



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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. 09-122889-LD

Project Name/Address: Performing Arts Center Eastside (P.A.C.E.)  
855 106<sup>th</sup> Avenue NE

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period: 14 days**

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: PACE – Performing Arts Center Eastside

Proponent: MulvannyG2 Architecture

Contact Person: Scott Douglas

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1110 112<sup>th</sup> Ave NE Suite 500 Bellevue, WA 98004

Phone: 425.463.2000

Proposal Title: PACE – Performing Arts Center Eastside

Proposal Location: 855 106<sup>th</sup> Ave NE at the intersection of NE 10<sup>th</sup> St  
(Street address and nearest cross street or intersection)

Provide a legal description if available.

BELLEVUE REALTY REDWOOD ADD 17 LESS S 19.65 FT AND ALL 18-19-20. BELLEVUE REALTY REDWOOD ADD N. 0.70 FT OF 14 EX. E 74FT AND W 19 FT ALL 15 AND 16 AND 19.65FT OF 17

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: *2,046 seat performing arts center*
2. Acreage of Site: *.85 acres*
3. Number of dwelling units/buildings to be demolished: *zero*
4. Number of dwelling units/buildings to be constructed: *zero*
5. Square footage of buildings to be demolished: *26,732 SF*
6. Square footage of buildings to be constructed: *316,966 GSF*
7. Quantity of earth movement (in cubic yards): *71,770 cubic yards*
8. Proposed land use: *Performing Arts Center*
9. Design features, including building height, number of stories and proposed exterior materials:  
*The building is 111'-6" above average finished grade. It is 7 stories with exterior finish to include precast concrete with a custom color, zinc metal panel, aluminum curtainwall and architectural concrete*
10. Other:

**RECEIVED**  
AUG 25 2009  
**PERMIT PROCESSING**

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

4Q 2011

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

No. The project is stand alone without plans for expansion. Its lobby is joined with a larger development on the superblock which still has plans for at least 2 additional structures.

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

A phase I assessment was conducted for each of the existing buildings on site.

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.

Demolition, utility developer extension agreement, Right of Way Use, shoring and excavation, clear and grade, TESC, building, mechanical, electrical, plumbing, smoke control, envelope, fire, alarm, and fire sprinkler

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)?

16%

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.

Fill for the first 2' - 7', glacial till between 40' and 60', with glacially over ridden silt and sand below.

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 filling or grading proposed. Indicate source.

*Minimal amounts of fill for grading and paving for driveways, sidewalks, landscaping and sub grade.*

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

*No*

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

*98% will be covered, but with the green roof only 42% is impermeable.*

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

*Shoring design for below grade excavation*

## 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.

*Some contraction equipment emissions and construction dust will result, but it is not expected to reach unsafe levels.*

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 mitigation – prevent dust; clean up spills; cover loads of asphalt; schedule and provide routine maintenance for machinery to keep it in proper working order; schedule work tasks to minimize disruption.*

## 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.

*No*

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

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

*Ground water encountered will be discharged to the existing storm system.*

(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.

*Rainwater not absorbed by landscape elements will create runoff. Catch basins in the road will collect this runoff and direct the flow into the City of Bellevue storm system. Runoff on the building will be collected internally and routed to the storm system.*

(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 majority of the above grade surfaces are covered with landscape which will help to reduce flow and filter the run off.*

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.

*10% currently landscape. All elements will be removed and replaced according to the landscape plans*

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:

*See landscape plans*

## 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:

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:

*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.

*Electrical and gas heating and cooling, lighting, general purpose performing arts needs*

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:

*LEED silver certification is targeted. Green features include green roofs and use of local and regional materials.*

## 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.

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

*Some asbestos abatement may be required during demolition of the existing structures.*

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

*Emergency fire and medical and/or hazmat treatment could be required in the event of a construction accident.*

b. Noise

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

*Traffic and construction related activities on adjacent properties.*

(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.

*Diesel powered heavy equipment will be used and will generate significant noise during construction work hours which is between 7am and 6pm for the city of Bellevue.*

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

*Keeping machinery in good working condition and selecting truck travel plans to minimize haul routes through residential areas.*

**8. Land and Shoreline Use**

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

*Currently office on site. Adjacent properties are primarily office, hotel, retail and residential.*

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

*No*

c. Describe any structures on the site.

*(2) 2 story office buildings*

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

*(2) existing office buildings*

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

*DNTN-MU*

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

*Commercial downtown subarea plan*

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

*N/A*

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?

*Approximately 50 full time employees*

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

*Approx. 130 workers in existing office buildings*

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:

*Participation in the design review process with the city of Bellevue*

## **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?

*111'-6". Principal exterior material is precast concrete panel with various sand blast finishes*

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?

*Mid day sun reflecting on glass which would not be significantly different from other downtown buildings*

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

*Not likely*

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:

## 12. Recreation

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

*Downtown Bellevue Park*

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

*None*

- 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.

*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:

*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.

*106<sup>th</sup> ST to the east and NE 10<sup>th</sup> to the north*

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

*Sound and metro transit stops are nearby*

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

*240 spaces to be joined with the rest of the parking area serving Bellevue Place*

- 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.

Traffic has been undertaken but no data is availab. his time

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

Frontage improvements will help to separate vehicular and pedestrian traffic.

**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.

Fire alarm, fire suppression, exterior security lighting will help to minimize potential burden on public services.

**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.

Electric and natural gas from Puget Sound Energy

Water and sewer service from the city of Bellevue

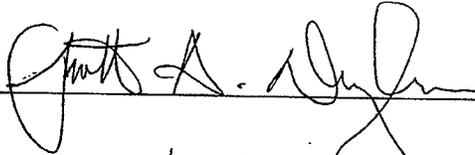
Garbage and recycling by Rabanco or Waste Management

Telecom by one of several local providers

**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: \_\_\_\_\_

 NGZ

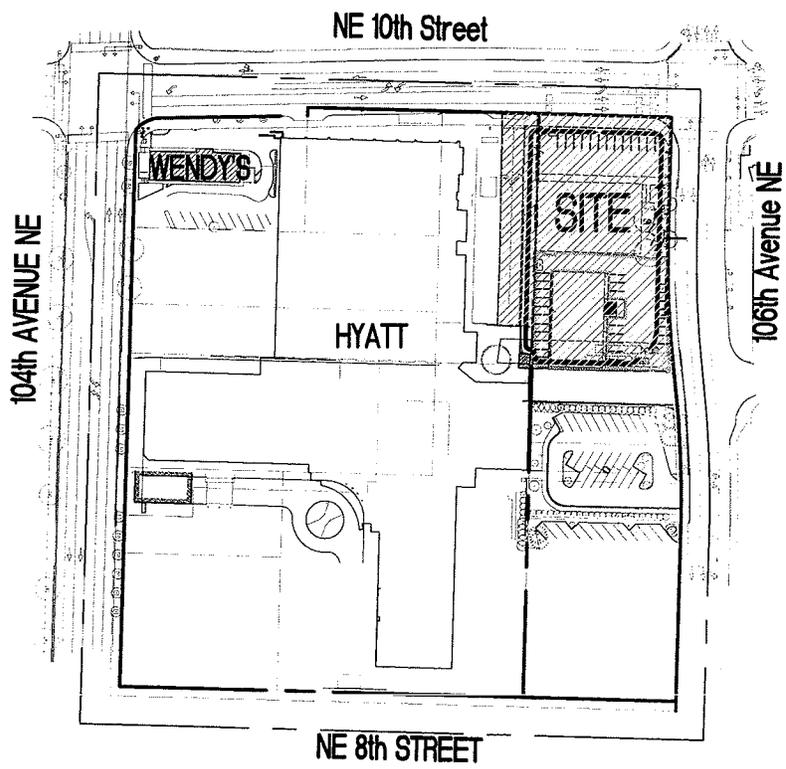
Date Submitted: \_\_\_\_\_

7/31/09

# VICINITY MAP



SCALE 1"=200'



Vicinity Map –  
P.A.C.E.

