



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. 08-133133-GC and 08-132980-BB

Project Name/Address: Factoria North Building

Planner: Mark Cross

Phone Number: 425-452-6938

**Minimum Comment Period: 14 days**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map included in checklist
- Plans
- Other:

RECEIVED

SEP 16 2008

PERMIT PROCESSING

ENVIRONMENTAL CHECKLIST  
WAC 197-11-960

*Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

FACTORIA NORTH BUILDING  
12402 SE 38th Street, Bellevue WA. me

2. Name of applicant:

THE LEITZKE ARCHITECTS

3. Address and phone number of applicant and contact person:

117 W. DENNY WAY  
SUITE 214  
SEATTLE, WA. 98119

4. Date checklist prepared:

SEPT. 16 2008

5. Agency requesting checklist:

CITY OF BELLEVUE

6. Proposed timing or schedule (including phasing, if applicable):

WINTER 2008 CONSTRUCTION  
START

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

NO

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

SOILS INVESTIGATION REPORT PREPARED  
BY GEORESOURCES, LLC MAY 29 2008 ✓

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

BUILDING PERMIT  
JOINT USE PARKING AGREEMENT APPROVAL  
Grading Permit, Utility, Concurrence ✓

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

THE SITE IS CURRENTLY VACANT, WITH A PAVED  
AREA FOR TEMPORARY PARKING. A 10000 S.F. BLDG  
WAS DEMOLISHED TO MAKE WAY FOR A NEW  
8000 SF. BUILDING & PARKING.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SITE IS LOCATED NORTH AND ADJACENT TO  
FACTORIA MALL @ 12400 S.E. 38 TH ST. ✓

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other .....

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

< 10% @ THE NE CORNER

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. GENERALLY THE SOILS ARE SILTY SAND W/ SOME FILLS. THE UNDERLYING SOIL IS WEATHERED TILLS. ✓

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

NOT TO THE BEST OF MY KNOWLEDGE ✓

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

VERY LITTLE GRADING IS PROPOSED. ANY FILLS THAT MAY BE REQUIRED WILL BE THE RESULT OF MOISTURE SENSITIVE SOILS BECOMING UNSUITABLE 100 CY ± inc

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

MINIMAL EROSION IS ANTICIPATED, IF AT ALL.

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

APPROX 74% OF THE SITE WAS IMPERVIOUS PRIOR TO DEMOLITION OF THE EXISTING 10000 SQ BLDG. THE PROPOSED DEVELOPMENT INCREASED THE IMPERVIOUS AREA BY LESS THAN 2% TO 76% ✓

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

THE EXISTING STORM SYSTEM HAD NO WATER QUALITY STRUCTURES. THE PROPOSED DEVELOPMENT TREATS WATER BEFORE EXITING THE SITE

a. 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.

TEMPORARY IMPACTS CAN BE EXPECTED DURING CONSTRUCTION. LONG TERM IMPACTS ARE ABOUT EQUAL TO THE IMPACTS OF THE PRIOR DEVELOPMENT

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

I-405 to west and 3 restaurant to north. inc

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

MAINTAIN THE EXISTING PAVED AREAS ✓  
AS MUCH AS POSSIBLE DURING CONST.

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. ✓

N.A.,

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. ✓

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, 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 system(s) are expected to serve.

NONE

c. Water runoff (including stormwater):

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.

WATER WILL BE COLLECTED FROM PARKING AREAS AND ROOFS AND CONVEYED TO A WET VAULT PER THE CIVIL DRAWINGS

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:

THE IMPERVIOUS AREAS OF THE PRIOR AND NEW DEVELOPMENT ARE APPROXIMATELY THE SAME, RUNOFF IMPACTS ARE MITIGATED BY THE WET VAULT PROPOSED

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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Previous development did not have any storm detention. Proposal development will meet current storm code. This is significant improvement.

mc

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

MATURE TREES AT THE SITE PERIMETER WILL BE RETAINED PER CITY OF BELLEVUE REQ. ALL OTHER VEGETATION WILL BE REMOVED

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

NONE

Some trees interior to the site will be retained in order to qualify for reduced parking requirement.

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

SEE LANDSCAPE PLAN: DROUGHT TOLERANT PLANTS, INDIGENOUS PLANT MATERIAL ARE USED THROUGHOUT

✓

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:

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.

NA.

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

NA.

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

PRESERVATION OF EXISTING TREES

All significant trees in perimeter landscape area plus 12" hawthorne, 20' cedar and plus 12", 14" + 15" pines.

MC

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.

GAS / ELECTRIC HEAT PUMPS: COOLING & 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 this proposal?

List other proposed measures to reduce or control energy impacts, if any:

COMPLYS W/ WASHINGTON ENERGY CODE

✓

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.

NONE ANTICIPATED

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

NONE

b. Noise

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

I-5, I-405

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.

CONSTRUCTION NOISE WILL NOT INVOLVE HEAVY EQUIPT. OR TRUCKS ENTERING OF LEAVING THE SITE.

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

CONFORM TO CITY OF BELLEVUE WORKING HOURS POLICH. USE PROPERLY MUFFLED EQUIPMENT

noise controlled per BCC 9.18

8. Land and shoreline use

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

COMMERCIAL OFFICE & RETAIL

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

NO

c. Describe any structures on the site.

EXISTING 10000 S.F. BUILDING WAS DEMOLISHED UNDER A SEPARATE PERMIT

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

DEMOLITION HAS TAKEN PLACE of

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

CB

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

CG

g. If applicable, what is the current shoreline master program designation of the site?

NO

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?

25-30

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

0

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

0

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

USE OF HIGH QUALITY MATERIALS INCLUDING, BRICK W/ METAL SIDING

9. Housing

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

N.A.

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

N.A.

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

N.A.

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?

30' BRICK, METAL SIDING ✓

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

NONE

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

NONE

11. Light and glare

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

PARKING LOT LIGHTING

- 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?

NO

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

USE HIDDEN-LIGHT SOURCE  
FIXTURES

12. Recreation

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

FACTORIA MALL ✓

Code requires exterior lighting to be contained to the site

- 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:

ROOFTOP TERRACE

pedestrian access to SE 38th St. ✓

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, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

- 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.

ACCESS IS FROM I 90 OR I 405 TO NEWPORT WAY AND THEN SE 38th STREET ✓

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

YES, 100 FEET

- c. How many parking spaces would the completed project have? How many would the project eliminate? THE PROJECT PROVIDES 71 PARKING SPACES 30 OF WHICH ARE DESIGNATED FOR USE BY TENANTS IN THE ADJACENT BUILDING TO THE WEST (SEE ATTACHED AGREEMENT) ✓

- 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 IMPROVEMENTS IN R/W ✓

- 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.

350 TRIPS GENERALLY SPREAD THROUGHOUT THE WORKING HOURS *subject to transportation*

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

NONE

*Concurrency Review me*

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.

THIS IS A REPLACEMENT BUILDING OF EQUAL SIZE, SO IMPACTS ARE MINIMAL.

✓

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

PROVIDE 24 HR SECURITY & MONITORED FIRE ALARM SYSTEM & 24 HOUR VIDEO SURVEILLANCE.

✓

16. Utilities

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

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.

GAS  
WATER  
SEWER  
TEL  
POWER: PUBET POWER

\* CONNECTIONS TO ALL UTILITIES SERVING THE BUILDING ARE TO BE REUSED FOR THE NEW BLDG WHERE POSSIBLE.

C. SIGNATURE

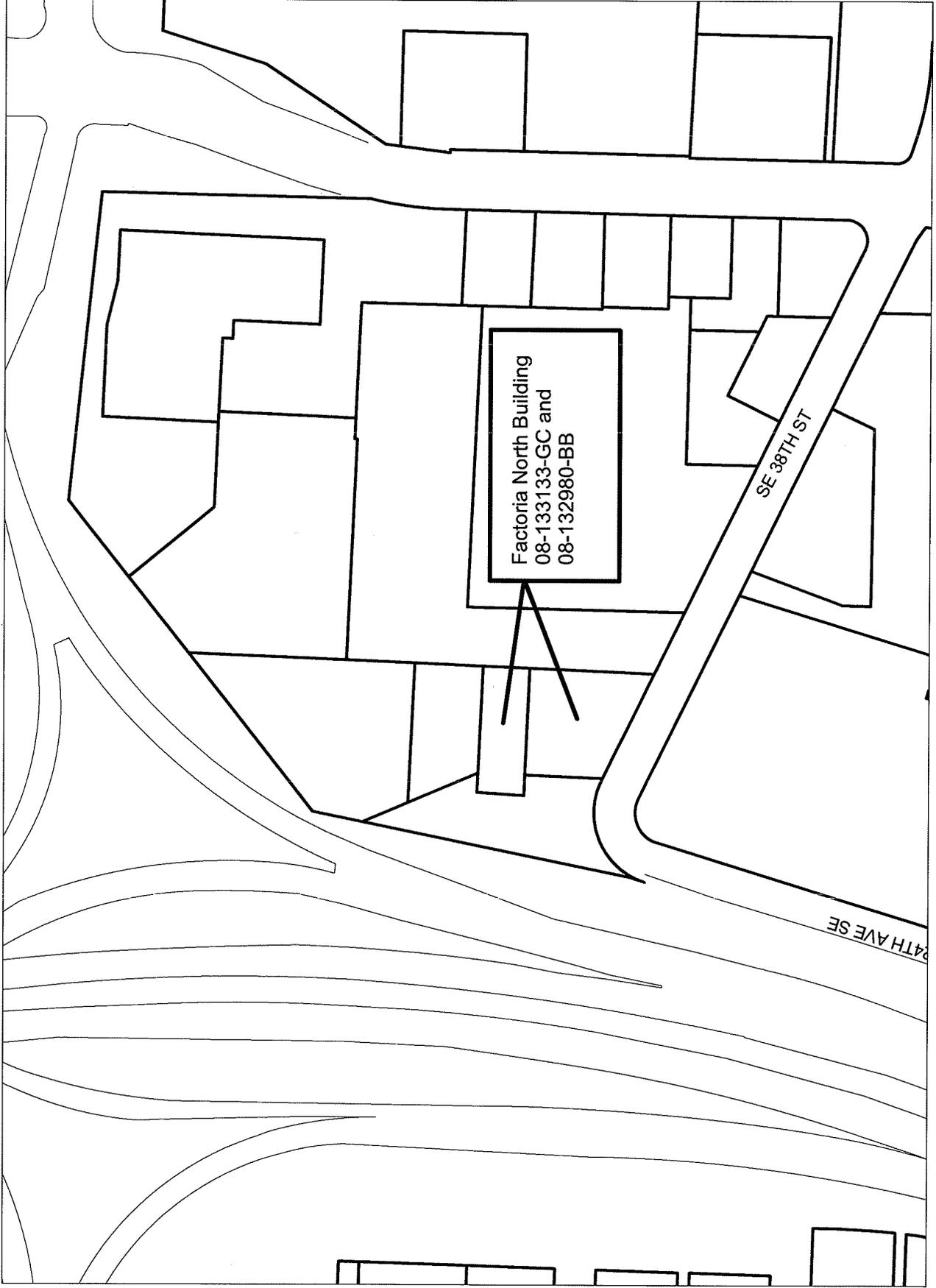
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *[Signature]*

Date Submitted: 9/16/08

Reviewed by:  
Mark Cross AICP  
*[Signature]*  
1/26/09

# Factoria North Building - Vicinity Map



SCALE 1 : 2,446

