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.

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|---|---|
| File No. | 08-136384-LD |
| Project Name/Address: | Baker Main, 10703 Main Street |
| Publish: | January 8, 2009 |
| **Minimum Comment Period:** | **January 22, 2009** |

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

**WAC 197-11-960** Environmental **checklist.**

ENVIRONMENTAL CHECKLIST

*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: **Baker Main**

2. Name of applicant: **Baker Main, LLC**
3. Address and phone number of applicant and contact person: **1100 106th Ave. N.E.**
**Suite 101**
**Bellevue, WA 98004-4313**
**Contact: Linda Abe**
**425-453-8886 Ext. 313**

4. Date checklist prepared: **12/08/2008**

5. Agency requesting checklist: **City of Bellevue Planning Department**

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

**Current plans call for commencement of construction in Spring of 2009**

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

**No. There will be no additional buildings built on this proposal.**

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

- **Geotechnical Engineering Study, dated November 10, 2008 prepared by Geotech Consultants, Inc.**
- **Environmental Assessment (in process) - Geotech Consultants, Inc.**
- **The Owner will commission an Acoustic/Noise Analysis to ensure compliance with noise mitigation requirements.**

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.

**None known.**

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

- **Design Review approval through the City of Bellevue**
- **Building Permit through the City of Bellevue**
- **Clearing and Grading Permit through the City of Bellevue**
- **Demolition Permit to demolish existing building.**
- **Shoring Permit**
- **Mechanical Permit**
- **Electrical Permit**
- **Plumbing Permit**

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 approximately 18,927 SF in area. The project consists of six levels of residential units in two buildings connected by outdoor pedestrian bridges. The buildings are organized around an outdoor courtyard and include one level of retail frontage and three levels of underground 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.

**The project street address is 10703 – 10711 Main Street and is located on the southeast corner of 107th Ave. SE and Main St. in downtown Bellevue, WA. The property is bounded to the north by Main Street, on the west by 10th Avenue Southeast, to the east by existing commercial property, and to the south by the Glen Court Apartments. (See the attached legal description and vicinity map for further detail).**

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

**The ground surface on the site generally slopes down to the north-northeast and has been graded in the past to generally provide a relatively level-to-gently-sloping commercial business site.**

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

**The site grades range from El. 134 feet at the southwest corner down to about El. 115 feet near the northeast corner, which is about a 9 percent overall slope over the southwest to northeast diagonal distance of about 210 feet. The local slope immediately south of the existing building is somewhat steeper, exhibiting about a 15-percent slope from the southwest lot corner to the southeast corner of the existing building.**

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.

**The site consists of dense to very dense soils varying in composition from sand to gravelly, silty sand to silt. See the attached Geotechnical Engineering Study, dated November 10, 2008 prepared by Geotech Consultants for further information.**

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

**None known. See Geotechnical Engineering Study.**

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

**The project will consist of approximately 3 levels of underground parking. This will require excavation of the site to approximately 30 feet below existing grade. This excavation will require approximately ____ cubic yards. Soil will be disposed of off site in an approved disposal area. Other than select backfill materials, no soil impact is anticipated since the in-situ soils will be used for on-site fill as approved by the Geotechnical Engineer.**

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

**Not probable. Temporary erosion and sediment control measures will be implemented based on the approved TESC plan and practices in accordance with the City of Bellevue standards. Alternatively, the existing foundation will not be removed until construction can begin.**

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

**Approximately 90% of the site will be covered with impervious surface.**

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

**Temporary erosion control will be provided per the City of Bellevue requirements and per Civil Engineering drawings.**

**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.

**During construction, dust and truck emissions will be emitted into the air. After construction, only automobile emissions.**

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

**None known.**

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

**During construction, loose dirt will be watered to prevent emissions. The residential areas and retail will be provided with insulated glass and a central HVAC system to control interior temperatures and reduce exterior noise and emissions.**

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 known surface water bodies on or in the vicinity of the site.**

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.

**None known.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**None known.**

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.

**None known.**

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.

**Not applicable.**

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.

**Not applicable.**

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.

**See Civil Engineering drawings.**

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

**Not to our knowledge.**

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

**See Civil Engineering drawings.**

4. **Plants**

a. Check or circle types of vegetation found on the site:

——— deciduous tree: alder, maple, aspen, other

X——— evergreen tree: fir, cedar, pine, other

X——— shrubs

X——— 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

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

**The site currently consists primarily of parking lot and retail buildings with decorative shrubbery and groundcover. All improvements existing on the site will be removed for construction of the project.**

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:

**The project will be landscaped to meet the City of Bellevue Landscape requirements. Street trees will be provided on all street frontages, and decorative landscaping will be provided in the public outdoor areas. Refer to the Landscape Plan for further details.**

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.

**None known.**

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

**None known.**

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

**None proposed.**

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 and electric will be used for heating and cooling on the living units. Electric will be used for the HVAC on commercial and for power requirements for the residential and commercial uses.**

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

**The residential tower will be approximately 60-feet tall and will project shadows to the east during winter months, and could affect the potential for solar energy to these adjacent properties.**

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:

1. **Energy-efficient HVAC systems such as economizer cycles on the commercial uses.**
2. **High-performance glass such as low-E glass to reduce heat gain and heat loss.**
3. **Insulation in both non-residential and residential uses to minimize heat loss and heat gain.**
4. **Central high efficiency heating and cooling system at the residential towers.**

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 known.**

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

**None proposed.**

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
**The north side of the project fronts along Main Street. This street has a moderate level of street traffic which might create noise impacts to the residential units.**

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: Construction noises. These would occur between 7:00 am and 6:00 pm, Monday through Friday.**
**Long-term: Increased noise caused by traffic to and from the site.**

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

**During construction, hours will be limited to meet the requirements of the City of Bellevue to reduce noise. Once completed, the project will include insulated glass and insulation to help reduce noise impacts from traffic. The Owner has commissioned an Acoustic/Noise Analysis to ensure compliance with City of Bellevue and state noise mitigation requirements.**

8. **Land and shoreline use**

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

**The subject property is currently being used as a multi-tenant retail building about 50% occupied, with associated paved parking areas to the north and south of the building. The property is bound on the north by Main Street with one story multi-tenant commercial uses across the street. The property to the east has been permitted for a 6-story mixed-use residential building. To the south of the property is a two story apartment building. The property is bound on the west by 107th Avenue NE. There is a Blockbuster video store to the west across 107th Avenue NE.**

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

**Not to our knowledge.**

c. Describe any structures on the site.

**The site is currently developed with a one-story 5,500-square foot multi-tenant retail center.**

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

**Yes. The existing parking lot paving and the retail building will be demolished.**

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

**CBD – MU/DNTN – MU (Subdistrict A) Perimeter Design District**

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

**Mixed Use – Downtown Subarea Plan**

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

**Not applicable.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**Not to our knowledge.**

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

**When complete, the residential would provide housing for approximately 120-150 people and the retail would employ approximately 8-10 employees.**

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

**None. The current land use does not include residential.**

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:

**The proposed projects comply with regulations of the City of Bellevue Land Use Code and the City of Bellevue Comprehensive Plan. The project will provide for a mixture of uses, including residential, retail and/or commercial uses. The project will also include a variety of unit sizes and types to provide a range of rental rates.**

9. **Housing**

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

**Approximately 80 rental units will be provided with this project. The units will vary in size from about 400 SF to approximately 1,200 SF. Rental rates will vary and will include rates for high, middle and affordable income rates.**

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

**None.**

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

**None proposed.**

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 top of the mechanical and elevator shafts will not extend beyond 70 feet above average grade. The principal exterior building materials will be a composition of mirror glass, non-reflective glass, architectural concrete, and vertical planes of planted trellis.**

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

**Downtown Bellevue city views to the north from residential properties south of the project may be altered but not necessarily obstructed since the properties south of the project are generally located uphill. The project will obstruct water/city views of the property located directly east of the project.**

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

**The building is broken into two wings with a large planted courtyard between the two wings. This courtyard is visible from Main Street and also from the apartment complex to the south. In addition, the east and west walls are proposed to have planted vertical panels.**
**To mitigate the impact to a permitted property to the east we have created a recess in our building to enhance the light well they created on the property line.**

11. **Light and glare**

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

**A minimal amount of reflected light can be expected, primarily from the west facing glass in the late afternoon. This glass is proposed to be a standard lightly tinted glass without any reflective properties beyond that of standard glass. A very nominal amount of light spill will occur from site lighting during the night. Fixtures will be shielded to avoid both vertical and lateral spread.**

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

**We do not believe so.**

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:

**See 11.a.**

12. **Recreation**

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

**Bellevue Downtown Park**

b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**The building setback on Main Street has been designed to accommodate future road expansion for a bike lane.**

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 known.**

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.

**Main Street is located to the north; 107th Ave. SE to the west. A single access driveway is located off of 107th Ave. SE. (see Site Plan)**

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

**Not directly. The nearest transit stop is half a block west of the property on the north side of Main Street. This stop is served by Metro Transit Route 234, which provides hourly service to and from Kirkland and Kenmore, and by Metro Transit Route 222, which provides hourly service to and from the Eastgate Park-n-ride to the Bellevue Transit Center. The Bellevue Transit Center is served by 22 Metro Transit bus routes that provide service throughout the region.**

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

**The completed project will provide 100 parking spaces. The existing retail center has approximately 18 spaces.**

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 project will include new sidewalks and landscaping on Main Street and 107th Ave. SE.**

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.

**The project will generate less than 30 PM peak hour trips.**

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

**None required.**

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.

**Minimal impact of public services due to size (less than 80 unites) of the project.**

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

**The development will have security and card key access to the living units and the underground garages and improved security lighting to reduce the probability of crime and the need for police protection. In addition, the project will be equipped with fire sprinkler systems and fire alarm systems in compliance with the City of Bellevue requirements.**

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.**

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.

**All of the above utilities will be needed with the city of Bellevue and existing utility companies providing services. Natural gas and electricity will be provided by Puget Sound Energy, and water and sanitary sewer will be provided by the City of Bellevue. Refuse collection will be provided by Rebanco and telephone will be provided by Quest. Construction activities will include whatever is necessary to provide service for 73 residential units and 3,478 SF of retail.**

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: .....

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   **Does not apply**

   Proposed measures to avoid or reduce such increases are:

   **Does not apply.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   **Doest not apply.**

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   **Does not apply.**

3. How would the proposal be likely to deplete energy or natural resources?

   **Does not apply.**

   Proposed measures to protect or conserve energy and natural resources are:

   **Does not apply.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   **Does not apply.**

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   **Does not apply.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   **Does not apply.**

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   **Does not apply.**

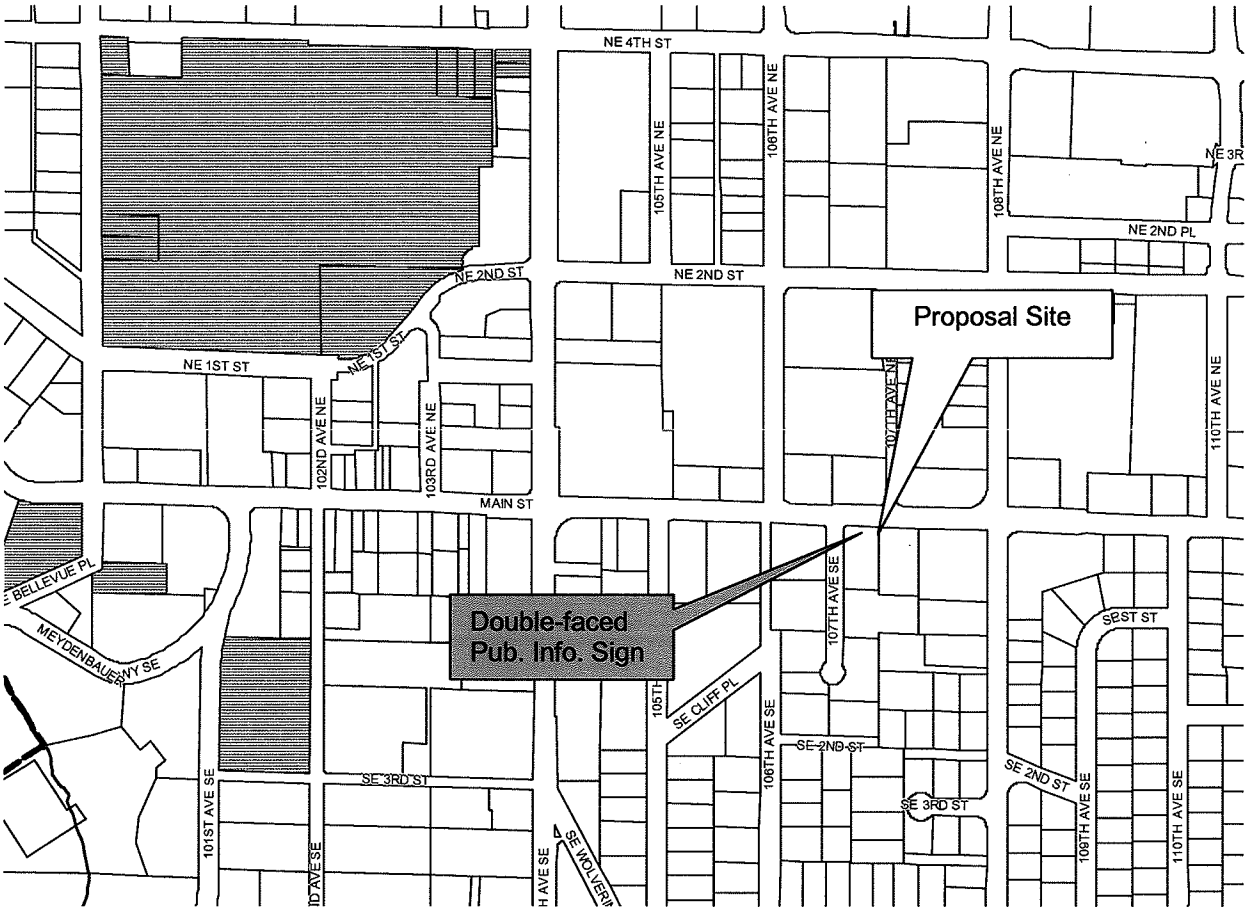
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   **Does not apply.**

   Proposed measures to reduce or respond to such demand(s) are:

   **Does not apply.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   **Does not apply.**

BAKER-MAIN
10703 Main Street
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