



DEVELOPMENT SERVICES DEPARTMENT  
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. 12-117760-LD

Project Name/Address: Alamo Manhattan Main Street  
10505 Main Street

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 (SEPA) CHECKLIST

### BACKGROUND INFORMATION

Property Owner: Stern-Esfeld, LLC

Proponent: Alamo Manhattan Main Street, LLC

Contact Person: Robert Lamkin

Address: 14881 Quorum Drive, Suite 550 Dallas TX, 75243

Phone: 972.726.9400

Proposal Title: Alamo Manhattan – Main Street

Proposal Location: 10505 Main Street - Bellevue, WA (see attached vicinity map)

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The proposed project is a multi-family mixed-use development with 260 units, 7,000 s.f. of retail space and a multiple level, sub-grade parking structure.
2. Acreage of site: 1.452 acres
3. Number of dwelling units/buildings to be demolished: no units / two buildings
4. Number of dwelling units/buildings to be constructed: 260 units / two buildings
5. Square footage of buildings to be demolished: Approx. 14,500 s.f.
6. Square footage of buildings to be constructed: 368,015 s.f.
7. Quantity of earth movement (in cubic yards): 39,330 cubic yards
8. Proposed land use: Multi-family Mixed-use
9. Design features, including building height, number of stories and proposed exterior materials:

The proposed project has two 6-story buildings over a common underground parking structure that links vehicular circulation below the two buildings. The common base is designed to work as a multi-level parking garage that steps with existing grade conditions. Since grading varies along the buildings, the building height varies between 58 ft and 68 ft from the lowest to the highest point. A commercial space is located along Main Street and hides the parking structure behind.

The layout of each building has living units on both sides of a common corridor. The layout allows all of the units to have a direct connection to the exterior for natural light and ventilation.

Received  
JUL 19 2012  
Permit Processing

Building exterior materials will include brick veneer, stucco, cementitious panels and siding, exposed cast in-place concrete, metal railing, vinyl windows, aluminum storefront windows in selected locations and metal louver screens at the towers

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

Design review: July 2012  
Building permit submittal: December 2012  
Start construction: June 2013

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

Not at this time.

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

A geotechnical report including soil borings is included with the design review submittal. The report is available for review from the City of Bellevue.

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.

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.

None

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

The Majority of the site is flat with steep slopes on the south and west portions of the site.

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

Approximate 68%.

- 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.

Refer to Geotechnical report for information about the soils found at the site.

- 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.

Approximately 39,330 cubic yards of excavation will be generated for the purpose of constructing underground parking for the proposed development.

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

Soil erosion could occur from site during clearing and grading activity.

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

Approximately 92%

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

Silt fencing, diversion swales and sediment traps will be use to control erosion during clearing and grading activities.

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 and construction equipment emissions could occur. Increased auto emissions in the vicinity following construction and commencement of operations also could occur.

- 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 the air, if any:

The site will be watered down as necessary to control dust. The project will operate within traffic levels of service with the improvements proposed.

### 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.

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.

No waste material will be discharged into 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.

The source of runoff from the site is the site storm runoff itself. The onsite storm drainage will be collected via roof drains and bio-retention swale south of the proposed building and will be discharged into the existing storm system in Main Street.

- (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:

A portion of the rooftop will discharge through a bio-retention swale.

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?

All vegetation outside of the landscape buffer will be removed. Vegetation inside the landscape buffer will be left as much as possible.

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:

Landscaping will be provided in accordance with the city of Bellevue regulations and codes.

## 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 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.

## 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.

Electricity to the project will be provided from the City of Bellevue power grid. The project will consist of electrical heating, lighting, air-conditioning, and other residential uses throughout the building. Natural gas will provide centralized hot water.

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

Adjacent properties currently do not utilize solar energy strategies. The proposed project will partially shade the adjacent buildings towards the east although all adjacent properties as well as the proposed project have excellent southern exposure.

- 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:

The residential units in the building will include high-efficiency appliances and light fixtures. Roof, wall, floor, and slab edge insulation, and quality windows and exterior doors will be utilized as energy conservation features.

## 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.

None

- b. Noise

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

Traffic noise may impact the project along Main Street.

- (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 noise would include construction conducted in accordance with Washington State Department of Ecology and City of Bellevue noise regulations. Long-term noise would include the anticipated noise levels from a multi-family mixed-use development.

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

The project will comply with Washington State Department of Ecology and City of Bellevue noise regulations. No specific noise reductions measures are proposed at this time but will be provided if required.

## 8. Land and Shoreline Use

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

Commercial use

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

No

- c. Describe any structures on the site.

Two one story commercial buildings.

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

The entire site is to be cleared for the new construction.

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

DNTN-MU Perimeter sub-district 'A'

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

Multi-family mixed-use.

- 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

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

Approximately 400 people.

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

None, since there are no residences on site.

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

None at this time.

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

The proposed project matches existing and proposed land use patterns. The proposed use is permitted outright in the DNTN-MU zone and coincides with the specific plan intended for the Perimeter district.

## 9. Housing

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

260 market rate apartment units will be provided. There are no low income units provided.

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

None. No units are available on current site.

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

None, because there are no existing housing on site.

## 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?

69 ft is the height to the tallest point in the building from the average grade plane. Principal exterior materials to include, brick veneer, stucco, and siding.

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

View to Main Street will be block from the north side of the adjacent south property at some parts.

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

Modulated massing will mitigate the bulk of the building on pedestrians and adjacent buildings. High quality cladding materials and landscaping will further provide an aesthetically pleasing project.

## 11. Light and Glare

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

The residential units, ground level entry areas, and upper level common deck area will produce light. There will also be some exterior lighting to enhance the exterior landscaping and pathways. It is not anticipated that the light or glare created by the project will be inconsistent with the neighboring apartment buildings or other projects of this scale.

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

The level of light or glare created by the project is not anticipated to create a safety hazard or to interfere with views.

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

City of Bellevue street lights and traffic along Main Street will produce some levels of light or glare that may affect the project.

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

Exterior lighting associated with the project will be shielded to limit glare affecting adjacent properties.

## 12. Recreation

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

Downtown Park is half a mile from the site and is the closest recreational space.

- 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 include landscaped exterior courtyards, some at roof level, which will provide residents and their guests with views and space for leisurely outdoor activities as well as views towards downtown Bellevue.

## 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.

- 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.

- 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 project is surrounded by three public streets, Main Street, 105<sup>th</sup>, and 106<sup>th</sup> avenue. Access to the project will be from 105<sup>th</sup> and 106<sup>th</sup> Avenue both into a parking structure. No access will be provided from Main Street.

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

Yes, a bus stop is available on the other side of Main Street right across from the middle of the site.

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

319 spaces will be provided, 300 spaces for residents and 19 for retail. All existing private parking spaces on site will be eliminated. No public parking spaces are being eliminated

- 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 new roads are required but improvements will be performed on all three surrounding streets.

- 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.

Vehicular trips are unknown at this time. A traffic study might be required during the design review process.

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

The project is within walk-able distance to many shops and services. The site is also located on a designated future bicycle route along Main Street. Several bus lines serve the vicinity of the site also.

Available transit use combined with available means of alternate transportation should help to reduce vehicular transportation impacts.

**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.

There will be increased demand for police and fire protection, typical of a multi-family mixed-use development. Ant impact on local schools should be very minimal.

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

Adequate lighting will be provided for safety, the building will be fully sprinkled, and a building security system will be used.

**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 and natural gas (PSE), water and sanitary sewer (City of Bellevue), telephone (Century Link), Cable (Comcast) and refuse service (City of Bellevue). New water, storm drainage, sanitary sewer, electric, natural gas, telephone, and cable connections for the utilities in the right-of-way will be required.

**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. Lamb

Date Submitted 07.13.12

# VICINITY MAP

