demolished? If so, what?  
**ALL SIX BUILDINGS WILL BE DEMOLISHED**
- e. What is the current zoning classification of the site?  
**BR-GC**
- f. What is the current comprehensive plan designation of the site?  
**TO BE RE-DEVELOPED AS AUTO DEALERSHIPS**
- g. If applicable, what is the current shoreline master program designation of the site?  
**DO NOT KNOW**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**DON'T KNOW**
- i. Approximately how many people would reside or work in the completed project?  
**SUBSTANTIALLY REDUCED THE NUMBER OF PEOPLE. CURRENTLY THERE ARE 75 (APPROX) SMALL MULTI-TENANT UNITS**
- j. Approximately how many people would the completed project displace?  
**TENANTS ARE RELOCATING NOW AND FILLING UP VACANCIES IN THE BELLEVUE/REDMOND MARKET**

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

ASSISTANCE IN TENANT RELOCATION

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

EAST ADJACENT PROPERTY IS ACURA AUTO DEALERSHIP, TO THE WEST A RETAIL COMMERCIAL OFFICE PARK, THE NORTHERN BOUNDARY IS ELEVATED STATE ROUTE 520, WITH NEARBY NUMEROUS AUTO DEALERSHIP, AND INDUSTRIAL BUSINESSES.

9. Housing

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

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

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?

DEMOLITION ONLY AT THIS TIME

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

DEMOLITION ONLY AT THIS TIME

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

DEMOLITION ONLY, TEMPORARY SCREENED FENCES FOR SECURITY & AESTHETIC IMPACT

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
DEMOLITION ONLY - NOT APPLICABLE
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
DEMOLITION ONLY - NOT APPLICABLE
- c. What existing off-site sources of light or glare may affect your proposal?  
DEMOLITION ONLY - NOT APPLICABLE
- d. Proposed measures to reduce or control light or glare impacts, if any:  
NONE

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
NONE - BUSINESS & INDUSTRIAL BUSINESS SURROUND AREA
- 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:  
NONE

**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.  
NO
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
DO NOT KNOW
- c. Proposed measures to reduce or control impacts, if any:  
NONE

**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.  
NE. 20TH STREET
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
2 BUS STOPS. ONE DIRECTLY NEXT DOOR (EAST) IN FRONT OF ACURA DEALERSHIP, ONE DIRECTY DOOR (WEST) IN FRONT OF RETAIL
- c. How many parking spaces would be completed project have? How many would the project eliminate? BUSINESS  
DEMOLITION ONLY - NOT APPLICABLE

- 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).

DEMOLITION ONLY - NO CHANGES TO ROADS

- 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.

DO NOT KNOW - DEMOLITION ONLY

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

DO NOT KNOW

#### 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.

MAYBE LESS

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

DO NOT KNOW

#### 16. Utilities

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

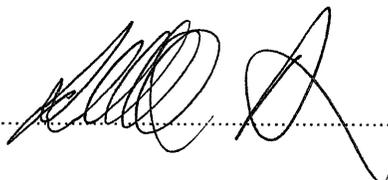
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

DEMOLITION ONLY

#### 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.....

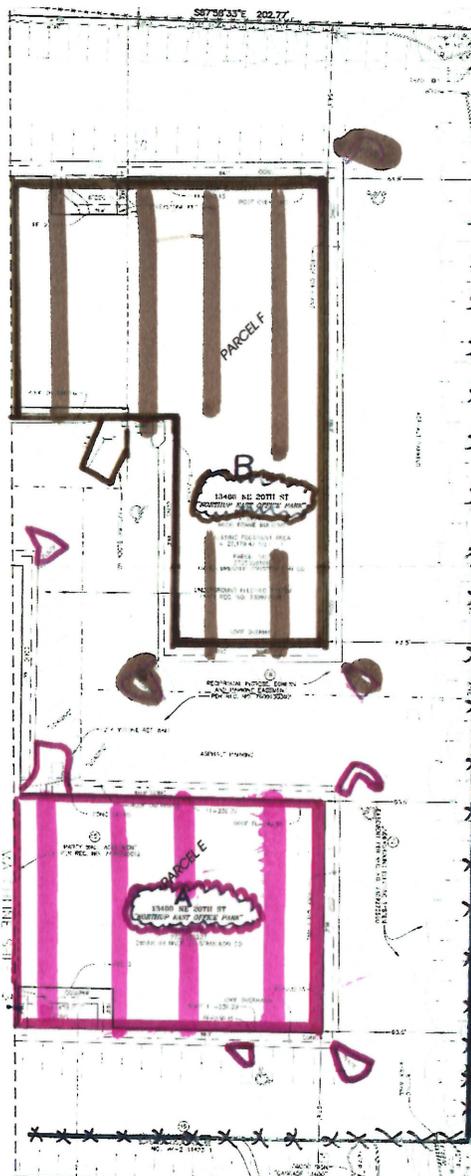
6-22-16



The water service shall be disconnected on the customer's side of the water meter prior to home demolition. The customer should verify the existing water service will meet the demand of the new home. The meter size shall be based on the number of fixture units available in the 2012 Uniform Plumbing Code.

BEFORE YOU START DEMOLITION AND RENOVATIONS WORK CONTACT PUGET SOUND CLEAN AIR AGENCY CONCERNING THE REMOVAL OF ASBESTOS CALL 206-343-8800

The side sewer must be capped in the presence of a Utility inspector (Richard Peckler at 425-452-4359), who will determine whether it can be reused. Reusable side sewers shall be temporarily capped at the property line. Test tees must be removed prior to capping. A side sewer permit is required for reconnection. If the side sewer is not reusable, it shall be properly abandoned at the sewer main. The excavation must meet WISHA standards for safety, per Part N, Chapter 296-155 WAC, Dept. of Labor & Industries.



**LEGEND FOR STRUCTURES TO BE DEMOLISHED**

- █ 13240 NE 20<sup>TH</sup> ST.  
PERMIT # 16-136360 BE
- █ 13256 NE 20<sup>TH</sup> ST.  
PERMIT # 16-136359
- █ 13400 NE 20<sup>TH</sup> ST. BUILDING "A"  
PERMIT # 16-136361
- █ 13400 NE 20<sup>TH</sup> ST. BUILDING "B"  
PERMIT # 16-136369

\*\*\*\*\* CHAIN LINK FENCE DURING COMPLETE CONSTRUCTION PERIOD  
FRONT FENCE SHALL SCREENED

FILE SURVEY

Return all water meter(s) to your Utilities Inspector.

**PEDESTRIAN PROTECTION SHALL BE IN PLACE PRIOR TO DEMOLITION OR CONSTRUCTION OF ANY PROJECT.**  
**IBC SECTIONS 3303.2 & 3306.1**