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. 12-10629 AC

Project Name/Address: Lorge-Benis 4307 and 4317 Factoria Blvd SE

Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: X

Materials included in this Notice:

- [x] Blue Bulletin
- [x] 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: *LORGE, JOHN PETER III (1624059070) & BENIS, THOMAS C. (1624059206)*

Proponent: *LORGE, JOHN PETER III (1624059070) & BENIS, THOMAS C. (1624059206)*

Contact Person: *Agent: Robert W. Thorpe, AICP, President-R.W. Thorpe & Associates*
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *705 Second Ave, Suite 710, Seattle, WA 98104*

Phone: *(206)624-6239* E-mail: *rwta@rwta.com*

Proposal Title: *Newport Professional Buildings / Lorge Comprehensive Plan Land Amendment.*
Proposal Location: *4307 and 4301 Factoria Blvd SE, Bellevue, WA 98006-1936*
(Street address and nearest cross street or intersection) Provide a legal description if available.
Nearest cross street is SE Newport Way.
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: *A proposed amendment to the Bellevue Comprehensive Plan Land Use Map to redesignate property located at 4307 and 4301 Factoria Blvd SE, from Professional Office (PO) to Community Business (CB).*
2. Acreage of site: *Approximate acreage of the site is +/-.62-Acres.*
3. Number of dwelling units/buildings to be demolished: *Not Applicable to proposal.*
4. Number of dwelling units/buildings to be constructed: *Not Applicable to proposal.*
5. Square footage of buildings to be demolished: *Not Applicable to proposal.*
6. Square footage of buildings to be constructed: *Not Applicable to proposal.*
7. Quantity of earth movement (in cubic yards): *Not Applicable to proposal.*
8. Proposed land use: *The Comprehensive Plan Amendment proposed to change the Land Use Designation from PO to CB.*
9. Design features, including building height, number of stories and proposed exterior materials:
   Not Applicable to proposal.
10. Other
   Not Applicable to proposal.

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

The Bellevue City Council takes coordinated and concurrent action on all proposed amendments to the Comprehensive Plan in the current annual work program.

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

Unknown by author at this time.

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

None known by author at this time.

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.

None known by author at this time.

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.

Final approval of the requested Comprehensive Plan Amendment would be necessary from the Bellevue City Council.

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 **X** Other

b. What is the steepest slope on the site (approximate percent slope)? *Maximum slopes on site approximately 15% to 20%. The proposed amendment site has been graded and is improved to allow for existing development. The site has been engineered with average slope of 12% for driveways with intervening benches.*

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.

Alderwood gravelly sandy loam (AGc), 6 to 15 percent slopes and Urban land(Ur).

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

None known by author at this time.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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.

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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.

None known by author at this time.

(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 to proposal.

(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 to proposal.

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

Not Applicable to proposal.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
King County 100-year floodplain mapping does not indicate that the proposal site is within the floodplain.

(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.

Not Applicable to proposal.

b. Ground

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

Not Applicable to proposal.

(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 to proposal.

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.

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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?

Not Applicable to proposal.

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

None known by author at this time.

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

Not Applicable to proposal.

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:

- [x] 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 by author at this time.

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

Unknown by author at this time.

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

Not Applicable to proposal.

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.

Not Applicable to proposal.

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

Not Applicable to proposal.

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:

Not Applicable to proposal.

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.

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

b. Noise

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

Not Applicable to proposal.

(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.

Not Applicable to proposal.

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

Not Applicable to proposal.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? *Currently there are three office structures located within the proposed amendment area. Newport High School is located directly to the north, south and west of the site with St. Margaret's Episcopal Church and the Holy Cross Lutheran Church directly to the east.*

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

Unknown by author at this time.

c. Describe any structures on the site. *The structures on-site are used as office buildings. Within parcel 1624059070, there is a 2,276sf office building and within parcel 1624059206 there are two buildings one is approximately 4,100sf and the other is 1,408sf.*

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

No.

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

Professional Office (PO)

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

Professional Office (PO)

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

Not Applicable to proposal.

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

None known by author at this time.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

9. Housing

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

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?

Not Applicable to proposal.

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

Not Applicable to proposal.

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

Not Applicable to proposal.

11. Light and Glare

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

Not Applicable to proposal.

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

Not Applicable to proposal.

c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable to proposal.

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

Not Applicable to proposal.

12. Recreation

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

Informal recreation opportunities can be found within a one mile radius at Newport High School, Sunset Ravine Neighborhood Park, Coal Creek Park, and East Gate Park.

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

No recreational opportunities would be displaced by the project.

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

Not Applicable.

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 known by author at this time.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known by author at this time.

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.

Primary access is provided via Factoria Boulevard SE. The proposed access is not applicable to this proposal.

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

The subject site is currently served by King County Metro. These following are the surrounding bus stops: 1)Factoria Blvd SE & SE 42nd St- (0.04 mile), 2)Factoria Blvd SE & SE Newport Way (0.06 mile), 3)Factoria Blvd SE & SE 41st Ln (0.08 mile), 4)SE Newport Way & Factoria Blvd SE (0.12 mile), 5) Factoria Blvd SE & SE Newport Way(0.15 mile).

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

Not applicable.

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).

Not applicable.

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

The proposal is not within the immediate vicinity of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable.

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

Not applicable.

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 increases are expected to result from proposal.

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

Not applicable.

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.

Not applicable.

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..... Robert W Wayne AICP

Date Submitted..... February 2009

RWTHOLDE & ASSOC Inc

rwta@rwta.com

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). 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. If you have any questions, please contact the Development Services reviewer in 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.

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?
The proposed amendment would support a future rezone of the property to land use designation CB, which allows for mixed commercial and residential developments. Future re-development may increase storm water runoff depending upon the amount of new impervious surface. Vehicle emission will increase due to increased traffic trips from the future residents. There is no anticipated release of toxic or hazardous substance as part of this project. Noise will increase due to new residents.

   Proposed measures to avoid or reduce such increases are:
Measures to control storm-water run off include both on site infiltration and if there are not suitable soils then the water will be treated and captured in the existing storm-water system at levels acceptable to the City of Bellevue. Traffic Mitigation fees will be paid along with any frontage improvements required during the development phase of the project.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposal will likely affect plants on the property, but will most probably not affect animals and there are no fish or marine life on the property.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Measures to protect plants will be the preservation of existing trees that are not affected by construction. Future residential landscaping will also mitigate for loss of vegetation.

3. How would the proposal be likely to deplete energy or natural resources?
Not likely at all since the proposed structures will meet the maximum building height of 45ft, which is not tall enough to block the sun used for solar power.

   Proposed measures to protect or conserve energy or natural resources are:
None proposed since there are no impacts anticipated

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?

   There are no environmentally sensitive areas designated on the property.

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

   No measures proposed because no impact is anticipated.

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?

   The proposed amendment would support a future rezone of the property to land use designation CB, which allows for mixed commercial and residential developments. This type of development would be a higher and better use for the site and more compatible and consistent with the existing plans.

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

   No measures proposed because no impact is anticipated.

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

   An small increase in demand for transportation, public services, and utilities similar to that of a small multi-family development may occur if the site is redeveloped with commercial and residential mixed use structures.

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

   Payment of appropriate mitigation fees and the construction of street frontage improvements, if required, will be completed.

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

   There is no anticipated conflict with local, state, or federal laws regarding the protection of the environment.