



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. 14-143953-LD and 14-147270-LO

Project Name/Address: Bellevue 116th North Parcel

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

Minimum Comment Period: Jan. 5, 2015

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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.

Received

NOV 07 2014

Permit Processing

BACKGROUND INFORMATION

Property Owner: Bellevue 116th Associates, LLC

Proponent:

Contact Person: Tom Jordan

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

Fuller Sears Architects

Address: 1411 4th Ave #1306

Phone: (206) 682-6170

Proposal Title: Bellevue North

Proposal Location: 316 116th Ave NE Bellevue WA 98114

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

116th Ave NE and NE 4th Ave

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: A two story 82,086 SF retail building with one level 51,440 SF parking at grade and a one level 55,606 SF structured parking deck.
2. Acreage of site: 3.08 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 20,906 SF
6. Square footage of buildings to be constructed: 82,086 SF
7. Quantity of earth movement (in cubic yards): 28,000SF
8. Proposed land use: CB
9. Design features, including building height, number of stories and proposed exterior materials:
The two story building will be 57' above average grade. Exterior materials are CMU, wood timbers, concrete and Corrugated metal
10. Other

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

Construction to start in late Spring 2015 - approximately 44 week construction time frame.

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.

Soils report, traffic study

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

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 building permits, Administrative Design Review, concurrency Certificate, Developer Extension Agreement

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)?

Majority of the site is 3% (Parking at grade), 10% Parking ramps, 40-50%-Hill slope along east prop. line.

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.

Medium to very dense silty sand, silt and clay over sand deposits. Further down, the soil consisted of dense silty sand w/gravel. USDA soil mapping shows Alderwood gravelly sandy loam on the western side with the remainder being urban land. +

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 site will have 3,000 CY of on site cut and fill and 25,000 CY of export.

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

No

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

The existing site (since 1963) has 96.7 % impervious area. The proposed site will be approximately 95% impervious.

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

Erosion control measures and BMP's as required by the City of Bellevue regulations will be incorporated into the project's erosion control and development plans. Neighboring properties will be protected. Management of storm water during construction will be addressed.

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.

There will be typical dust and odors generated by the construction equipment and process.

- 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:

The project will follow the standard guidelines to help minimize construction emissions.

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 waste water will be discharged into the ground.

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 - No waste material will be 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.

Storm water runoff from the parking deck and hard surfaces (sidewalks) will be diverted to the on site storm water 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:

The site's perimeter landscaping will help contain any further storm water runoff in addition to the site's storm water system.

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?

The eastern edge of the site has an existing 20' x 150' strip of native landscaping. Approximately 10' x 150' area will be removed. The remaining 10' depth will be landscaped with evergreen and deciduous trees.

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:

Portions of the existing landscape will be retained and new landscape areas added throughout the site and along the streets. The proposed landscape consists predominantly of native and adapted plants typical for this area. It includes deciduous and evergreen trees, shrubs, and groundcover.

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:

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 will be used for heating and electrical will be used for cooling and lighting.

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:

Low flow plumbing fixtures, skylights and large storefront windows for natural lighting.

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.

No special services required

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

None

b. Noise

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

Freeway noise - I 405 is located approximately 500' from the site.

- (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.

Noise associated with construction will have a short-term impact during regular working hours, 7am- 7pm Monday-Saturday. Full development of the project will have no long term noise impacts.

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

The project will follow the Bellevue noise ordinance as it relates to construction.

8. Land and Shoreline Use

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

Former automobile sales - currently vacant

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

No

- c. Describe any structures on the site.

An existing auto sales and repair facility. 50% has been demolished prior to this submittal.

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

Yes. The remaining half of the existing structure will be demolished.

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

GC

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

General Business/Community 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 30 - 50 employees will work at the retail stores.

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

None

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

None

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

The project team has met with the city of Bellevue planners prior to design to work out any design issues. The project is also required to go through Administrative design review.

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?

The highest portion of the building will be approximately 57' above average grade.

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

None

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

The project team has met with the city of Bellevue planners prior to design to work out any design issues. The project is also required to go through Administrative design review.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
There will be light fixtures located along the exterior facade of the building used mainly during the evening hours.
- 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
- d. Proposed measures to reduce or control light or glare impacts, if any:
Light fixture located along the exterior facade will be down illuminating lights.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- 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.
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:
None

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.
I-405 to the west, 116th Ave NE (western edge), new NE 4th street, NE 8th street to the north.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The Bellevue transit center is approximately 1/2 mile from the site. Currently, no buses stop at the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
309 new parking stalls.

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 required - Coordinate project street improvements with the city's new NE 4th street construction.

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.

City of Bellevue will calculate number of vehicular trips.

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

None

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.

The project has no specific needs that would require additional services.

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

None

16. Utilities

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

Electric, Natural gas, water, refuse service, telephone and sanitary sewer

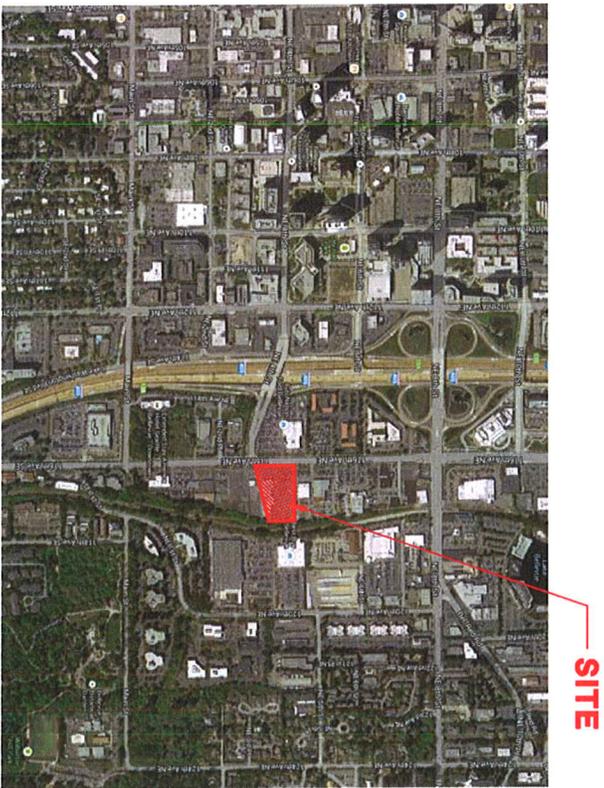
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Puget Sound Energy (electricity & gas), Bellevue Utilities (water/drainage/sewer), Allied Waste (solid waste)

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.....11/07/2014.....



SITE

VICINITY MAP



PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A 82,000 SF, TWO STORY RETAIL BUILDING. THE SITE WILL PROVIDE AT GRADE PARKING FOR 152 CARS AND ONE LEVEL OF STRUCTURED PARKING FOR 157 CARS, FOR A TOTAL OF 309 CARS.

PROJECT ADDRESS:

316 116TH AVE NE
BELLEVUE, WA 98004
(INTERSECTION OF 116TH AVE NE
AND NE 4TH STREET)

ASSESSOR'S #: 332505-9151 & 332505-9012