



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue 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. 08-136677-LD
Project Name/Address: BelGreen, 2211 156th Ave. NE & 2070 Bel-Red Road
Publish: May 28, 2009

Minimum Comment Period: June 11, 2009

Materials included in this Notice:

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

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: BelGreen Developments (Bellevue) Limited Partnership

Proponent:

Contact Person: Kleo Landucci, Project Manager - BelGreen Developments
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 480-1111 Melville Street, Vancouver, BC Canada V6E 3V6

Phone: 604.915.7178

Proposal Title: BelGreen Developments - Masterplan

Proposal Location: See attached Legal description
(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: This project proposes a senior rental, senior condo and either 2 hotels or multifamily buildings.
2. Acreage of site: 4.32 acres
3. Number of dwelling units/buildings to be demolished: a nursery building, no dwelling units will be demolished as part of the proposal
4. Number of dwelling units/buildings to be constructed: 4 buildings (1st=150units, 2nd=65units, 3rd=140 units, 4th=140 units)
5. Square footage of buildings to be demolished: approx 4,000 sf
6. Square footage of buildings to be constructed: approx 470,000 sf
7. Quantity of earth movement (in cubic yards): approx 280,000 CYD
8. Proposed land use: Hotel and multifamily residential development
9. Design features, including building height, number of stories and proposed exterior materials: Buildings up to 70ft, 6 storeys in height, constructed of wood frame over concrete parking and main floor. Exterior materials consist of wood, stone, concrete, composite panel, flat and some sloped roofing materials.
10. Other

RECEIVED

DEC 19 2008

PERMIT PROCESSING

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

Site work and buildings to commence construction in the Spring of 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.

- See attached Environmental Phase one study

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.

Master Development Plan Application, subsequent Design Review and Construction permit approval, will be required, but are outside the scope of this proposal.

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)?

Approx 8%

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.

See attached Geotech report

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.

No fill required

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Site is already cleared. Any construction activity will be controlled
by runoff control

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

Approx 75%

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

Compliance with grading and drainage codes.

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: Dust from construction activity.

When completed: Nil

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:

Construction Activities Best Practices.

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 / Not Applicable

- (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.

- Not Applicable

- (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.

- Not Applicable

- (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 withdrawal of groundwater. Some water may infiltrate from the Low Impact Development features but no direct discharge to ground water.

- (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.

- Waste material / sewage will be discharged to the public sewer system. No discharge to the ground.

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.

- Storm water runoff from the site will come from roofs, paved areas, and landscaping. The water will be collected in catch basins and area drains as well as subsurface piping and discharged to the City storm drainage system in Bel-Red Road.

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

- No. Erosion control best management practices will be utilized during construction. Surface runoff after construction will be treated using low impact development techniques and detention will slow the discharge rate.

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

- Erosion control compliance with city codes.

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 (weeds grown through existing gravelled area)
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

The site was one existing significant tree that is in poor health

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

All existing grass and weeds.

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

- Non known

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

New landscaping will be provided to all non permeable areas.

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: Birds frequent open parkland & heavily trees areas near the site.
 - 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.
- Not Applicable
- c. Is the site part of a migration route? If so, explain.
- Not Applicable
- 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.
- Gas and electric 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:
- To be determined under Design Review / Building Permit processes

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.
- See phase 1 attached
- (1) Describe special emergency services that might be required.
- Not Applicable
- (2) Proposed measures to reduce or control environmental health hazards, if any.
- Not Applicable

b. Noise

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

- Existing noise in the area is generally limited to traffic noise on Bel-Red Road.

- (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.

- Any long term noise impacts will be associated with residential use of the project.

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

- The project will comply with state and local noise regulations.

*Construction
NOISE &
INTERIOR
noise regulated
by City Code
9.18*

8. Land and Shoreline Use

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

- Currently the site is not being used. A nursery operated for approx.

30 years until March 2007.

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

- No

- c. Describe any structures on the site.

- A small one storey structure of approx 4,000 sf

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

- Yes, the above structure

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

Under the Bel-Red Subarea the zoning will be BR-RC3 / Bel-Red

Residential/Commercial Node 3

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

Commercial Business (CB) and Office Use (O)

- 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.

- No, Not Applicable

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

- Approx 50 people would work, and approx 600 would live

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

- None

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

- Not Applicable

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

Conforms to the proposed Bel-Red Land Use code and Community Plan Amendments underway by the COB.

9. Housing

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

Approx 150 seniors rental units, approx 65 units of seniors condominium, approx 150 units short stay hotel, approx 150 units extended stay hotel. All Units to support surrounding community mid-level incomes.

- 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:

Any impacts related to the creation of housing units on public services will be mitigated through the City of Bellevue's imposition of impact fees.

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?

- Tallest height = 70 ft

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

None

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

Proposed Bel-Red Land Use plan and Community Plan address design guidelines and building size and location.

11. Light and Glare

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

Some light impacts will occur associated with normal residential and hotel development. These impacts would mainly occur at night.

- 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:

The project will comply with the City of Bellevue's light and design requirements.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Directly adjacent the site is the Uniguard open park. Within a 1 mile radius includes: Ivanoe Park, Ardmore Park, Crossroads Park Golf Centre, various schools, etc.

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:

- The project will comply with the City of Bellevue's regulations regarding park impact fees.

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:

- Not Applicable

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. The primary public streets serving the site include: 156th Ave NE, Bel-Red Dr., Northup Way, and NE 24th St.

Access to the site would be provided onto both 156th Ave NE and Bel-Red Rd.
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Currently served by King County Metro Transit routes: 229, 233, 245, 256, and 261.

Transit stops are located on 156th Ave. NE within 1/10 of a mile from the site.
c. How many parking spaces would be completed project have? How many would the project eliminate?
Site would have approx 400 parking spots. Currently there are a few

undefined surface spots.

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).

- To be determined in traffic impact study currently being conducted.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- No / Not Applicable

*IMPROVEMENTS
TO BEL-RED
REQUIRED.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
 - Completed project is estimated to generate 2,794 net new vehicular trips per day. Peak volumes would occur between 7-9am and 4-6pm.
- g. Proposed measures to reduce or control transportation impacts, if any:
 - Proposed measures to reduce or control transportation impacts include payment of transportation impact fees to fund projects on the City's Transportation Facilities Plan (TFP)

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.
 The project may result in an increased need for public services such as fire and police protection, health care, and recreation.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
 The project will be required to comply with the City of Bellevue's regulations regarding impact fees.

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.

Electricity / TBD
 Natural Gas / TBD
 Water, Sewer / COB

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 September 29, 2008

**BelGreen
08-136677-LD
Vicinity Map**

