



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. 13-113330 GC  
Project Name/Address: Chen Commercial Office Building  
1918 152<sup>nd</sup> Ave NE  
Planner: Matthews Jackson  
Phone Number: 425-452-2729

**Minimum Comment Period: June 13, 2013; 5 p.m.**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: Chen Property LLC

Proponent: Johnson Chen

Contact Person: As Above

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

Address: 7928 E Mercer Way, Mercer Island, WA 98040

Phone: 206-769-0906

**Received**  
 APR 30 2013  
 Permit Processing  
 City of Bellevue

Proposal Title: Chen Commercial Office Building

Proposal Location: 15043 NE Bellevue-Redmond Rd. (1918 152<sup>nd</sup> Ave NE), Bellevue, WA 98007

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Convert a single-family lot to a commercial office building
2. Acreage of site: 13,164 S.F.
3. Number of dwelling units/buildings to be demolished: one
4. Number of dwelling units/buildings to be constructed: 3-story office building with parking on lower level
5. Square footage of buildings to be demolished: 1,627 S.F.
6. Square footage of buildings to be constructed: 3,281 S.F.
7. Quantity of earth movement (in cubic yards): 96 C.Y. Cut, 10 C.Y. Fill
8. Proposed land use: Office
9. Design features, including building height, number of stories and proposed exterior materials:  
 A 3-story, above-grade wood frame structure with ground floor constructed of on-grade concrete slabs. Building height is 30 feet
10. Other

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

*Approximately date of construction – July, 2013 and complete in one year.*

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.

*No environmental information has been prepared for the site.*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

*No.*

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

*City Grading permit, Building permit, Fire Marshal approval*

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: D Flat D Rolling D Hilly D Steep slopes D Mountains D Other

*The site is generally flat.*

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

*8%*

- 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.

*The types of soil is classified as Alderwood gravelly sandy loam, 0-6% slopes (AgB) for site, per the SCS soils mapping for King County.*

- 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.  
*The purpose of any grading or filling required at the site would be to construct the building, parking lot improvements. Fill quantity is approximately 10 c.y. and will be obtained from borrow operations on site or from off- site sources if not suitable.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
*Erosion will be minimal as no steep cut is proposed or required.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
*62%*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
*Temporary erosion and sedimentation control plans such as hydroseeding and silt fencing will be used.*

## 2. AIR

- a. What types of emissions to the air would result from the proposal (Le. 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.  
*Emission of normal construction levels of machinery exhaust is expected during the construction of the improvements. After Project completion, typical office building emissions (auto, groundskeeping, furnace, dust) are anticipated.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
*No.*
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
*Equipment in good working condition will be used during construction. After Project completion, emissions will be controlled by local regulations.*

## 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.

*N.A.*

(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.

*N.A.*

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, paved parking, and other impervious surface runoff will be collected and conveyed into on-site BMPs then to the roadway drainage system which drains into Sears Creek.*

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

*Debris and trash may enter the storm system via catch basins.*

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

*On site BMPs are proposed.*

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?

*Some deciduous trees and evergreen trees will be removed to construct building.*

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

*None to our knowledge.*

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

*Landscaping will be proposed along the perimeter of the lot.*

**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 to our knowledge.*

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

*None to our knowledge*

e. 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.

*Natural gas for heating  
Electric for power and lighting*

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

*N.A.*

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:

*Thermal windows, and other construction insulation measures that would reduce heat transfer, as required by local building code.*

**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.

*None.*

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

*None.*

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

*N.A.*

b. Noise

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

*Normal traffic noise from nearby streets, and noise normally associated with office building.*

(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.

*Construction work hours to be within the limitation of City of Bellevue Noise Control Ordinance. Once Project is completed, noise normally associated with an office building, including autos and delivery trucks.*

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

*None.*

**8. Land and Shoreline Use**

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

*Current site is used as single-family, adjacent properties are restaurant, daycare, office building and school.*

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

*No.*

c. Describe any structures on the site.

*Single-family house.*

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

*Yes, single-family building.*

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

*Office*

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

*"O" - Office*

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?

*15-20*

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

*None. Existing house is vacant.*

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:

*None.*

#### 9. Housing

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

*N.A.*

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

*One. Middle*

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

*None.*

#### 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Maximum height 30 ft.*

*Exterior building materials include:*

*brick, wooden frame and siding, and asphalt shingle roof.*

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

*None.*

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

*None.*

#### 11. Light and Glare

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

*At sunset there may be some sunlight reflection against the windows of the building.*

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

*Unlikely.*

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:

N.A.

## 12. Recreation

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

*School field.*

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.*

## 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.

*N.A.*

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.

*NE Bell-Red Road, 148<sup>th</sup> Avenue NE and SR 520*

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

*Public bus currently serves the site on NE Bell-Red Road.*

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

*20 parking spaces, none replaced.*

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

*No.*

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

*No.*

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

*Don't know.*

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

*By developing the proposal in accordance with the zoning code and Development Standards the transportation impacts, if any, will be minimized.*

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*No.*

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

*N.A.*

16. Utilities

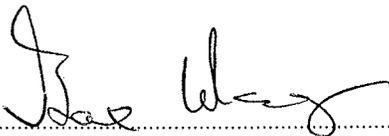
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.

*All utilities are available on site. Electricity and natural gas will be provided by Puget Sound Energy. The water and sewer services will be provided by the City.*

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 ..... 4/30/13

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

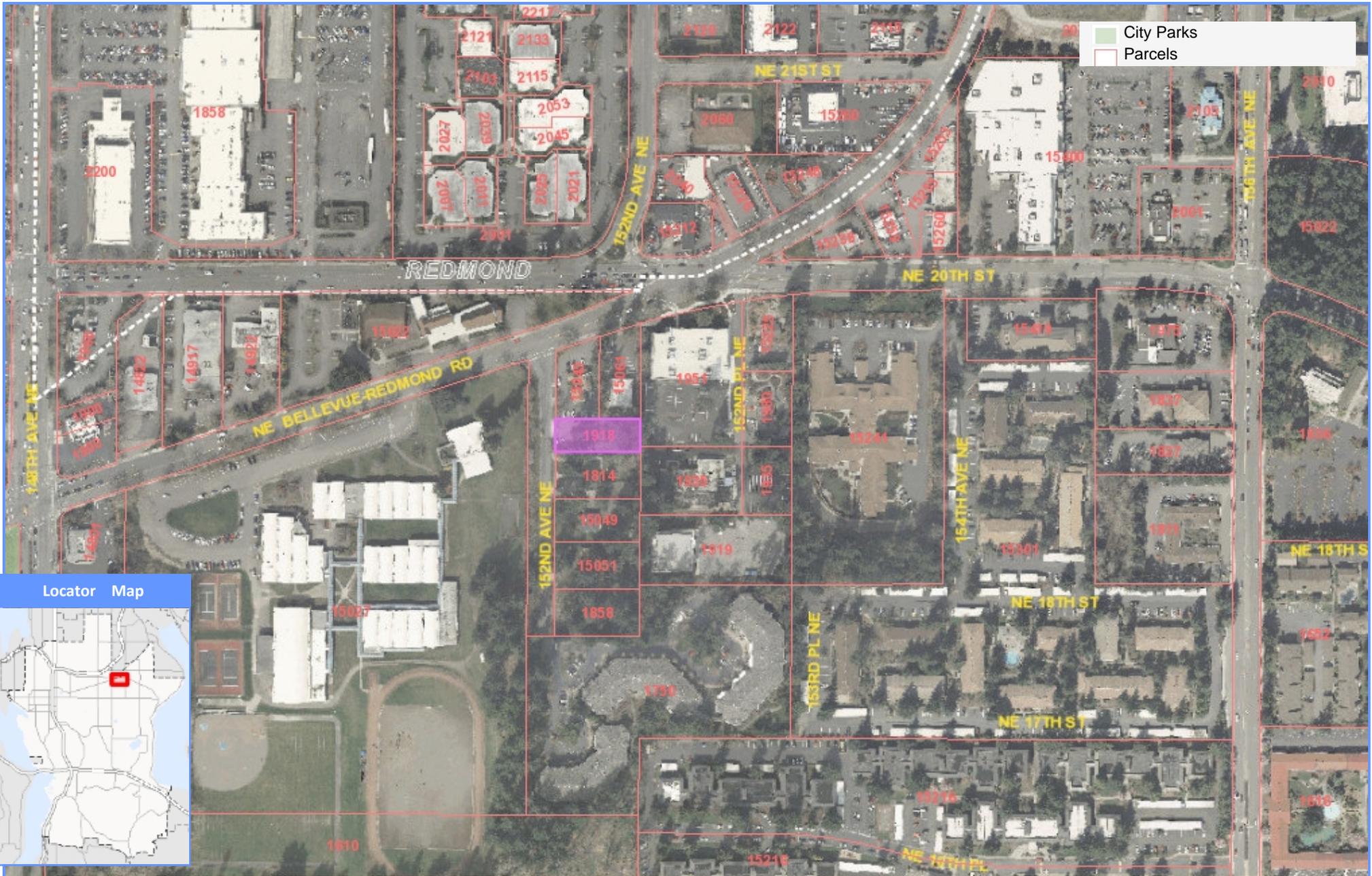
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 0°43'22" WEST, ALONG THE EASTERLY LINE THEREOF, 567.23 FEET TO THE SOUTHEASTERLY MARGIN OF THE BELLEVUE-REDMOND HIGHWAY ALSO KNOWN AS NORTHEAST BELLEVUE-REDMOND ROAD;  
THENCE SOUTH 71°08'41" WEST, ALONG SAID SOUTHEASTERLY MARGIN, 194.49 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";  
THENCE NORTH 71°08'41" EAST, ALONG SAID SOUTHEASTERLY MARGIN, 99.93 FEET;  
THENCE SOUTH 00°47'19" EAST 180.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE WESTERLY 95.00 FEET TO A POINT FROM WHICH POINT "A" BEARS NORTH 00°47'19" WEST 149.01 FEET;  
THENCE SOUTH 00°47'19" EAST 71.89 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED BEARING RECORDING NO. 4678036;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°43'22" WEST ALONG SAID EASTERLY LINE 71.23 FEET, MORE OR LESS, TO A POINT EASTERLY OF THE TRUE POINT OF BEGINNING;  
THENCE WESTERLY 89.00 FEET, OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND;  
THENCE WESTERLY 60.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 57 BY DEED BEARING RECORDING NO. 2770197; THENCE NORTH ALONG SAID EASTERLY LINE, TO THE SOUTHERLY MARGIN OF THE BELLEVUE-REDMOND HIGHWAY;  
THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 00°47'19" EAST;  
THENCE SOUTH 00°47'19" EAST TO THE POINT OF BEGINNING.

(LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 4203-1878716 DATED JUNE 6, 2012 AT 7:30 AM, SUPPLEMENTAL REPORT 1 DATED JUNE 12, 2012 AT 8:00 AM, AND SUPPLEMENTAL REPORT 2 DATED JUNE 13, 2012 AT 8:00 AM.)



# Chen Office Building

0                      283                      565

---

Scale 1: 3,391                      Feet