



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. 13-119862 LD
Project Name/Address: Bellevue Office Tower
833 108th Avenue NE; Bellevue, WA
Planner: Toni Pratt
Phone Number: (425) 452-5374

Minimum Comment Period Ends: August 8, 2013

Materials included in this Notice:

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

Soni Pratt
7/16/13

City of Bellevue Submittal Requirements **27a**

ENVIRONMENTAL CHECKLIST

4/11/2013

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).

BACKGROUND INFORMATION

Property Owner: BV Holdings, LLC

Proponent: Trammell Crow Company

Contact Person: Craig Dobbs
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 600 University Street, Suite 2912, Seattle, WA 98101

Phone: (206) 708-6128

Proposal Title: Bellevue Office Building

Proposal Location: 833 108th Ave NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: 19-Story Office Building with attached 12 level (5 levels subterranean) parking garage
2. Acreage of site: 1.5 acres (66,986 square feet)
3. Number of dwelling units/buildings to be demolished: 1 existing 1-story building with basement
4. Number of dwelling units/buildings to be constructed: 1 office tower with attached parking garage
5. Square footage of buildings to be demolished: Approx. 10,000 square feet
6. Square footage of buildings to be constructed: Tower: approx. 402,000 SF FAR
7. Quantity of earth movement (in cubic yards): Approx. 80,000 cubic Yards
8. Proposed land use: B/Business Offices
9. Design features, including building height, number of stories and proposed exterior materials:
19-Story office building (255' Tall) with 2 subterranean levels of parking and an attached parking structure of 7-Stories above grade and 6 level subterranean. Tower exterior is glass curtain wall with insulated metal panel PH.
10. Other

Received

JUL 10 2013

**Permit Processing
City of Bellevue**

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

Anticipated construction start date of February 2014 with an anticipated completion date of September 2015.

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

N/A

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

Phase I and limited Phase II Environmental reports have been prepared by PES Environmental, Inc. in June of 2013.

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 pending.

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.

Permit 13-116075 LW (BLA submitted on 5/30/12), Permit 13-115587 DC submitted on 5/23/13. Future permits will include Clear and Grading, Utilities, Building, mechanical, electrical, plumbing, fire protection, transportation, right-of-way, etc., necessary for a high rise office building.

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)?

1.5/1 - however slope will be removed during excavation and graded to approx 4-6% slope.

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 generally consist of fill overlying very dense glacial till and advance outwash.

- 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.
Grading will involve the excavation of subterranean levels and foundations (matt, spread and deep foundations). Fill material, if any, will be based on geotechnical recommendations depending on the condition and use.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion, if any, will be limited to the excavation and construction sequencing.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Buildings = 69%, sidewalks = 6%, driveway = 8%, landscaping = 17%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction techniques will include a SWIPP. Future landscaping will be a combination of planting and ground cover.

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.
Construction will include a combination of gas and diesel motorized equipment. Office project will include parking for automobiles of tenants and guests of the office building.
- 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:
Garage exhaust will be a minimum of 8' above grade to minimize exhaust impacts at the pedestrian level.

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 - except for collection as part of the SWIPP.

- (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.

Subsurface ground water against the foundation walls will be collected and deposited into the storm water drainage system.

- (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.

All waste water will be collected and deposited into the sewer system.

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.

All storm water will be collected via surface and roof drains and deposited into the storm water drainage system.

- (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:

During construction, control will be through the SWIPP.

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?

Existing vegetation will be removed.

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:

Landscape areas will be created including; street trees, planting areas, new deciduous and evergreen trees, and garage roof deck planters including trees.

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.

No

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

Future landscaping will increase the number of trees on the site.

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 and cooling, electric or gas hot water.

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

No, adjacent projects are high rise buildings.

- 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:

Dual pane low-E glass, high efficiency heating and cooling equipment.

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.
Adjacent properties have had USTs that may have leaked hydrocarbons into the soil. Adjacent properties had cleanup of PCEs, minor vapors may have migrated to the site, however, the sites are downgradient of water flow.

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

Fire Department and emergency services will have access and systems on site.

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

During construction levels of PCEs vapors are anticipated to be very low and will dissipate naturally.

- b. Noise

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

Urban area with normal sources of noise, e.g. 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.

Automobile and truck delivery traffic will be entering the project from 108th Ave. NE during normal business hours of operation.

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

Access points are close to main thoroughfares limited noise transmission to neighboring properties.

8. Land and Shoreline Use

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

Retail to the south, multi-family residential to the north, parking to the west.

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

Not recently.

- c. Describe any structures on the site.

Existing wood frame building with basement totalling approx. 10,000 sf.

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

Existing wood frame building with basement will be demolished.

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

DNTN-O2

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

DNTN - Downtown

- 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?

When fully leased, approx. 1,600 people.

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

Less than 25.

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

Tenant of building to be demolished will have time to relocate as provided for in their Lease.

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

Design of the project conforms to zoning and planning requirements.

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.

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?

239' to Penthouse Floor. Metal and glass curtain wall is the principal exterior material.

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

Views from the Washington Square Condominiums - East Tower, will be partially blocked to the southeast

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

Building is designed as a first class office building utilizing quality materials.

11. Light and Glare

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

Sunlight reflection off the south elevation during daylight, sunny days.

- 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?

Sunlight reflection off the existing Washington Square Condominiums will be minimal.

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

Tenants will have interior blinds to control any issues with glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The building will contain a fitness center.
- 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:
N/A

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.
Project is bound by 110th Street NE and NE 9th Place and is mid-block between NE 8th/10th Streets.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Transit stops located on NE 8th Street, NE 10th Street, 108th Ave NE and 110th Ave. NE
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Approx. 850 spaces.
- 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).
Widening of 110th Ave. NE to current City Standards, slight extension of NE 9th Place.
- 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.
1,564 In/ 1,564 Out for a total of 3,128 net new weekday daily trips.
- g. Proposed measures to reduce or control transportation impacts, if any:
No impacts anticipated.

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.

Due to size, potential increased need for fire protection and police protection. No impact on schools.

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

Fire protection systems will reduce risk of fire services. Building Management staff will implement security measures to help reduce risk on police services.

16. Utilities

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

Please see utilities site plan included in the ADR submittal.

- 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.

PSE will provide electric and gas and have provided Will Serve Letters. Water connections are available in 110th Ave NE. Sewer and Storm connections are available 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..... July 10, 2013

■ City Parks
□ Parcels
 Bellevue City Limits 0-20000k
 Bellevue
 Other Jurisdictions



Locator Map



Scale 1: 1,967 Feet

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