DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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.	08-132309-LD
Project Name/Address:	Bank of America 10825 NE 2nd Street
Publish:	November 6, 2008
Minimum Comment Period:	**November 20, 2008**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Site Plan
- ☒ Other: Graphic images (4)

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: MDI WEST.

Proponent: JEFF MORRIS

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

Address: 414 OLIVE WAY, SUITE 300

Phone: 206. 812. 3265

Proposal Title: BANK OF AMERICA, INTERIM SITE

Proposal Location: 10825 NE 2ND STREET / @ 108TH AVE NE
(Street address and nearest cross street or intersection) Provide a legal description if available. SEE ATTACHED PROPOSAL

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. SEE ATTACHED

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

1. General description: 1-STORY STRUCTURE FOR BANK OF AMERICA USE
2. Acreage of site: 0.57 ACRES
3. Number of ~~dwelling units~~/buildings to be demolished: 1
4. Number of ~~dwelling units~~/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 3,792 SF
6. Square footage of buildings to be constructed: 5,760 SF
7. Quantity of earth movement (in cubic yards): CUT 545 CY / FILL 430 CY
8. Proposed land use: BANK USE
9. Design features, including building height, number of stories and proposed exterior materials:
   1-STORY, AVERAGE 16'-0" HIGH, W/ WOOD, METAL PANEL, STOREFRONT
10. Other SYSTEM.

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

DECEMBER 2009

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.

DO NOT KNOW.

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.

OFFICE TOWER @ BANK OF AMERICA SITE. LOCATED @ 415, 106TH AVE NE, BELLEVUE WA 98004. PRE APP # 08-113410-DB

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.

DEPARTMENT OF LICENSING FOR MODULAR STRUCTURES - DATE TO BE DETERMINED

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 — Not Applicable

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit — SEE DESIGN REVIEW APPLICATION
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review) — " " " "
Site plan
Clearing & grading plan

☐ Shoreline Management Permit — Not Applicable
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)?

EXIST. 6.56 %, PROPOSED 6.6 %

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.

DO NOT KNOW

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.

THE WIDENING OF EXISTING SIDEWALKS AND RAMPING ASSOCIATED WITH THE DRIVE THROUGH WILL REQUIRE FILLING. THE BUILDING WILL BE PLACED ON TEMPORARY SUPPORT STRUCTURES AND GRADE BEAMS. MATERIAL IMPORTED TO SITE WILL BE CLASSIFIED STRUCTURAL FILL, OR CRUSH ROCK FROM A COMMERCIAL SOURCE. MATERIAL EXPORTED SHALL BE TO A COMMERCIAL PIT OR PERMITTED PROJECT. CUT = 545 CY. FILL = 430 CY.

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

AN EROSION SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH COB ENGINEERING STANDARDS. ON SITE MEASURES WOULD INCLUDE A CONSTRUCTION ENTRANCE, SEDIMENT TRAP, AND COVERING EXPOSED AREAS.

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

83%

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

AN EROSION SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH COB ENGINEERING STANDARDS. SPECIFIC ON SITE MEASURES WOULD INCLUDE A CONSTRUCTION ENTRANCE, SEDIMENT TRAP & COVERING EXPOSED AREAS.

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.

DOES NOT APPLY.

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:

DOES NOT APPLY.

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.

Does Not Apply

(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

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.

Does Not Apply.

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 ATTACHED GRADING PLAN.

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

NO

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

SEE ATTACHED GRADING PLAN

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?

1 - 4" DEC. TREE, 1 - 12" CON TREE.

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

NONE

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

TYPE III LANDSCAPING. FOR SPECIFIC TREE SPIECES SEE LANDSCAPE PLAN.

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: None.

- ☐ 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.
None

c. Is the site part of a migration route? If so, explain.
No.

d. Proposed measures to preserve or enhance wildlife, if any:
Not Applicable.

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.
Natural Gas for Heating

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:
ALL EQUIP TO BE ENERGY STAR COMPLIANT.

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.

Do Not Know

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

Does Not Apply

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

Does Not Apply

b. Noise

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

Do Not Know

(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 - During construction stage.

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

Will comply w/ COB REQUIREMENTS

8. Land and Shoreline Use

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

Pawn-X-Change shop. Adjacent are bank, restaurant, office building, shops.

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

No

c. Describe any structures on the site.

1-story wood frame structure.

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

Yes. Existing.

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

DNTNO-2

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?

Does Not Apply

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?

12.

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

1

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

Does Not Apply.

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

Bank Use is permitted under current zoning.

9. Housing

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

Does Not Apply

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

Does Not Apply

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

Does Not Apply.

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?

16'. METAL, GLAZED STOREFRONT SYSTEM, SCREEN.

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

None.

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

Does Not Apply.

11. Light and Glare

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

No Glare or light will be produced.

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

No.

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

Does Not Apply

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

Cut off light fixtures.

12. Recreation

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

Do Not Know

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:

Does Not Apply

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.

None

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

Does Not Apply

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.

See site Plan.

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

400'.

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

28. (existing 60 parking spaces) 32 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).

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.

See attached trip generation analysis.

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

See attached trip generation analysis.

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.

Do Not Know.

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

Does Not Apply.

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.

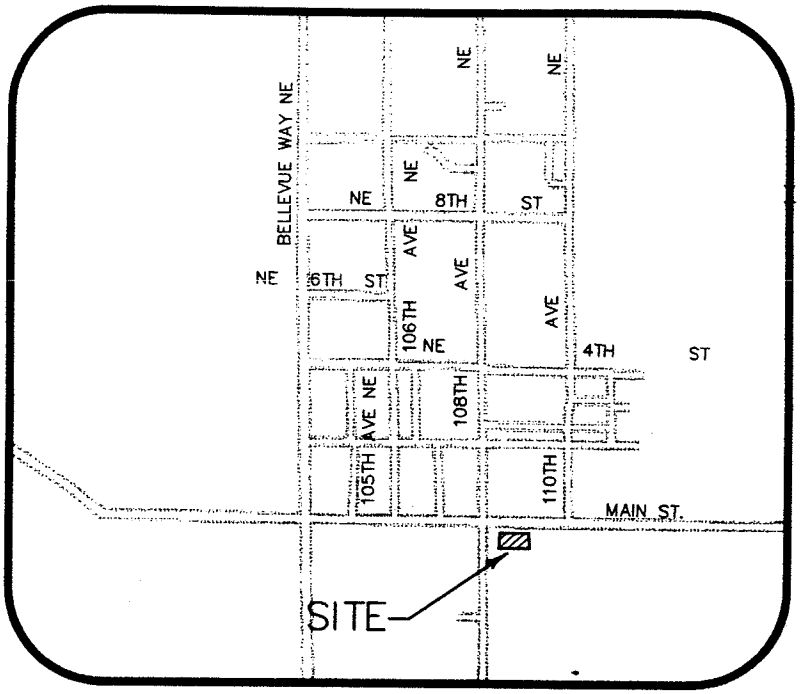
WATER, SEWER, STORM, TELEPHONE.

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 ..... JAY F. REFUES .....

Date Submitted ..... 9-2-08 .....



VICINITY MAP

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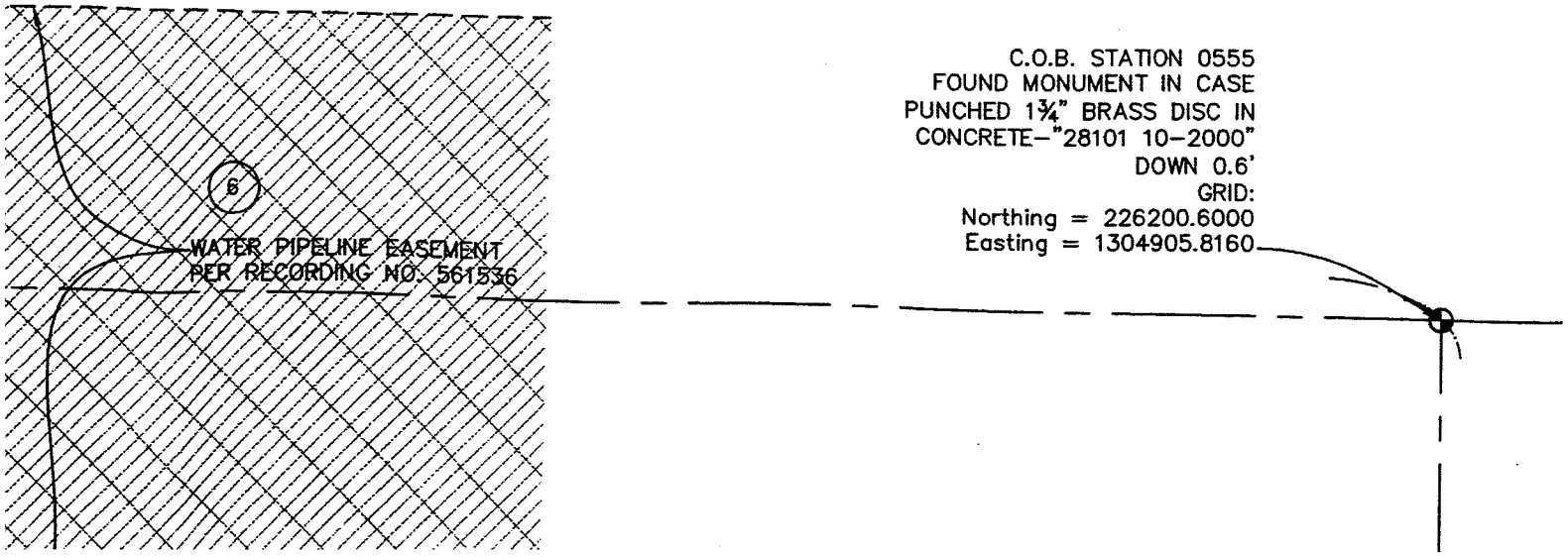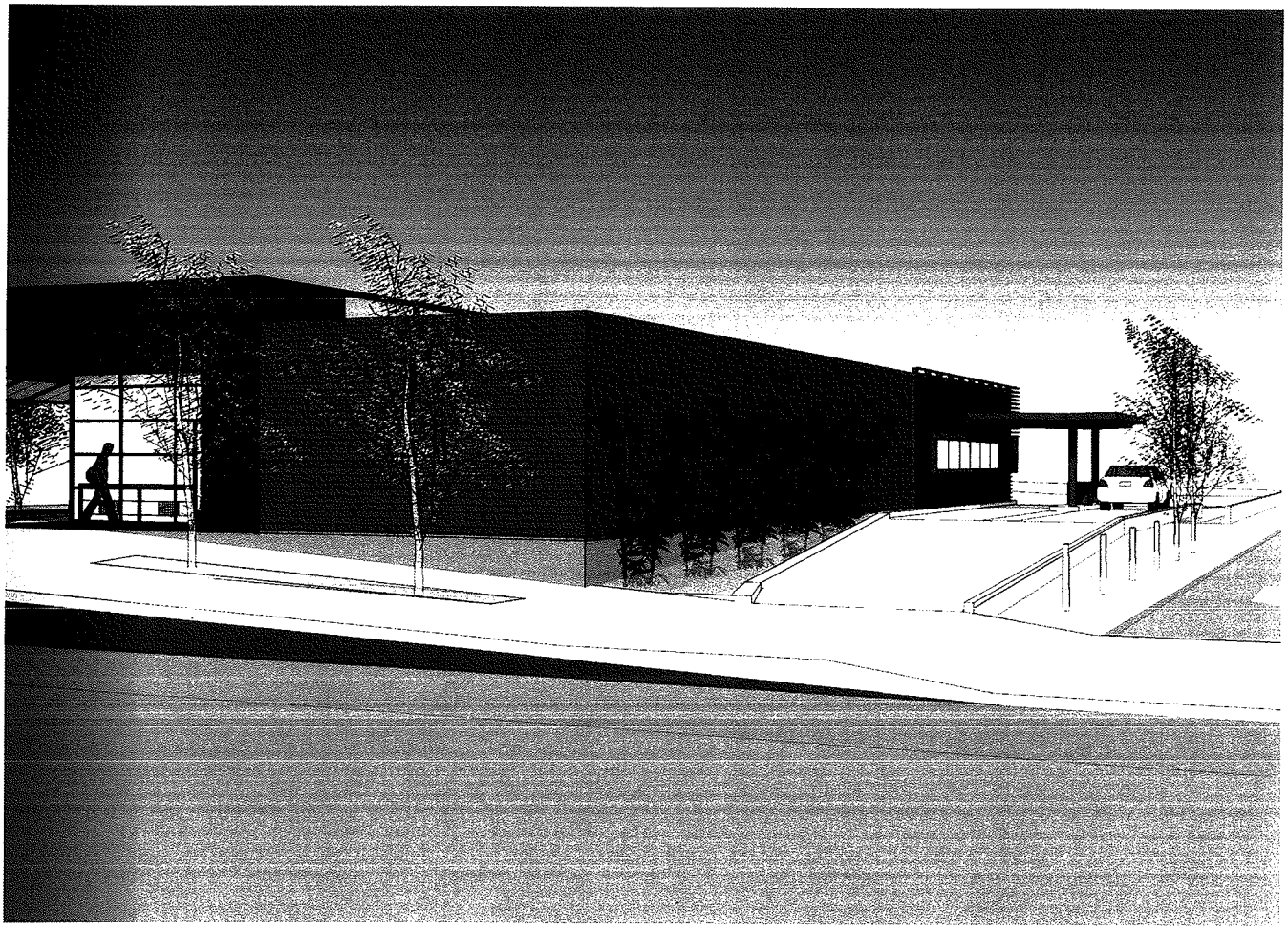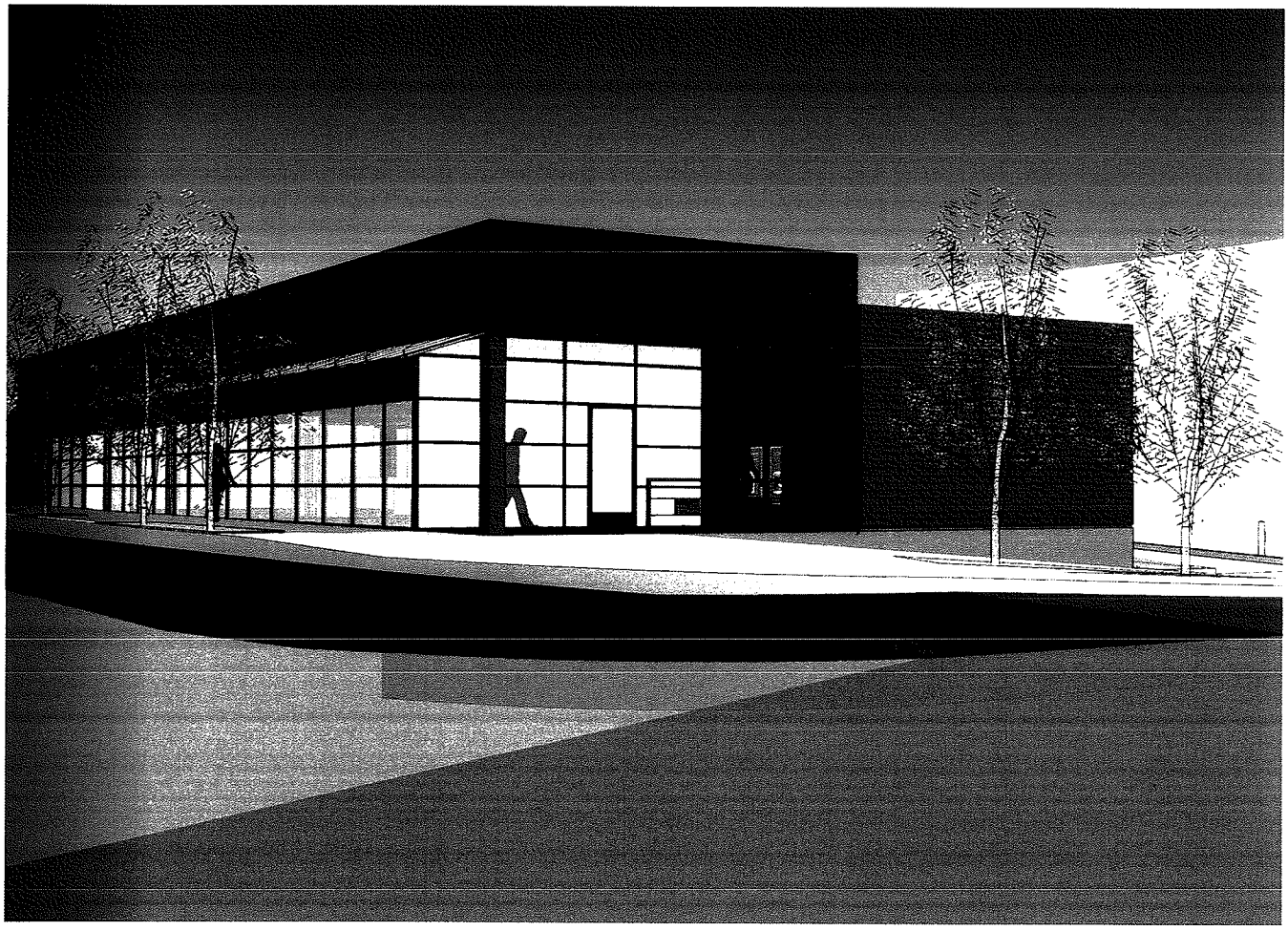
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