



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 13-134757-LD
Project Name/Address: Pacific Regent II/919 109th Avenue NE
Planner: Carol Hamlin
Phone Number: (425)-452-2731

Minimum Comment Period: February 21, 2014, 5PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- 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.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: The Fountains of Bellevue, SL-LLC

Proponent: GGLO

Contact Person: Jerry McDevitt

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

Address: 1301 First Ave. Suite 301

Phone: (206) 902-5556

Proposal Title: Pacific Regent of Bellevue, Phase II

Proposal Location: 909 109th Avenue NE, Bellevue

(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.

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

1. General description: 22 story residential tower + 3 story health center add-on to an existing structure
2. Acreage of site: 2.145
3. Number of dwelling units/buildings to be demolished: One (1) Single family house
4. Number of dwelling units/buildings to be constructed: (new) 152 dwelling units; 2 buildings
5. Square footage of buildings to be demolished: About 2,000 SF
6. Square footage of buildings to be constructed: 332,125 SF
7. Quantity of earth movement (in cubic yards): About 36,000 cu yard
8. Proposed land use: Multi-family residential
9. Design features, including building height, number of stories and proposed exterior materials:
Building height: 235', 22 stories. Exterior material: curtain wall (glass) & pre-cast concrete panels
10. Other
Vast improvement on amenities, including but not limited to: expanded kitchen and dining rooms; enlarged living room and library; health spa; theater; game room; community room; expanded underground parking; retail space.

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

Estimated date of completion is spring of 2016.

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

There is no future addition or expansion planned for this project after this proposal.

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

An EIS was done in the late 1980s when Phase One was built.

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.

Non beyond this proposal.

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.

Design review approval and approval for construction/building plans will be needed for this project.

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)?

Site is flat.

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.

Post-glacial deposits over glacial till to a depth of about 40 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.

There is a need to excavate for a 3 level subterranean garage. There will be soils removed but no fill is imported or needed.

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

Erosion could occur as a result of clearing and construction. Once the site is stabilized at the end of construction, general use will not result in soil erosion.

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

Approximately 85% of the site will be covered with impervious surfaces after project construction.

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

An erosion and sedimentation control plan will be implemented to minimize erosion of soils from the site. The plan will include provisions for establishing clearing limits, cover measures, perimeter protection, traffic area stabilization, sediment retention, surface water control, and dust control. Erosion control measures that will be implemented include filter fabric fence, seeding and mulching, stabilized rock construction entrance, interceptor dikes and swales, and installation of a sediment trap prior to discharge to public storm drain system.

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.

Nothing beyond emissions from machinery in the normal course of construction.

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

Nothing beyond emissions from machinery in the normal course of construction.

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

Nothing beyond emissions from the machinery in the normal course of construction.

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.

Not applicable.

- (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.

There will be no waste material discharged into the ground.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff from the site include roof drainage, and runoff from sidewalks, driveways, and landscaped areas. The runoff will be collected in roof drains and catch basins and routed through an on-site detention facility and discharged to the city's piped storm drain conveyance 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:

Runoff will be routed through an on-site detention facility to control runoff rates. Pollution generating surfaces will be routed through water quality facilities prior to discharge to the detention facility.

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?

See landscape plan.

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:

See Landscape Plan.

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:

Not applicable.

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, natural gas and solar.

- 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:

Passive solar measures by shading and proper building orientation; high-E glazing; solar assisted water heating; geoechange system, etc.

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.

Not applicable.

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

Not applicable.

- b. Noise

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

None.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: normal construction related noise generated by construction equipment and machineries.

Hours: construction hours as permitted by City ordinance.

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

All reasonable measures to minimize noise impact are expected or the construction crew.

8. Land and Shoreline Use

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

Multi-family

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

No.

- c. Describe any structures on the site.

Existing 17 story multi-family building and a single family house currently used as a marketing office.

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

One (1) single family structure.

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

DNTN-R

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

DNTN-R

- g. If applicable, what is the current shoreline master program designation of the site?

Not shoreline.

- 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?

Max 300 new residents and 15 additional new staff

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

None.

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

Not applicable.

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

Proposed use is the intended and designated use for the zone.

9. Housing

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

152 new units of independent living units for seniors, a majority of them will be retirees.

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

No housing units will be eliminated, currently the space is parking lot.

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

Proposed project is a "community" offering a variety of amenities to the residents.

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 part of the building(mechanical penthouse) will be no more than 235' above grade.

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

The new tower will somewhat obstruct the northwest view of the existing tower. Obstruction to other/ adjacent properties is minimal.

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

The new tower will update and improve the aesthetic of the entire project.

11. Light and Glare

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

The glazing proposed for this project will NOT be mirror glass and so reflective glare will be minimal.

- 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 except street lighting and lights from the park to the north.

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

Site lighting will be defined so glare impact is minimal. Landscaping will also help to confine unwanted leakage.

12. Recreation

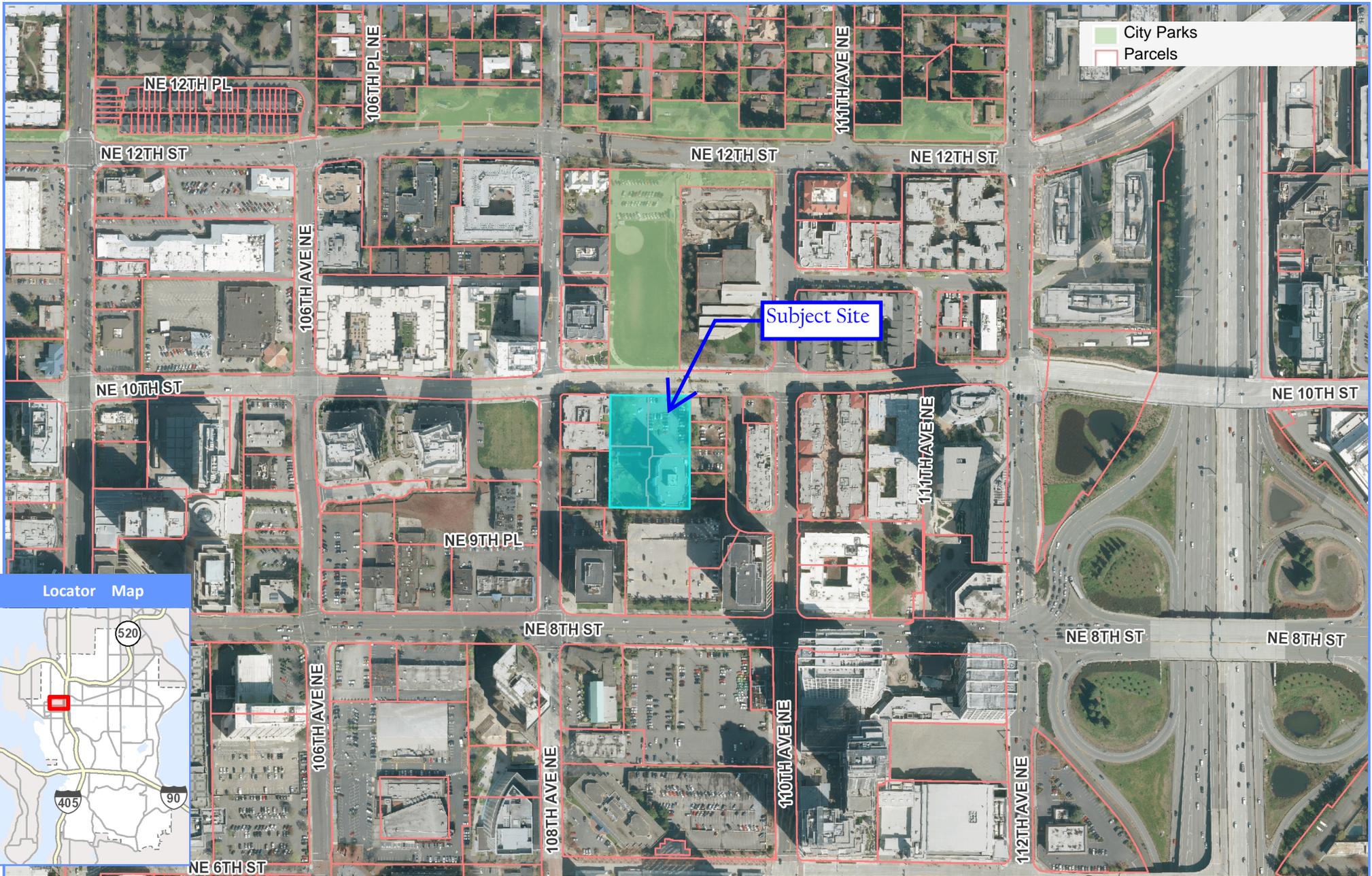
- a. What designated and informal recreational opportunities are in the immediate vicinity?
Ashwood Park and Bellevue library to the north.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Proposed project will add amenities such as a health club, theater, community meeting room, arts and craft room, and a game room.

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:
NA.

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 10th Street to the north of the site, but vehicular access to the project will be off 109th Ave. NE.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NE 10th is served by Metro and Sound Transit bus services.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be a total of 293 parking 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).
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.
See traffic study.
- g. Proposed measures to reduce or control transportation impacts, if any:
See traffic study.

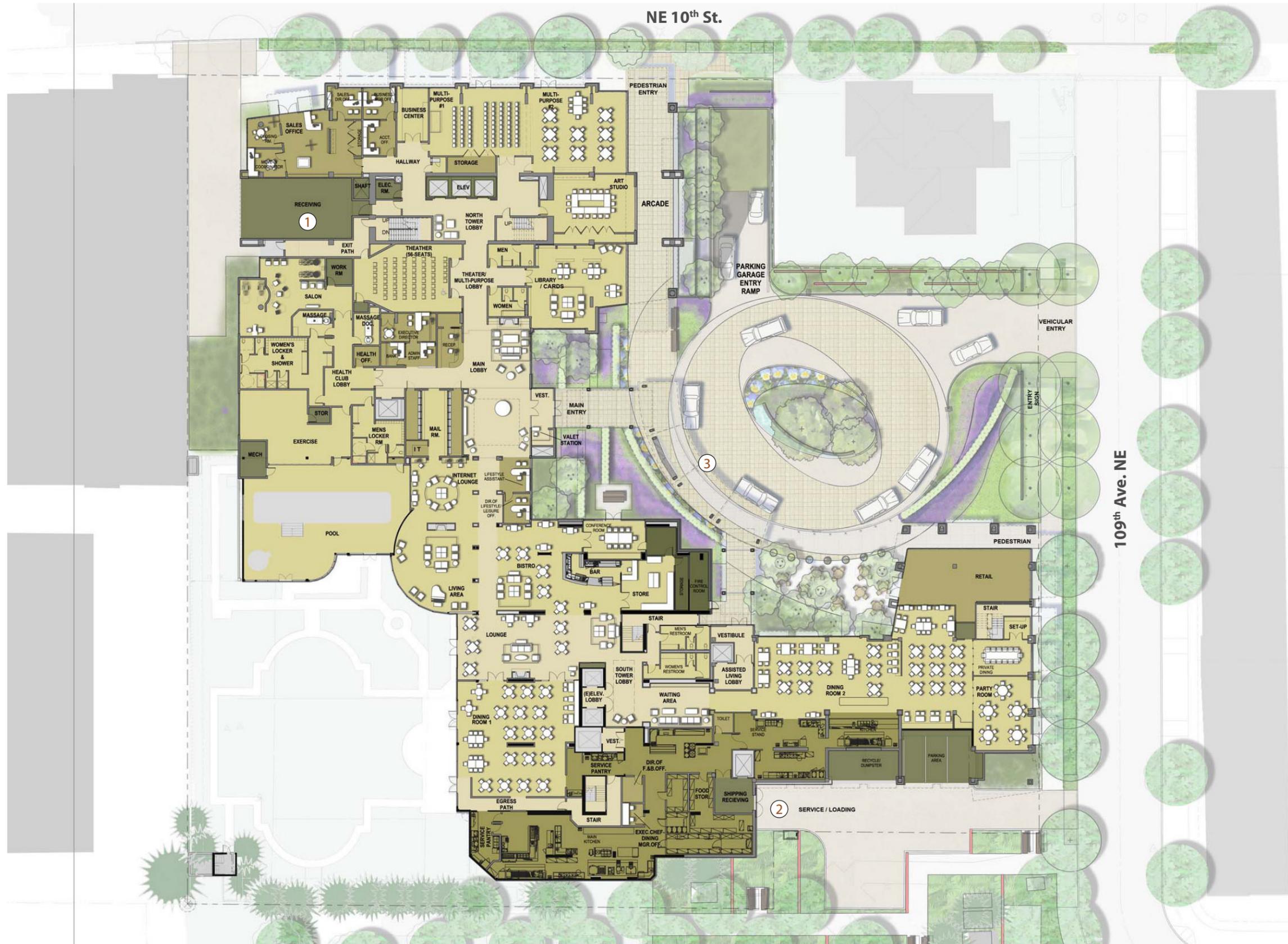


Pacific Regent II Vicinity Map

0 365 730

Scale 1: 4,381 Feet



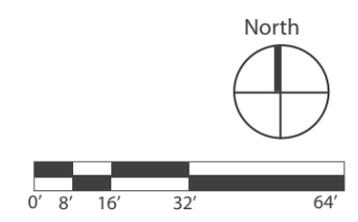


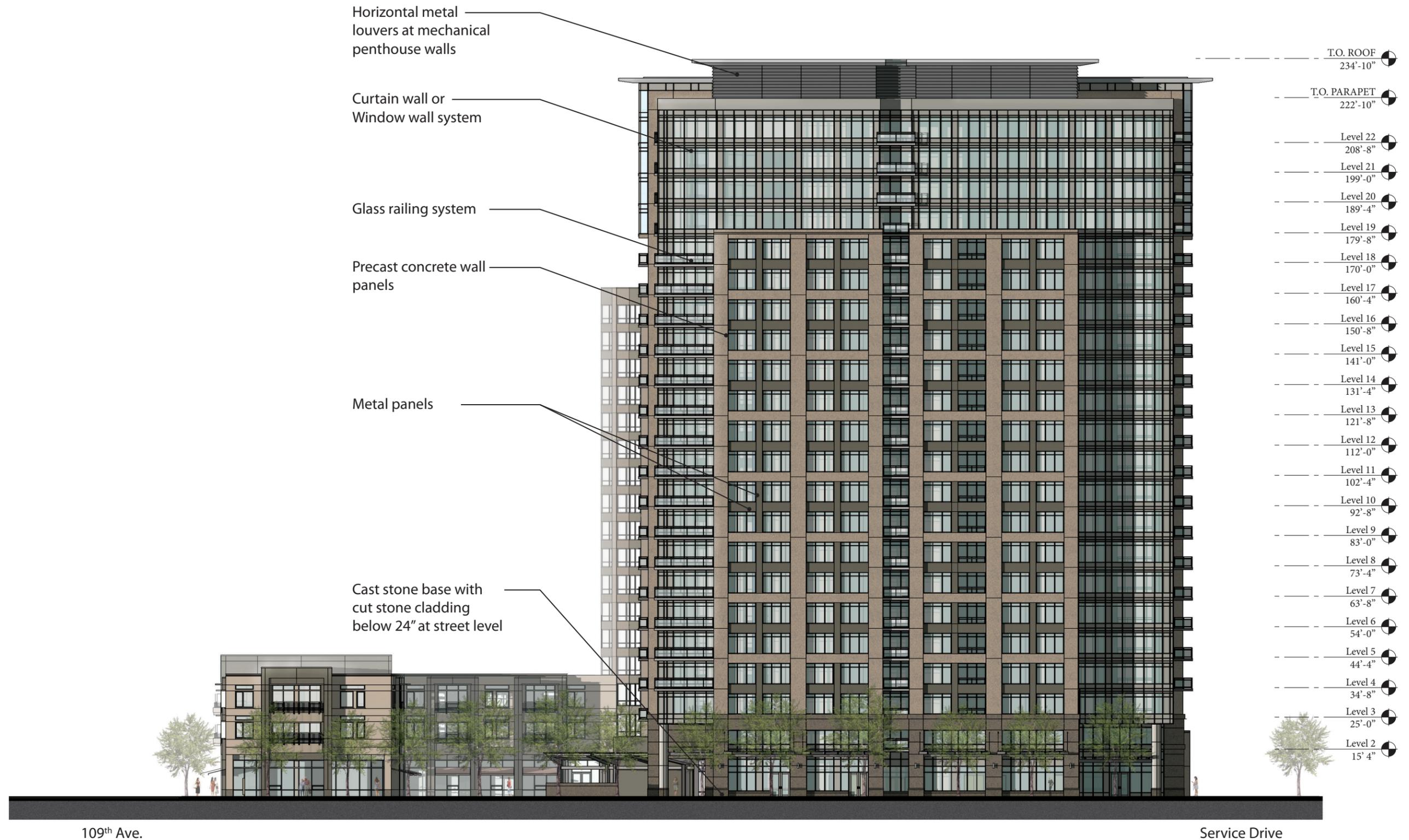
- ADMIN / SUPPORT
- AMENITIES / RESIDENT USE
- CIRCULATION
- KITCHEN
- RETAIL
- UTILITIES

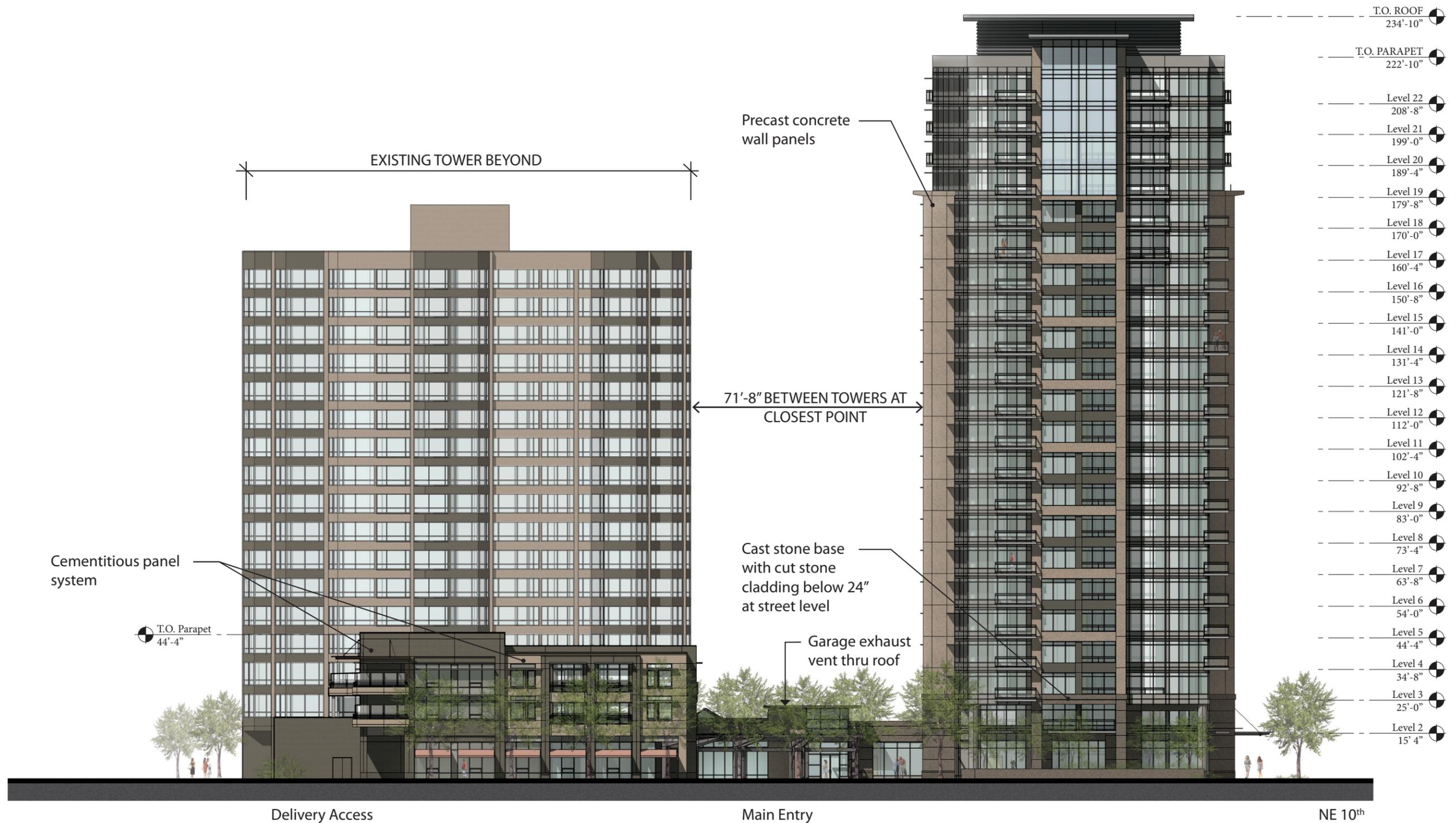
Note: The sales office along NE 10th Avenue can be converted into a cafe or other retail use once the majority of the Phase II tower leases.

Loading & Deliveries

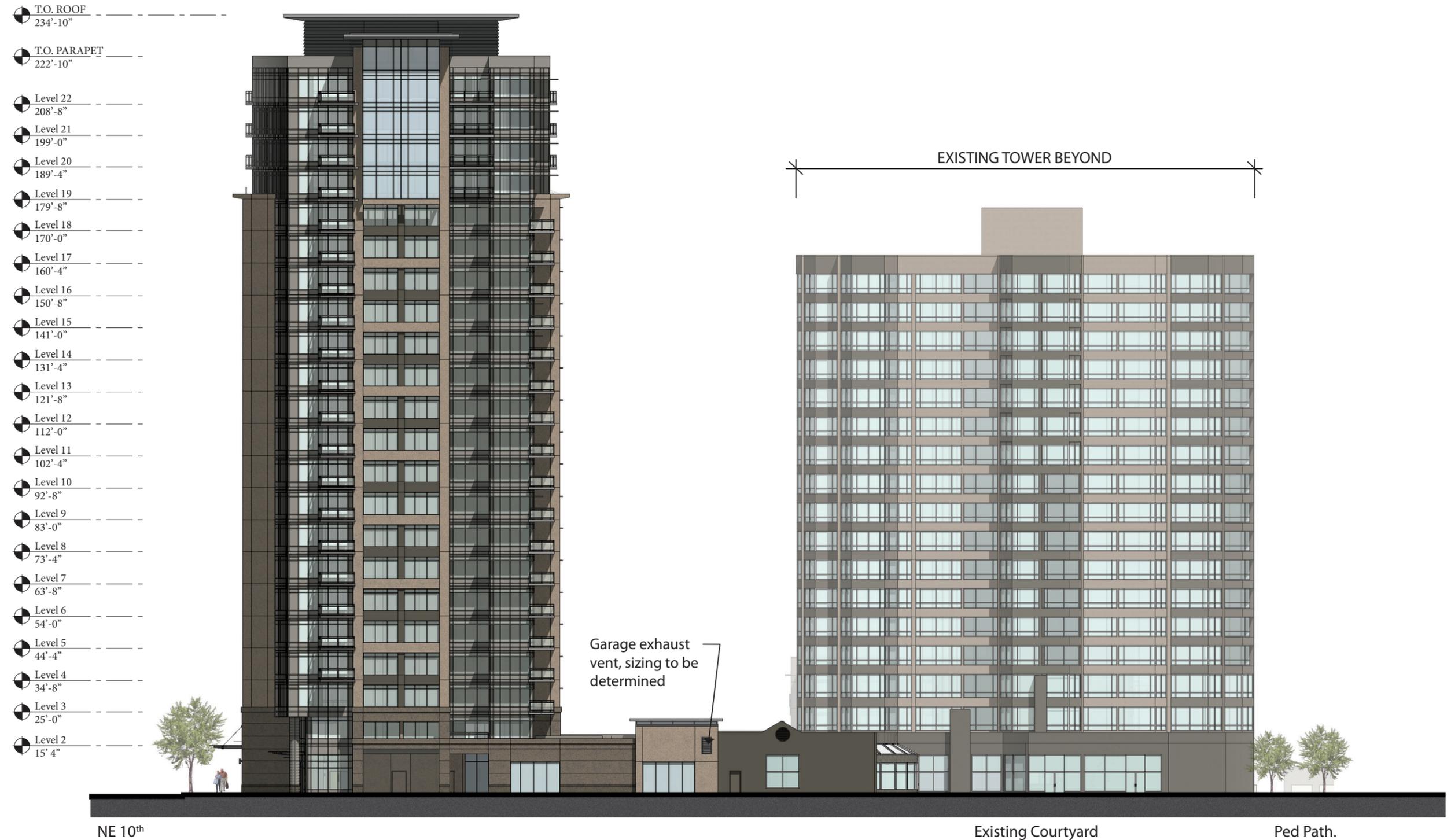
- ① East Wing Service / Loading is where food service deliveries and kitchen trash & recycling pickup will occur.
- ② Phase II Tower Receiving dock is for mail deliveries, newspapers and other small deliveries for the residents. Room trash and recycling pick-up will also happen from this point. Moving vans will also use this receiving bay for resident move-in & move-out. No vehicle longer than 26' will be allowed to use this dock.
- ③ Resident drop off and pick up.



















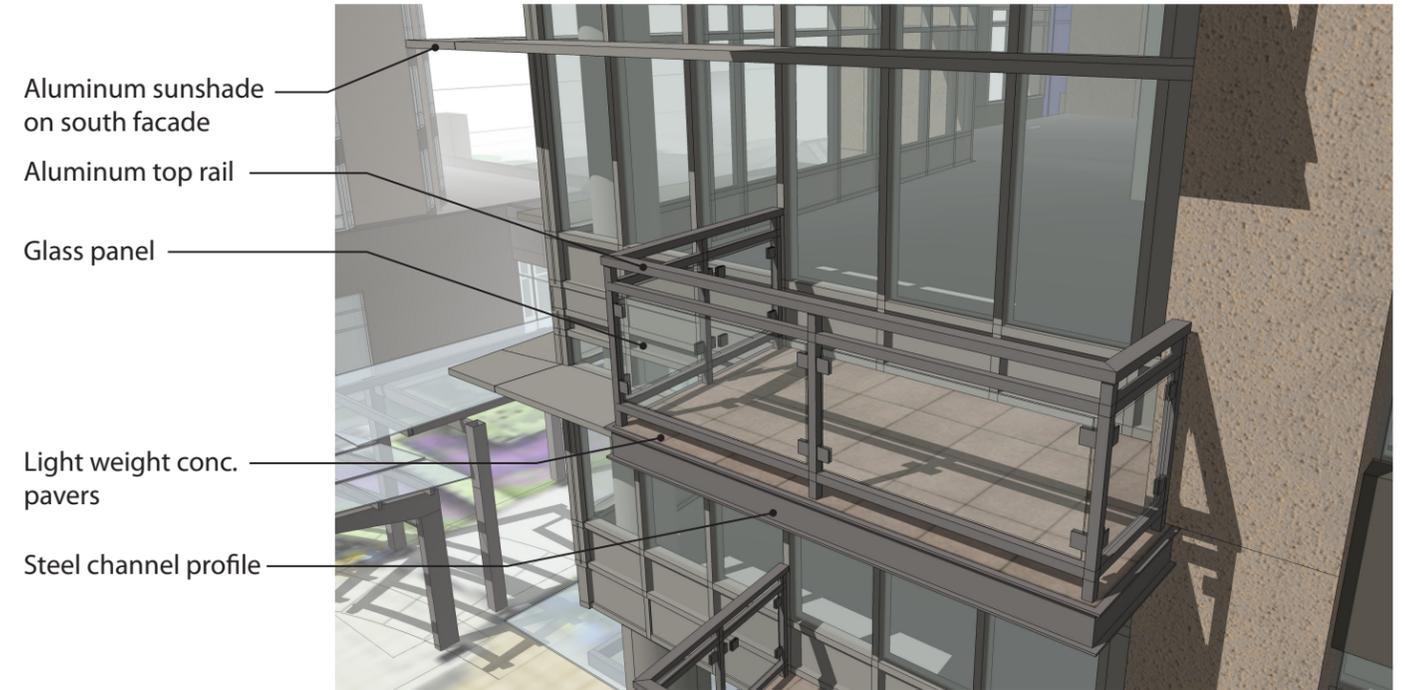




Facade along NE 10th detail



Deck detail



Looking West along NE 10th Street



Looking East along 10th Street





Note: proposed site work, landscape and paving are not shown. Colors are diagrammatic and are not representative of actual building materials. Image is to show relative massing only.

1. Left: Proposed Phase II tower and East Wing, looking Southwest.

2. Right: Proposed Phase II tower and East Wing, looking Southwest.



3. Left: Proposed Phase II tower and East Wing, looking Northwest.

4. Right: Proposed Phase II tower and East Wing, looking East down NE 10th St..

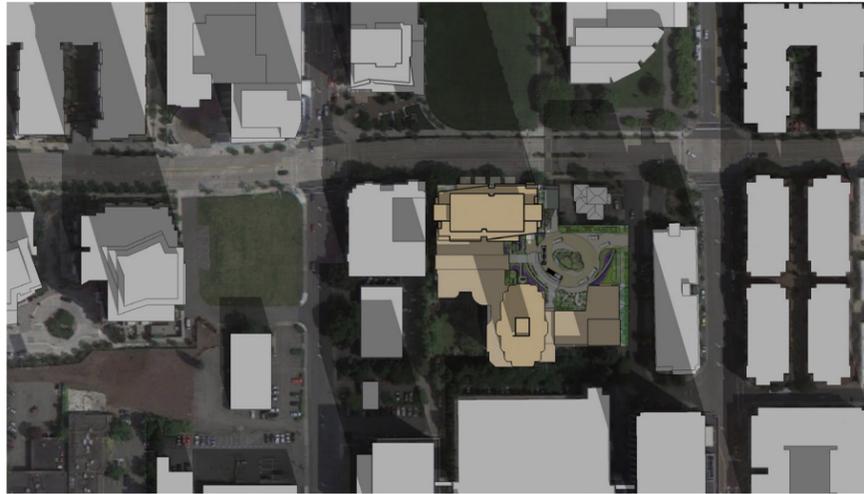


9:00 AM (10:00 AM on Winter Solstice)

NOON

5:00 PM (3:00 PM on Winter Solstice)

Winter Solstice



Winter Solstice

Equinox



Equinox

Summer Solstice



Summer Solstice