



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. 12-113279-LD  
Project Name/Address: Bellevue Square Level D Expansion  
200 Bellevue Square  
Publish: June 14, 2012  
**Minimum Comment Period: June 28, 2012**  
Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Site Plan
- Other:

**ENVIRONMENTAL CHECKLIST**

10/9/2009

*Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..*

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

See attached

Received  
MAY - 2 2012  
Permit Processing

## BACKGROUND INFORMATION

Property Owner: Bellevue Square Managers, Inc.

Proponent: Sclater Partners Architects,

Contact Person: Michael D. Chaplin, AIA

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

Address: 414 Olive Way, Suite 300, Seattle, WA 98101

Phone: (206) 624-8682

Proposal Title: Bellevue Square - Level D Expansion

Proposal Location: 200 Bellevue Square

(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. see attached

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

1. General description: Addition of retail and parking space at Level D of Bellevue Square
2. Acreage of site: 35.1 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 250,500 TOTAL (119,000 sf retail + 131,500 sf parking)
7. Quantity of earth movement (in cubic yards): Cut and fill quantities limited to footing installation, estimated at 2000 cy
8. Proposed land use: Retail and parking
9. Design features, including building height, number of stories and proposed exterior materials:  
Building is built over Bellevue Square shopping space and over parking garage. Garage height will be 40' and retail building will be 65'+15% to comply with zoning height limits. Parking garage will be
10. Other concrete to match existing, building exterior will be plaster with skylight

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

Completion in February 2014.

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

Not at retail. Parking possibly expanded / phased at a later date.

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

Geotechnical report and all permit requirements for City.

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.

No

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)?  
From parking at grade to current entries at Bellevue Square is appx 2.75%
- 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.  
Soils are generally glacial till at varying depths. Soils report provided to City provides more detail. No prime farmland.
- 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.

Drilling for piling will be pre-dominant disturbance to soil. Minor grading around column bases may be required at areas required for landscaping. No fill anticipated

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No - locations are flat and areas disturbed would be within existing curbed areas.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
No changes in impervious surface other than column bases.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Typical measures to control erosion include approved Best Management Practices.

Open areas will be under cover in garages.

## 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 dust in concrete demolition, controlled by water spray if required. Typical construction equipment and vehicle exhaust.
- 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:  
Water spray for concrete.

## 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 known

- (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.

Runoff from the building will be collected in downspouts and routed to the City storm system.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.  
Contractor proposes best practices in place for any accidental spills and plan will be followed to contain and mitigate.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
Filter fabrics at drains, and other best practices to reduce any potential for construction debris, dust and/or other materials entering storm or sewer.

#### 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?  
Very small amounts of shrubs and/or trees at column locations at internal drive.

- 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:  
Replacement of small shrubs at column locations. Investigating tree removal and relocation.

#### 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.

Not 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.

Electric and natural gas used for heating and power.

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: Exterior materials will be non-reflective.

Glass at skylights would only reflect light onto same property owner.

## 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.

No special services

(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 currently

(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. Typical construction during project. No long-term noise other than traffic, which exists.

- (3) Proposed measures to reduce or control noise impacts, if any:  
Construction activity only during City of Bellevue's allowed ordinances or as modified/allowed by City with prior approvals.

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
Retail and parking
- b. Has the site been used for agriculture? If so, describe.  
Yes - approximately 50 years ago; project site was farming
- c. Describe any structures on the site.  
Bellevue Square is the current main structure located on the site, consisting of two to three story retail space with masonry and concrete construction. Parking garages are concrete and consist of two to five stories based on location.
- d. Will any structures be demolished? If so, what?  
Minor demolition for connections of new parking garage and retail space.
- e. What is the current zoning classification of the site?  
Site is DWTN-MU in Perimeter Design Subdistricts A, B, C overlays.
- f. What is the current comprehensive plan designation of the site? Retail and parking currently allowed in area. Will continue Comprehensive Plan designation of Downtown Core Plan.
- 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
- i. Approximately how many people would reside or work in the completed project?  
Approximately 150 - 200 sales people will work at the new tenant space.
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None proposed
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Project will go through City of Bellevue's Design Review process to ensure it is compatible with land use plans.

## 9. Housing

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

No residential units proposed.

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

None eliminated.

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

None proposed.

## 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 structure would be skylight at 65' +15% above average finished grade. Predominant exterior materials are plaster and glass at retail; concrete at parking.

- 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 proposed

## 11. Light and Glare

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

- 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:  
New parking structure lighting will be designed with internal shields to restrict light source glare off-site

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Downtown city park, walking
- 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 proposed

## 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.  
Bellevue Arts Museum is across the street from Bellevue Square.
- c. Proposed measures to reduce or control impacts, if any:  
None proposed

## 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.  
Current access via Bellevue Way, 100th Avenue NE, 8th & 4th Streets. Proposed access is unchanged
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
Total parking gain is approximately 375 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 public upgrades required. Private road will have minor revisions.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No 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.

Trips per day are estimated at 335 / day with PM peak volume.

- g. Proposed measures to reduce or control transportation impacts, if any:  
Design Review process with City of Bellevue will involve City of Bellevue's Transportation Department.

#### 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 increased services.

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

None proposed.

#### 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.

Gas and power from Puget Sound Energy;

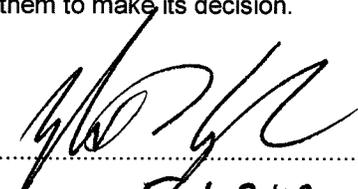
Water and sewer from City of Bellevue;

Telephone from Qwest;

Refuse service from Rabanco.

#### 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..... 5-1-2012

TO I-405

