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.	08-136552 LM
Project Name/Address:	Teledesic Site - Parking
Planner:	Matthews Jackson
Phone Number:	425-452-2729
Minimum Comment Period:	**January 2, 2009; 5 p.m.**

Materials included in this Notice:

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

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: PINE FOREST PROPERTIES, INC.

Proponent: LANCE MUELLER & ASSOCIATES / ARCH.

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

Address: 130 LAKESIDE AVE, STE 250, SEATTLE 98122

Phone: 206 325 2553

Proposal Title: TENANT PARKING GARAGE

Proposal Location: 1445 120TH AVE NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: CONVERT 33,000 S.F. OF EXISTING WAREHOUSE USE TO PARKING USE.
2. Acreage of site: 5.6 AC
3. Number of dwelling units/buildings to be demolished: NONE / NONE
4. Number of dwelling units/buildings to be constructed: NONE / NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): 50 TO 60 C.Y.
8. Proposed land use: PARKING
9. Design features, including building height, number of stories and proposed exterior materials: EXISTING BUILDING, 30 FT, 1 STORY, PAINTED CONC.
10. Other NA.

RECEIVED
NOV 07 2008
PERMIT PROCESSING

RECEIVED
DEC 16 2008
PERMIT PROCESSING

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

COMPLETE WORK IN SPRING 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.

NONE

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.

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.

T.I. PERMIT (BY), RELATED M&E PERMITS, OCCUPANCY PERMIT.

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

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)? 10%

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.

GLACIAL TILL.

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.

THERE WILL BE FILL REQUIRED TO BUILD ACCESS RAMP TO DOCK HIGH FLOOR LEVEL. 50-60 C.Y.

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

NOT LIKELY AS RAMP IS ONLY 20 FT x 40 FT IN AN EXISTING PAVE TRUCKING YARD.

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

NO CHANGE TO EXISTING IMPERVIOUS % 85%

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

UTILIZE CLASS 'A' PIT RUN FILL & EMPLOY STANDARD EROSION CONTROL PROCEDURES.

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.

DURING CONSTRUCTION - MINOR CONSTRUCTION DUST & EQUIPMENT EXHAUST.

AT COMPLETION - PARKING GARAGE EXHAUST.

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:

CONTROL DUST BY CLEANING ANY TRACKED SOIL FROM PAVED AREAS.

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

NO

appropriate, state what stream or river it flows into.

(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

(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.

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.

NO INCREASE IN IMPERVIOUS SURFACE, NO CHANGE TO EXISTING STORM SYSTEM.

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

NOT LIKELY. VERY LITTLE WORK OUTSIDE OF BUILDING

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

NONE

4. Plants

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

- [x] 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, 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?

NONE

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:

NO NEW LANDSCAPING

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: STARLINGS

☐ Mammals: deer, bear, elk, beaver, other: SMALL RODENTS

☐ 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

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

NONE

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.

NO NEW ENERGY NEEDS. EXISTING POWER, LIGHTING & HEATING WILL BE UTILIZED

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:

NOTHING NEW. PARKING HAS SAME SEMI-HEATED SPACE AS EXISTING WAREHOUSE.

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

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

COMPLY WITH APPLICABLE LIFE SAFETY & HEALTH CODES, REGS & ORDINANCES.

b. Noise

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

NONE

(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.

SHORT TERM - MINOR CONSTRUCTION NOISE, SAFEWAY TRUCKS WILL BE GONE
LONG TERM - NO CHANGE TO EXISTING AUTO NOISE & FEWER TRUCKS WILL REDUCE NOISE AT SITE

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

OTHER THAN REDUCED LARGE TRUCK ACTIVITY, NONE

8. Land and Shoreline Use

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

SITE - OFFICE & WAREHOUSE
ADJACENT - AUTO DEALERSHIP, WAREHOUSES & BUSINESS PARK

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

NO

c. Describe any structures on the site.

THE EXISTING BUILDING HAS A 119,000 S.F FOOTPRINT W/ OFFICE MEZZ SPACES FOR OVERALL TOTAL OF ABOUT 144,000 SF. THE STRUCTURE IS A 24 FT CLEAR HEIGHT TILT-UP WAREHOUSE WITH THE WEST END PREVIOUSLY REMODELED IN 2004 FOR TELEDESIC.

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

NO

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

LI

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?

NA

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?

NONE IN NEW PARKING GARAGE. REMAINDER OF BUILDING MAY SUPPORT THE SAME NUMBER OF WORKERS AS CURRENTLY EXIST.

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

POSSIBLY A WAREHOUSE WORKER OR TWO.

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

NONE

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

CHECKED COB LAND USE CODE

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

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?

NO NEW STRUCTURES. EXISTING IS 30FT HIGH WITH PAINTED CONC. WALLS.

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?

NO NEW LIGHT OR GLARE

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?

NONE

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?

N.A.

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.

NONE

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:

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.

120TH AVE NE SERVES THE SITE

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

UNKNOWN

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

328±. NET GAIN WOULD BE ABOUT 108 SPACES. OFF SITE PARKING AGREEMENT ON SAFEWAY PROPERTY WILL EXPIRE SOON. IT CURRENTLY PROVIDES 30 STALLS.

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.

LESS THAN EXISTING SINCE SAFEWAY IS MOVING OUT AT END OF YEAR & 33,000 S.F. OF WAREHOUSE USE IS BEING REPLACED WITH PARKING USE.

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

NONE

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.

NO

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.

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.

NO NEW UTILITIES ARE REQUIRED AS ALL EXIST AT OR IN THE EXISTING BUILDING

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..... LANCE KIDELLER

Date Submitted.....