



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. 13-135081 LD
Project Name/Address: Goldsmith Plaza
305 108th Avenue NE; Bellevue, WA
Planner: Toni Pratt
Phone Number: (425) 452-5374

Minimum Comment Period Ends: January 30, 2014

Materials included in this Notice:

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

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: Goldsmith Plaza 305, LLC

Proponent: John Dulcich, President, Goldsmith Land Investments, LLC

Contact Person: Arthur Chang - Freiheit and Ho Architects
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5209 Lake Washington Blvd. NE - Suite 200, Kirkland, WA 98033

Phone: 425.827.2100

Proposal Title: Goldsmith Plaza 305

Proposal Location: 305 108th Ave. NE
(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: Construct new high-rise mixed-use building.
2. Acreage of site: 0.788
3. Number of dwelling units/buildings to be demolished: Existing 2-story office building
4. Number of dwelling units/buildings to be constructed: Single high-rise mixed-use building
5. Square footage of buildings to be demolished: 32,628 (gross)
6. Square footage of buildings to be constructed: 449,235 Gross Floor Area (per IBC definition)
7. Quantity of earth movement (in cubic yards): 70,100 cy
8. Proposed land use: Commercial office and retail
9. Design features, including building height, number of stories and proposed exterior materials:
256' tall 15-story building as measured to the roof (281' to the top of mechanical screen). Exterior materials include structurally glazed curtain wall with ceramic frit accents, and both terra-cotta and metal panel cladding.
10. Other
Intermediate mechanical floor allows for improved roof and lobby garden terraces.

Estimated date of completion of the proposal or timing of phasing:
Start of construction pending permit approvals, completion target of 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.
No

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

ABPB Consulting - Preliminary Geotechnical Report - September 13th, 2013
Associated Earth Sciences, Inc. - Phase I Environmental Survey - July 13th, 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.
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.

Bellevue Design Review, Utilities and Building Permits will be required including electrical, mechanical, fire protection, etc.

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)?
14.7% - site slopes from east to west down about 18' and from north to south down about 3'.
- 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.
please refer to Preliminary Geotechnical Report dated September 13th, 2013

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.

Excavation and removal of approximately 70,000 cubic yards of soil in preparation for below grade parking structure. No fill anticipated at this time.

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

Unlikely as reasonable measures will be taken to protect exposed soil during construction

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

100%

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

Best practices will be implemented during construction to protect all exposed soil.

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: dust and diesel exhaust related to the demolition and construction of this project. Completed: emissions from mechanical equipment due to heating of the building and vehicle exhaust.

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:

No additional measures other than standard building practices are planned for at this time

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.

Temporary dewatering as necessary for construction.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

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

All storm water will be collected through roof and area drains and tight-lined to the existing public storm water drainage system in the east R.O.W.

- (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:

None beyond what's described above

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?

All existing landscaping will be removed in preparation for proposed project

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:

Street trees and plantings in sidewalk planters will be provided. In addition, plantings will also be provided in planters on the lobby terrace and roof garden levels.

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: songbirds

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:

Landscaping provided at street and upper level terraces.

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.

Electricity for lighting and cooling needs and natural gas for heating needs.

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

The proposal would not affect any existing solar use on adjacent 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:

HVAC systems and building envelope designed to meeting requirements of the WSEC

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.

N/A

(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)?

Primarily street traffic noise

- (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, typical building construction noise during the allowed hours of construction.

Long term, traffic noise related to typical week day business hours & weekend traffic noise

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

Limit noisiest construction to occur during the middle of the work day

8. Land and Shoreline Use

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

commercial office, banking and retail

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

no

- c. Describe any structures on the site.

2-story office building

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

yes, entire existing building structure and it's associated parking lot.

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

DNTN-O-2

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

Commercial/Business

- 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?

Approximately 940 people would work here when fully occupied

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

140

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

None

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

Design review and development in accordance with the City of Bellevue Zoning Code and other regulations.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None

- 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:
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?
281' to top of mechanical screening - exterior to be a glass curtain wall system.
- b. What views in the immediate vicinity would be altered or obstructed?
Southern views from the adjacent Expedia tower will be obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Implement design features per City of Bellevue Design Review guidance.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Some glare could occur with sun reflecting off glazing when sun is rising/setting.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not likely, as project will be very similar to existing neighboring high-rise projects.

- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light or glare impacts, if any:
The selection of minimally reflective glass for use in curtain wall system.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bellevue Downtown park is three blocks to the west.
- 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:
Project proposes providing both a lobby outdoor terrace and rooftop garden that could accommodate recreation uses.

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 known.
- c. Proposed measures to reduce or control impacts, if any:
None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Building will be serviced by 108th Ave NE. I-405 is the nearest highway.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, bus stop is located in front of the Civica building approximately 300' away along 108th Ave. NE
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Completed project will provide 509 parking spaces - 89 surface parking spaces will be removed
- 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 new streets or roads or improvements to existing roads or streets are being proposed
- 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.
1806 new weekday daily trips with In/Out AM Peak = 229 & In/Out PM Peak = 233
- g. Proposed measures to reduce or control transportation impacts, if any:
Develop a transportation management program (TMP) which will outline strategies and provided incentives to employees and building users to help reduce the number of trips generated from project.

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.
Not specifically

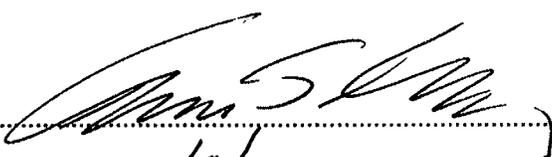
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

16. Utilities

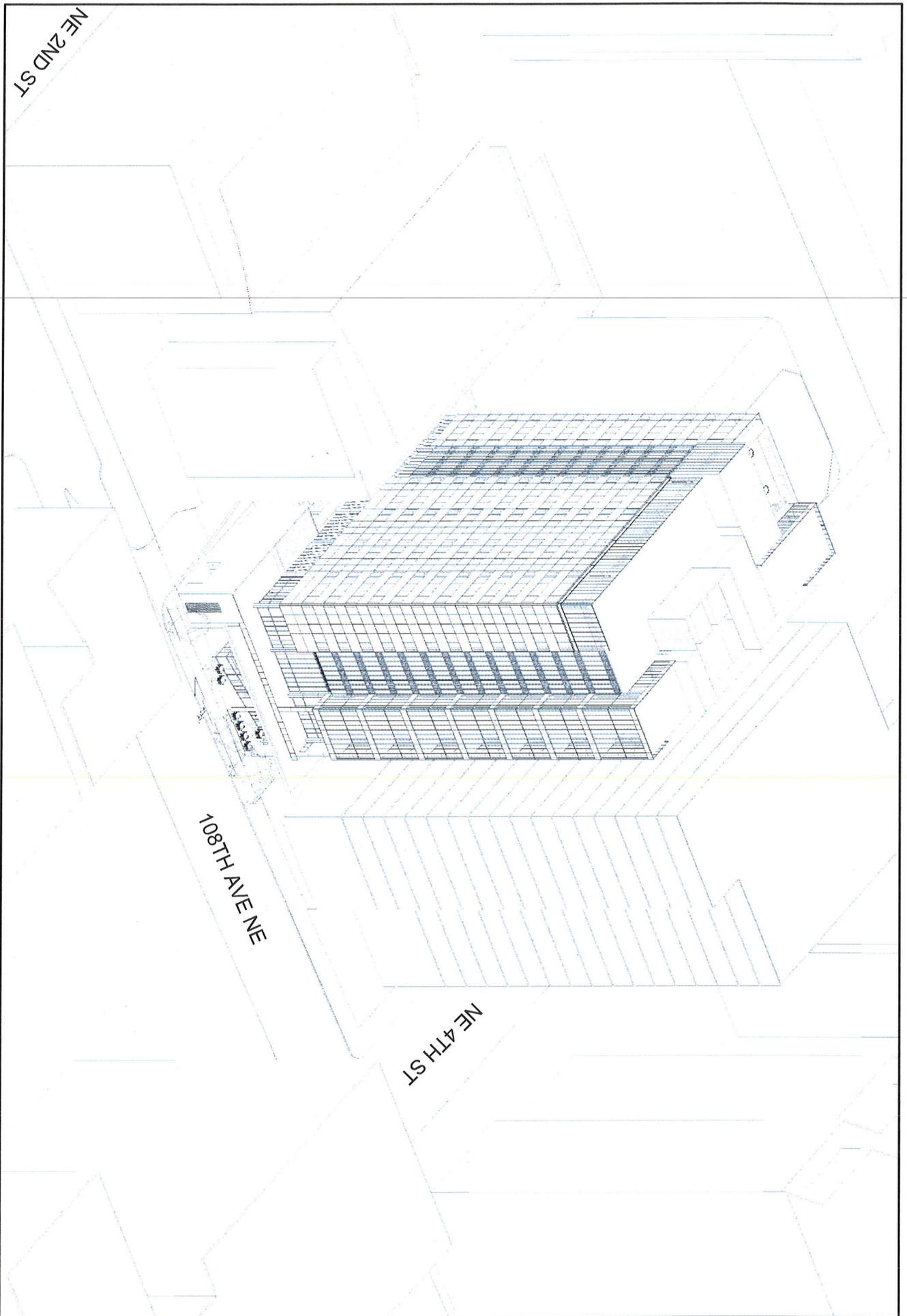
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
electricity, natural gas, water, refuse service, telephone, sanitary sewer, stormwater, cable, data
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
City of Bellevue: Water, Sewer and Stormwater / Puget Sound Energy: Electricity and Natural Gas
Multiple Venders: Cable, Telephone, Data / Solid Waste-Recycling: Waste Management / construction will be required to make connections to all building systems per utility design standards

Signature

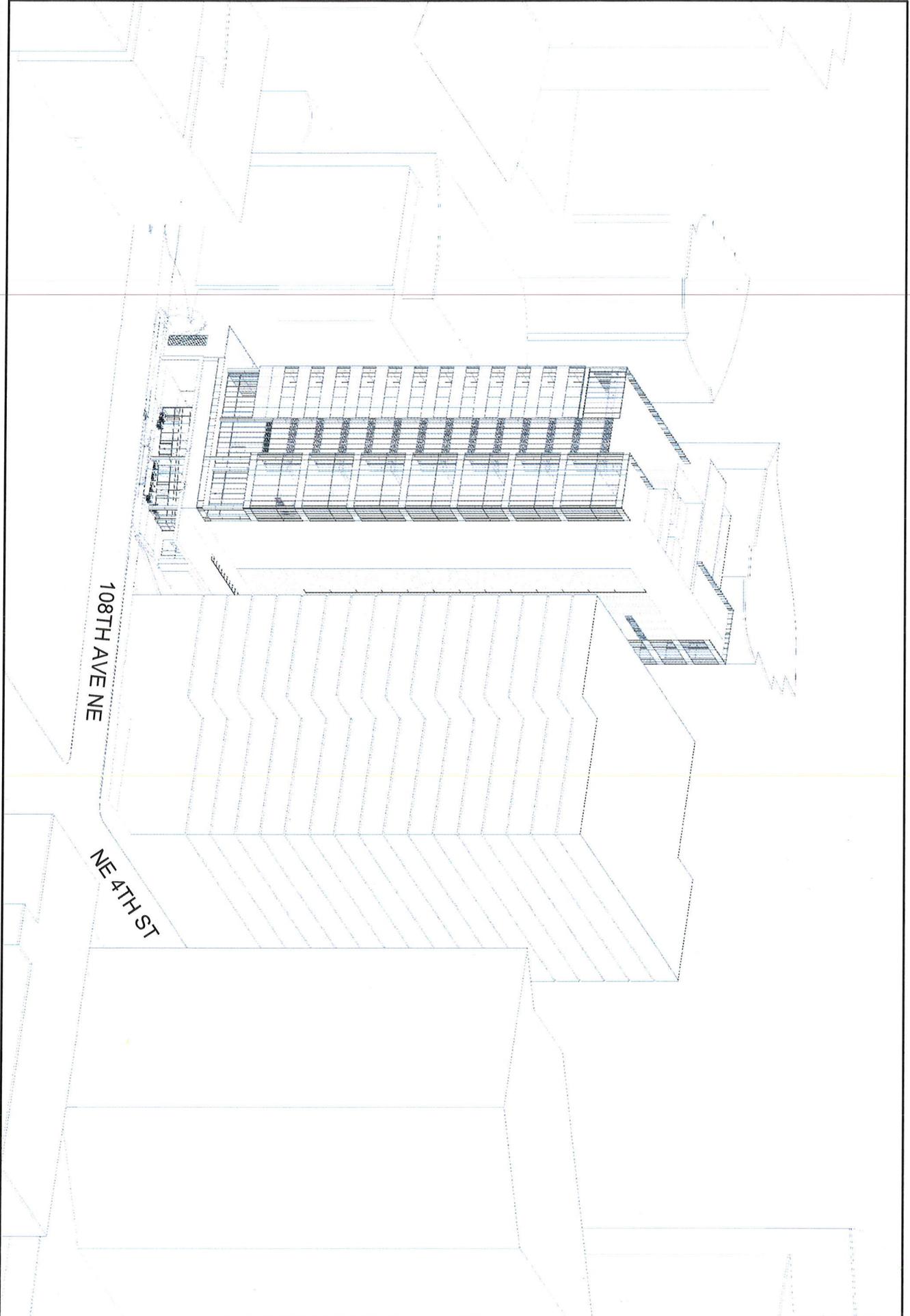
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..........
Date Submitted.....12/4/13.....

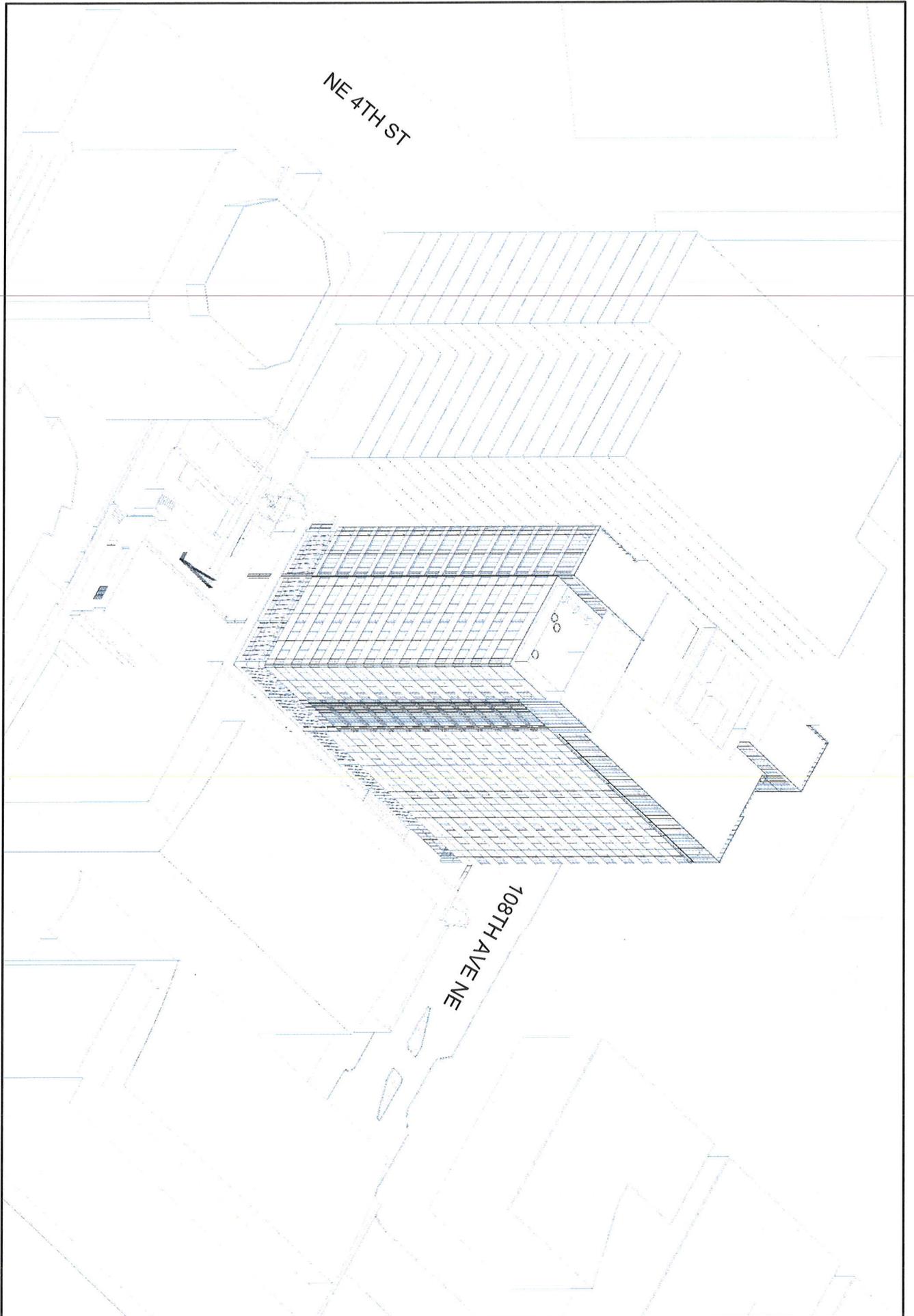
1 | AXON - SOUTH EAST



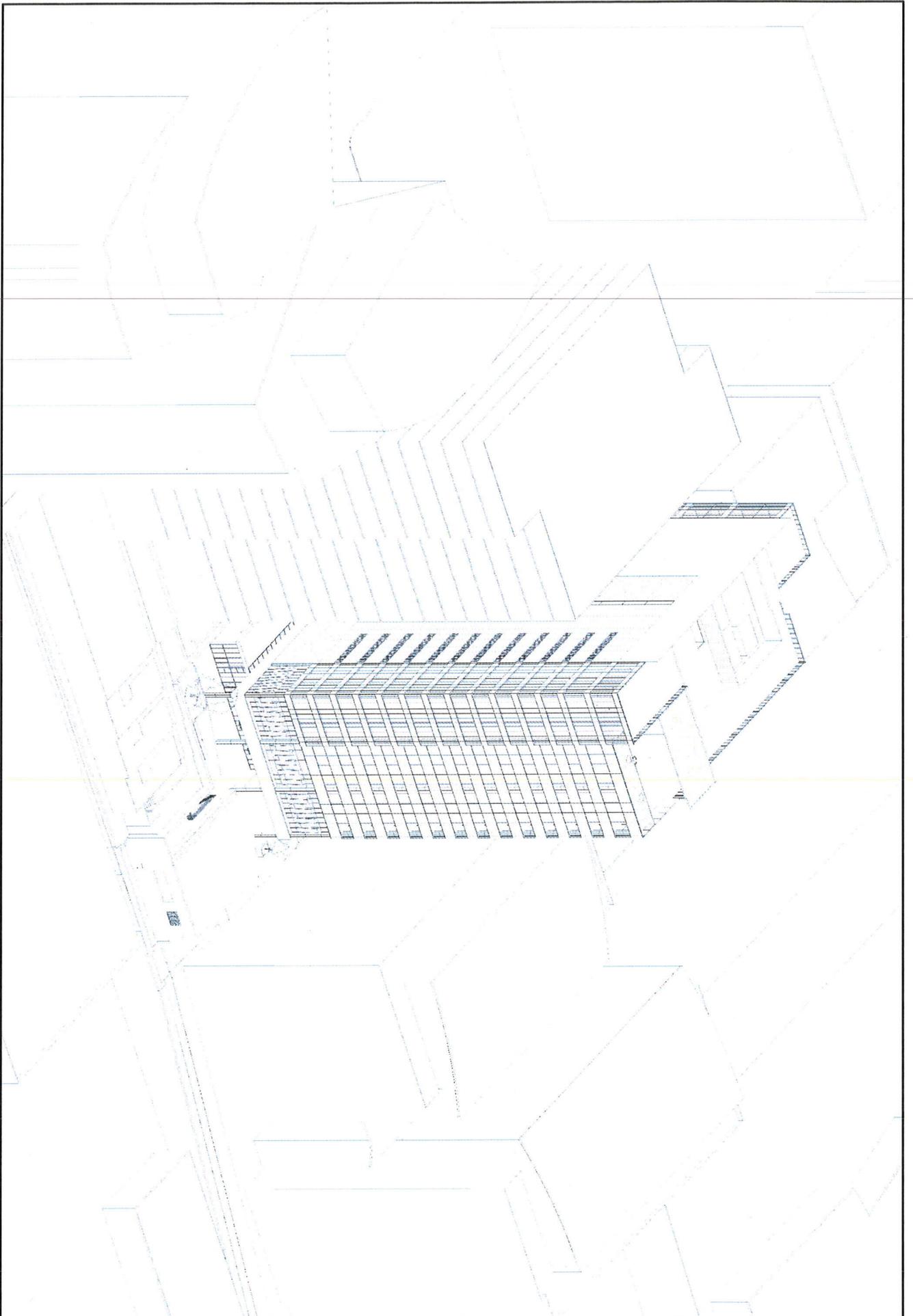
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11AXON - SOUTH WEST



1 | AXON - NORTH WEST





11 STREET LEVEL PERSPECTIVE - LOOKING NORTH

DESIGN REVIEW

GOLDSMITH PLAZA 305 | 305 108TH AVE NE BELLEVUE, WA 98004

12.04.2013



1| STREET LEVEL PERSPECTIVE - ENTRY

DESIGN REVIEW

GOLDSMITH PLAZA 305 | 305 108TH AVE NE BELLEVUE, WA 98004 12.04.2013