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.	12-128151 LP
Project Name/Address:	GRE Bellevue 2070 NE Bel-Red Road; Bellevue, WA
Planner:	Toni Pratt
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: December 5, 2012

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

Joni Pratt
11/16/12

City of Bellevue Submittal Requirements	Received	27
ENVIRONMENTAL CHECKLIST	NOV 08 2012	10/9/2009

Permit Processing

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.

BACKGROUND INFORMATION

Property Owner: **GRE BelRed LLC**

Proponent: **Brad Reisinger, Goodman Real Estate**
2801 Alaskan Way, Suite 310, Seattle, WA 98121
Phone: 206-438-6840

Contact Person: **Brian Palidar, Grouparchitect**
2222 Eastlake Ave East
Seattle, WA 98102

Address: **2222 Eastlake Ave. E, Seattle, WA 98102**

Phone: **206-365-1230 ext. 204**

Proposal Title: **GRE - Bellevue**

Proposal Location: **Address is 2070 Bel Red Road, Bellevue WA. Project site is located between Bel Red Road &156th Ave. NE. Crossing streets are: NE 20th St at the South side and NE 24th St at the North side**

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:

The proposed project is a multi-story development comprised of four above-grade residential towers of wood –frame VA Construction Type over a common subterranean concrete parking structure of IA Construction Type. The project will contain approximately 445 to 450 apartments which will be a mixture of unit types consisting of open studios, one-bedroom and two bedroom units for households ranging from one to four people. The goal of this unit mix is to meet the local demographic demand with emphasis on single professionals while still providing housing for young families with children. The project proposes the use of underground parking with the ratio of 1.25 to 1.4 parking spaces per unit. The project's target FAR is 2.25 when including all bonus development incentives such as Tier 1A affordable housing as required in the Bel-Red Subarea per COB Land Use Code.

2. Acreage of site: **4.32 acres (188,234 SF)**

3. Number of dwelling units/buildings to be demolished: **No units to be demolished; one abandoned single-story retail building to be demolished**

4. Number of dwelling units/buildings to be constructed: **Approximately 445 to 450 units in four buildings**

5. Square footage of buildings to be demolished: **Approximately 5,500 SF**

6. Square footage of buildings to be constructed: **Approximately 711,660 SF**

7. Quantity of earth movement (in cubic yards): **Approximately 70,750 CY**

8. Proposed land use: **Residential (Five or more dwelling units per structure)**

9. Design features, including building height, number of stories and proposed exterior materials:

The project will have four "five-over-one" residential towers located on top of subterranean parking garage. Residential towers will be 6 stories high with the exception of Bel Red frontage where the towers will be 4

stories high.
The proposed exterior finish materials will be as follows: (1) Fiber-cement panels with aluminum reveals, (2) Corrugated metal siding and metal panels, (3) Limited amount of brick or natural stone veneers at street level along Bel Red and at the main residential entry (the exact amount of veneers will be further clarified to be consistent with the owner construction budget), (4) Architectural-finish concrete with possible use of green screens, (5) Aluminum storefront, (6) Aluminum balcony railings of multiple types and arrangements, (7) Vinyl windows with two or more color frames.

10. Other **N/A**

Estimated date of completion of the proposal or timing of phasing:
Construction start July 2013, occupancy of all towers by end of 2014

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.

Geotechnical Report prepared by Earth Solution NW dated 09-28-2012

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 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.

Anticipated submittal timeline is as follows:

- **MDP - end of October 2012**
- **ADR – mid December 2012**
- **Clearing & Grading Permit – end of February 2013**
- **UDEA – end of December 2012**
- **Storm water Detention Vault (Civil and Structural) – Mid-March 2013**
- **ROW Permit – end of March 2013**
- **Parking Garage and Podium Building Permit – end of May 2013**
- **Residential Towers Building Permit – end of May 2013**
- **Electrical/Fire Alarm, Mechanical and Plumbing Permits – beginning of June 2013**

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

X Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

X 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; **X Rolling**; Hilly; Steep slopes; Mountains; Other

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

The site slopes down from Northeast towards Southwest; the drop is 20' over 290' distance. Grades average 7 to 8%, with localized slopes at 15% in limited areas. As the result of site grading, steep slopes will be removed.

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.

According to Geotechnical Report performed by Earth Solutions NW, the site is underlain by native soils consisting of medium dense to very dense silty sand with gravel (glacial till) deposits. On the surface ranging from the top to four to ten feet deep, there is existing fill associated with the previous development. Dense to very dense conditions are below depths of eight to ten feet. At the anticipated excavation depths it is determined that conventional foundation systems will be sufficient to bear on undisturbed native soil. Groundwater is at roughly 20 to 25 feet.

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 is being proposed; excavation and soil export will be necessary for subterranean parking garage construction.

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

It is unlikely for loose top soil to become susceptible to erosion in this location.

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

No more than 75% per Land Use Code.

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

Silt fencing will be installed along the perimeter. Erosion will be likely limited to construction entrances. To reduce possible erosion, construction entrances will be provided with the necessary erosion control measures, such as quarry spalls 6" thick underlain by non-woven filter fabric and others required by the city of Bellevue.

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.

Dust, automobile and equipment emissions, and construction odors would be generated by construction activities. Occupation of the project site would produce automobile emissions consistent with residential occupancies and light retail uses. Some building materials may emit off-gassing such as formaldehyde or other similar chemicals commonly found in building & construction products.

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

None known at this time.

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

Dust from construction will be reduced by watering dry areas if necessary during construction. A number of building and construction products that utilize low- or non-VOC emitting compositions to reduce emissions will be considered.

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.

It is unlikely that ground water will have to be withdrawn. Per Geotechnical Report, the water table is at 20 to 25 feet deep. The project design will be such that no surface storm water will be discharged to the 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.

No waste material is anticipated to be discharged to ground water.

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.

Roof drainage will route directly to the storm water detention vault, while pollution-generating surfaces such as driveway, sidewalks, paved areas will first route to Filterra's for treatment and then routed to the detention vault. The detention vault will be tied to the city storm drain line on Bel Red Road.

(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:

Installation of gutters, Filterra's and catch basins will direct all collected storm water to the detention vault which will be tied to the city storm drain line.

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?

The following trees will be removed: one tree at the property line at mid-block along Bel-Red Road and one street tree along 156th Ave NE at the site entry. The rest of the existing trees will be

retained. To compensate the proposed tree removal, landscape design will provide a sufficient number of trees on-site and street trees.

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

None known at this time

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

Landscaping and street trees will be provided in accordance with COB Land Use Code. Design will be furnished by Thomas Rengstorf Associates, licensed landscape architect.

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: **None**

Mammals: deer, bear, elk, beaver, other: **None**

Fish: bass, salmon, trout, herring, shellfish, other: **None**

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

None known at this time

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

None known at this time

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

N/A

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 – heating, lighting (typical residential units), commercial HVAC equipment.
Gas may be used for A/C make-up air handlers for air supply in common areas, corridors and for stair pressurization.

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

The project will have no impact on potential use of solar energy by the South site. There's no adjacent site to the West. Impact to the East site which is Wells Fargo parking lot would be limited to evening hours and would vary by season. There is a potential impact to the North site where Walgreens commercial development is located. This development does not consider maximizing solar access and unlikely to be impacted by this project.

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:

- **Water-reducing fixtures are proposed to limit water use in excess of code standards**

- **Extensive use of large windows will help to maximize the use of natural light and minimize the need for internal illumination**
- **The project proposes subterranean parking garage underneath residential towers which will result in minimal heat loss through the first floor**
- **Low e insulating glass with thermally broken frames will be used in windows to improve their energy performance**
- **Use of green roofs proposed by the project will be more energy efficient that standard roofing types**

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.

Some building materials may emit off-gassing such as formaldehyde or other similar chemicals commonly found in building & construction products. No concentrations are anticipated higher than normal for construction activity of this kind.

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

No special services are anticipated.

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

No additional reduction or mitigation measures are being proposed.

b. Noise

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

Traffic along Bel-Red Road and 156th Ave. NE will have acoustic and noise impact on the proposed project. The types of noise include residential and commercial vehicular traffic.

(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.

Project would create additional short term noise resulting from construction activity and equipment as well as increased vehicle noise from construction traffic and vehicles.

Construction hours are anticipated to be 7am-6pm Monday - Friday and 8am-4pm Saturdays (as needed). Long term effects would include vehicular traffic from residents and guests of the proposed project.

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

Construction activities will be be limited to weekdays, whenever possible.

8. Land and Shoreline Use

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

The current site use is vacant. The adjacent sites to the North and South are commercial. Sites across the roadways to the West and East are commercial as well.

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

No

c. Describe any structures on the site.

There is one story abandoned commercial structure of approximately 5,500 SF.

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

The above-mentioned abandoned structure will be demolished.

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

BR RC-3 (Bel-Red Residential-Commercial Node 3)

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

The Bel-Red Subarea Design Guidelines as defined by LUC 20.25D.150 and Bel-Red Corridor Plan objectives.

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?

445 to 450 units total would be provided in four residential towers. The estimated number of occupants is 700 to 810+.

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

None

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

N/A

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

The project is being designed to comply with City of Bellevue LUC Part 20.25D Bel-Red and LUC Part 20.20 General Development Requirements. The project will comply with dimensional requirements such as setbacks, height limit, landscape buffer, maximum impervious area, etc. Target FAR will be achieved by utilizing FAR incentive program for proving affordable housing.

9. Housing

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

The project would provide 445 to 450 units total in four residential towers. This number includes approximately 23 Live / Work units and approximately 95 affordable housing units; the rest of the units will be market-rate.

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:

N/A

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?

According to COB LUC Chapter 20.25D.080 for District BR RC-3, the maximum building height is 70 feet above average grade plane. Project is designed to comply with this height requirement.

The principal exterior building materials are cement board panels, metal siding/metal panels, architectural concrete and limited amount of masonry or stone veneer along Bel-Red Road and at the main residential entry.

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

None

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

To address the concern of aesthetic impact, the project will comply with the Bel-Red Subarea design guidelines by composing a combination of modulated facades and variety of roof lines, using an urban approach, creation of animated first floor and pedestrian-friendly features. The use of exterior finish materials will complement the modulations and provide visual interest.

11. Light and Glare

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

Minimal glare will be produced from retail space along Bel-Red during business hours. Minimal glare will be produced by the building entry, decks and open spaces on a continual basis. Residential unit windows will produce typical glare when daylight is not available.

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

All proposed light fixtures will be shielded to minimize / eliminate glare to adjacent sites and impact to views.

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

Off-site sources such as unshielded exterior fixtures on neighboring commercial buildings are expected to have limited impact on the proposal.

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

Site light fixtures will be located in selected locations to reduce glare. The light fixture types will be such to further reduce their impact on adjacent uses.

12. Recreation

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

No neighborhood or public parks or other recreational opportunities are located within 800 to 1000 feet of the project site.

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 measures are as follows:

- **The project will provide a spacious plaza for the residents' use and recreation**
- **Landscape design of the entry courtyard will provide pedestrian-friendly paved areas with trees**
- **Pedestrian connection to the South will be enhanced by planters and paving**
- **Street frontage along Bel-Red Road will become more pedestrian-friendly due to live / work units facing sidewalk; new street trees and entry canopies will create a more recreational feel of the area.**

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:

N/A

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 public streets in the site vicinity include: 156th Avenue NE which is a 5-lane section with a posted speed limit of 30 mph and curb, gutter, planter strip, and sidewalk. Bel-Red Road is a 4-lane section with a posted speed limit of 35 mph and curb, gutter, and sidewalk

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

The nearest transit stop is located 225 feet north of the frontage and 445 feet north of the access point on 156th Avenue NE. Routes 226, 245, and B-Line are served by this stop. Another stop is located on NE 24th Street which is 600 feet north of the frontage and 830 feet north of the access point on 156th Avenue NE. Routes 226, 249, 250, and 888 are served by this stop.

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

Proposed: approximately 630 spaces
Existing: zero

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).

The project proposes new private driveway with sidewalks, curbs and gutters that would connect Bel-Red Road with 156th Ave. NE and will provide the Fire Department access to the buildings. There will be 11-foot dedication along Bel-Red Road which will include new 6-foot sidewalk and 5-foot planting strip. New landscaping is also proposed along Bel-Red Road, along 156th Ave NE, in the main courtyard and on the elevated residential plaza.

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.

The project would generate 1,902 ADT per LUC 223 from ITE. The peak-hour would be during the PM peak-hour with 223 trips (129 inbound/94 outbound).

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

The development will pay traffic mitigation fees of $412,685.00 to offset the developments impacts to the road network.

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.

Increases in public service needs would be commensurate with similar types of commercial and multifamily apartment projects.

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.
(Utilities available on site are underscored and shown in bold lettering)

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.

Electrical, water, gas, refuse service, telephone, cable, and sanitary sewer are proposed on site.

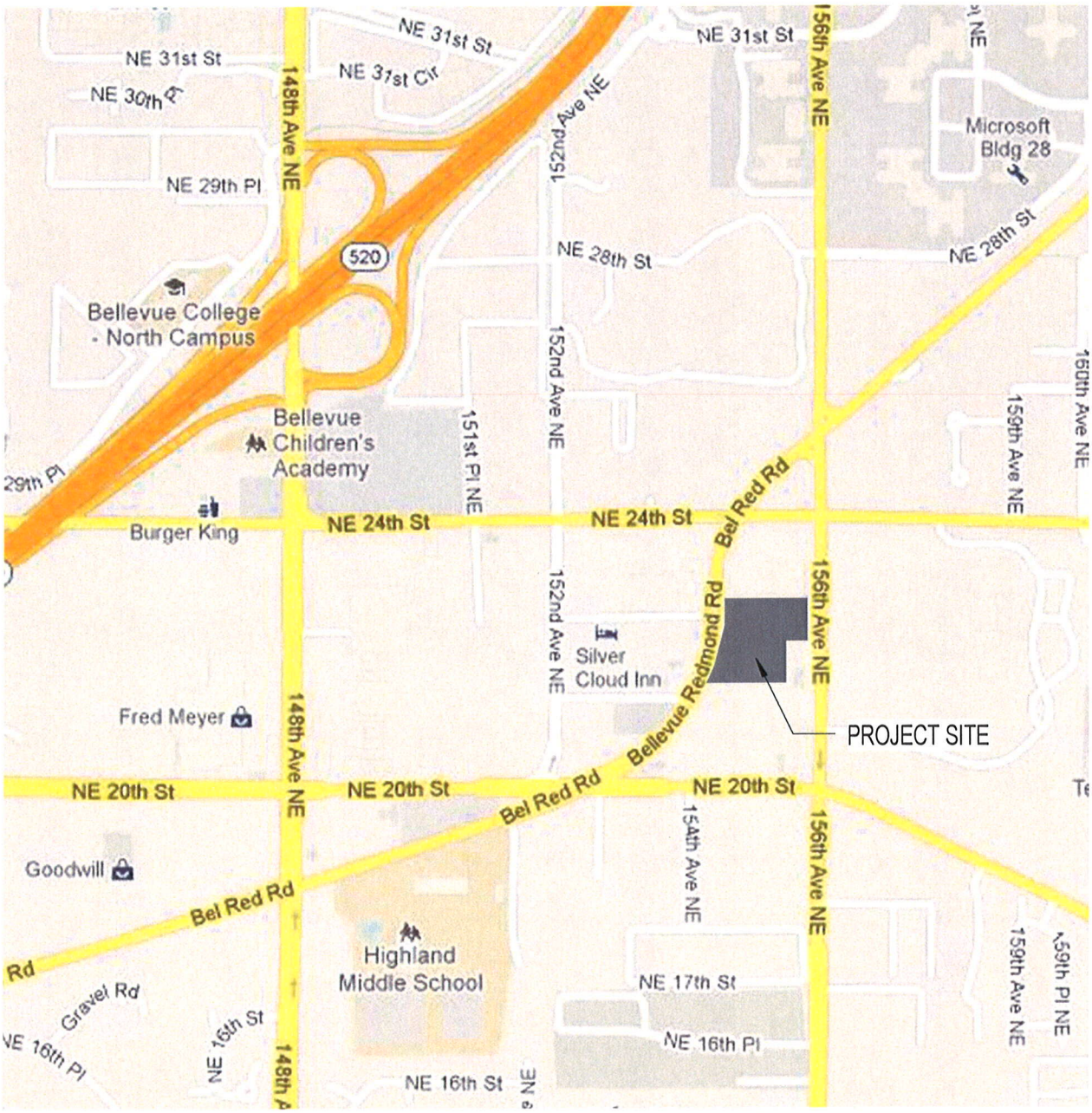
Signature

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.....11/8/12.....

Received
NOV 08 2012
Permit Processin



PROJECT VICINITY MAP

SCALE: 1" = 30'-0"