



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. 14-147706 LI
Project Name/Address: Northup Equipment Building
10833 Northup Way
Planner: Bradley Calvert
Phone Number: (425) 452-6930

Minimum Comment Period Ends: January 29th, 2015

Materials included in this Notice:

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

City of Bellevue Submittal Requirements

Received

27

ENVIRONMENTAL CHECKLIST

DEC 17 2014

Permit Processing

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 1/2" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Washington State Department of Transportation (WSDOT)

Proponent:

Contact Person: Travis Ness / Architect

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

Address: Helix Design Group, LLC
6021 12th Street East, Suite 201, Tacoma, WA. 98424 travisn@helixdesigngroup.net

Phone: (253) 922-9037

Proposal Title: WSDOT Northup Equipment Building

Proposal Location: 10833 Northup Way N.E.

(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: Construct a new 2-story maintenance equipment building on existing site and modify adjacent landscaping for access road connection from site to Northup Way. ✓
2. Acreage of site: 3.96 VERIFIED WITH KING COUNTY ASSESSMENTS ✓
3. Number of dwelling units/buildings to be demolished: None. ✓
4. Number of dwelling units/buildings to be constructed: One. NO DWELLING UNITS INCLUDED IN NEW BUILDING ✓
5. Square footage of buildings to be demolished: None. ✓
6. Square footage of buildings to be constructed: 15,000 s.f. ✓
7. Quantity of earth movement (in cubic yards): 200cy ✓
8. Proposed land use: Existing site, adding equipment building. ✓
9. Design features, including building height, number of stories and proposed exterior materials: 38' high (at peak), 2 story, metal wall panels and concrete walls, metal roofing, aluminum windows. ✓
10. Other

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

November 2015. ✓

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

Not at this time. ✓

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

Currently developed site, prior conditional use on file with City of Bellevue.

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.

Building Permit - to be submitted December 2014.

PERMIT NUMBER: 14-147929

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)? 1:3 ✓

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.

Within the project limits the soil is fill and peat.

No agricultural land will be impacted as a result of this project.

SOIL IN AREA TO BE MODIFIED IS TYPE A: EvC / REMAINDER OF SITE IS PRIMARILY TYPE B: AgC ✓

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ✓

No.

VERY LOW LIQUEFACTION

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. ✓
- Approx. 200 cy of fill will need to be imported to adjust for grading and installation of access road along the south property line. Excavation of native soil will be for foundation and retaining walls of Building, and those soils will also be incorporated as fill for final build out of site. All materials will be provided by or disposed of at a WSDOT approved source or site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. ✓
- Yes, site will be opened up for building and road installation.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? ✓
- Approximately 100 square feet of new impervious will be added as a result of this project.
- ACCESS ROAD. LOCATION OF BUILDING WILL BE ON EXISTING IMPERVIOUS SURFACE
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: ✓
- During construction the contractor will be required to adhere to a TESC plan and Best Management Practices (BMPs) to minimize the possibility of sediments or construction related contaminants leaving the site.

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. ✓
- During construction there will be a temporary increase in dust particles and engine emissions due to construction activity. Once the project is complete, air quality will return to preconstruction levels.
- 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:

This project is located within an attainment area for all criteria pollutants and is exempt from all air quality conformity requirements. ✓

During construction the contractor will be require to use modern construction practices and adhere to all applicable federal, state, and local air quality regulations. These regulations cover temporary construction conditions such as dust, smoke, and emissions.

WSDOT has implemented a "No Idle Policy" to avoid operating engines unnecessarily and to reduce pollutants.

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. ✓
- There are two streams located near this project site. Both streams are enclosed in culverts. No impacts are expected to the streams. ✓
- STREAM EAST OF SITE: YARROW CREEK → YARROW BASIN
WEST TYPE F
- (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.
- PROJECT WILL BE WITHIN 200' BUT STREAM IS COVERED AND BENEATH NORTHUP WAY

- (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, there are no surface waters or wetlands in project vicinity.

- (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, ground water will not be encountered as a result of this project.

- (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. ✓

Not applicable.

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. ✓

Existing stormwater flows into an existing drainage system on site and onto vegetated areas where it disperses and infiltrates naturally. No increase in stormwater flows are expected after the completion of this project.

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

Not as a result of this project, however the risk of accidents is always present. Standard construction methods and safety practices will be employed to minimize these risks. ✓

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

During construction, the contractor will be required to adhere to the 13 Element Erosion Control plan, and use appropriate BMPs as described in WSDOT TESC Manual.
Temporary BMPs would include, but not be limited to, geotextile silt fence, erosion control blanket, straw wattles, mulching, inlet protection, and stabilized construction entrances.
After construction all disturbed areas will be reseeded or planted with native vegetation.

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?

A portion of the existing landscaping along the south and south east property lines consisting of significant trees will be removed to allow for installation of building and access road. Final design will re-incorporate tree placement, ground cover and privacy fencing as required by the City of Bellevue design guidelines. ✓

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

There is no state or federally listed threatened or endangered plant species or their critical habitat, or rare plants or high quality ecosystems present within the project area. The closest known occurrence is Bull Trout in Lake Washington which is approximately 4500' away.

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

Repair of disturbed site will incorporate additional deciduous and evergreen trees along with ground cover along the south property line.

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. ✓

Lake Washington is approximately 4500' eastward; birds could fly over head en route to the Lake.

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

None proposed.

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 and natural gas.

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: ✓

WSDOT has implemented a "No Idle Policy" to avoid operating engines unnecessarily.

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. However, the risk of an environmental incident is always present during construction. Standard construction methods and traffic control measures will be employed to minimize the risk of an incident.

The contractor will be required to submit a Spill Prevention Control and Countermeasures (SPCC) plan for approval and implement it during construction.

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

No special emergency services will be required as a result of this project. However, in the unlikely event of an environmental incident, the contractor would be responsible to immediately implement the SPCC plan, notify the project engineer, and evaluate the incident. ✓

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

Standard construction practices and safety measures will be required of the contractor when handling or storing toxic or hazardous materials. Discovered potentially hazardous wastes will be handled in accordance with Environmental Protection Agency, Department of Ecology and local health regulations. ✓

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. ✓

During construction, noise levels may temporarily increase due to equipment use and construction activities. Upon completion, noise will return to pre-project levels. ✓

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

The contractor will be required to adhere to all applicable federal, state, and local noise regulations. ✓

8. Land and Shoreline Use

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

Current use of this site is a WSDOT Maintenance Facility, adjacent uses are retail, office and educational. ✓

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

No.

c. Describe any structures on the site.

There is an existing office building, an existing shop building, a fueling station, a fabric-covered tent used to cover salt and sand used for roadway deicer. There are numerous portable sheds and containers used for storage. ✓

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

None.

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

OLB - Office Limited Business

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

This site is a WSDOT maintenance site. OFFICE LIMITED BUSINESS

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

Not applicable.

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? ✓

The number of people working on this site will not change due to new construction. ✓

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

None.

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

None required.

NO DISPLACEMENT



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



This project is compatible with existing and projected land uses.

9. Housing

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



Not applicable.

NO HOUSING PROPOSED

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



Not applicable.

NO EXISTING HOUSING ON SITE

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



Not applicable.

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?



38 feet, with metal wall panel and concrete walls, metal roofing, aluminum windows.

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



None.

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

Any disturbed areas will be restored with native vegetation selected to blend with the surrounding landscape.



11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No light or glare is expected, all work will be done during the daytime. *EXTERIOR LIGHTING ON NORTH FACADE PRIMARILY W/ EXIT LIGHTING ABOVE EXITS ON ALL OTHER SIDES* ✓
- 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 known or identified. ✓
- d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no designated recreational uses located within the project limits. *NONE IN IMMEDIATE VICINITY* ✓
- 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:
During construction temporary traffic control and construction signage will be required to alert pedestrians and traffic traveling through the project areas. ✓

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.
There are no places or objects, listed or proposed, within the project limits. *NONE IN IMMEDIATE VICINITY* ✓
- 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 or identified ✓
- c. Proposed measures to reduce or control impacts, if any:
WSDOT will have Inadvertent Discovery Plan in place for the project. WSDOT has determined that the proposed project would not affect historic properties. ✓

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. ✓
Northup Way NE, one additional access point to Northup Way NE included in this project.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, within 1/4 mile. ✓
- c. How many parking spaces would be completed project have? How many would the project eliminate? ✓
None.
*NO CHANGES TO EXISTING PARKING.
ONE NEW ADA SPACE TO BE PROVIDED IMMEDIATELY SOUTH OF PROPOSED BUILDING.*

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. ✓

None, traffic capacity will not change as a result of this project.

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

There should be no transportation impacts with this project. All construction work is within the WSDOT maintenance facility site. ✓

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: ✓

Emergency services, schools, and transit services will be notified about traffic control prior to the start of construction.

16. Utilities

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

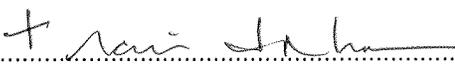
Electricity (PSE), gas (PSE), water (Bellevue), telephone (X-5 Solutions), sewer (Bellevue) and cable (Comcast)

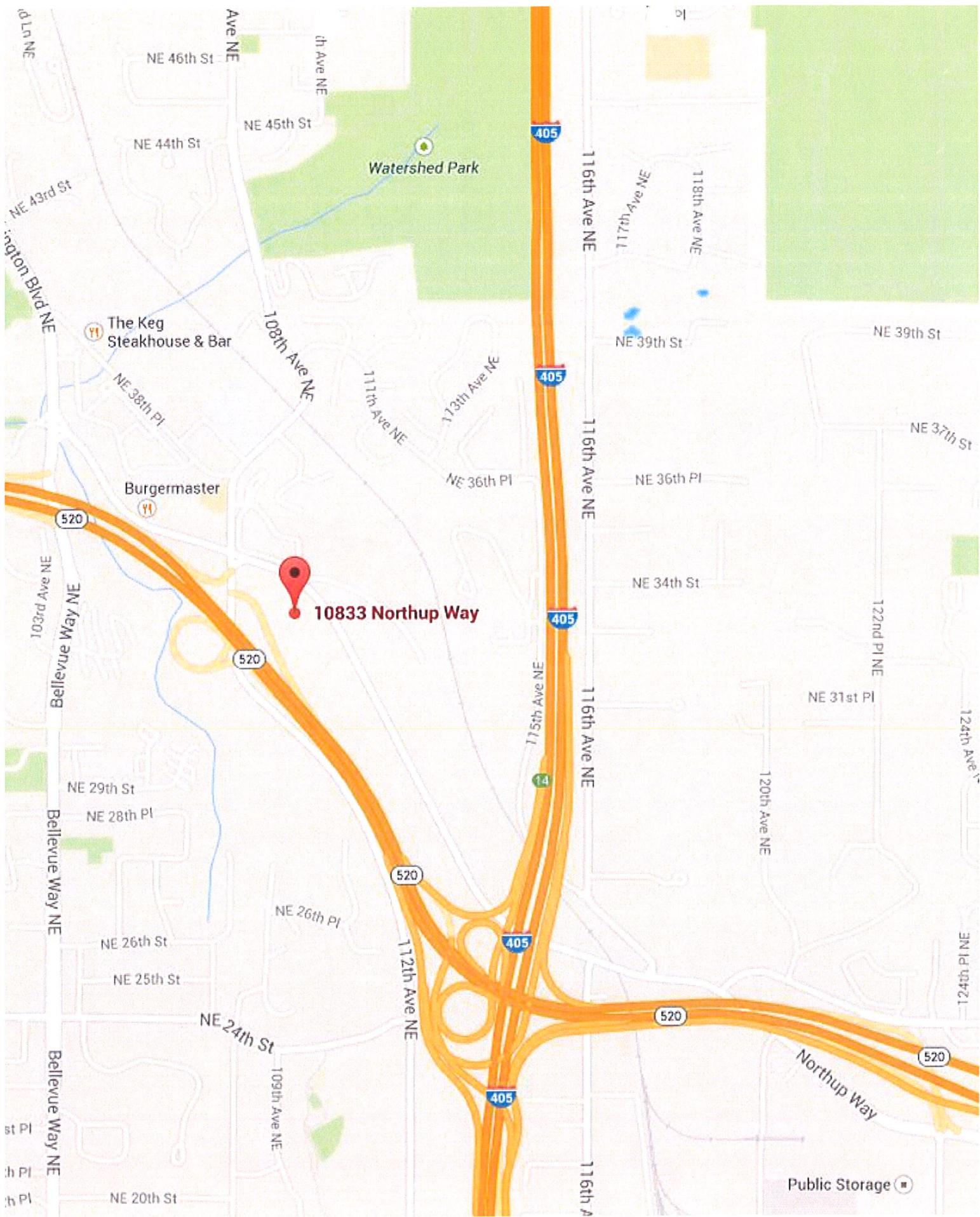
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities noted above will require some relocation within the project area. Plus a new water service and a new lateral sewer will both connect to the existing mains in Northup Way. ✓

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.....12.14.16.....

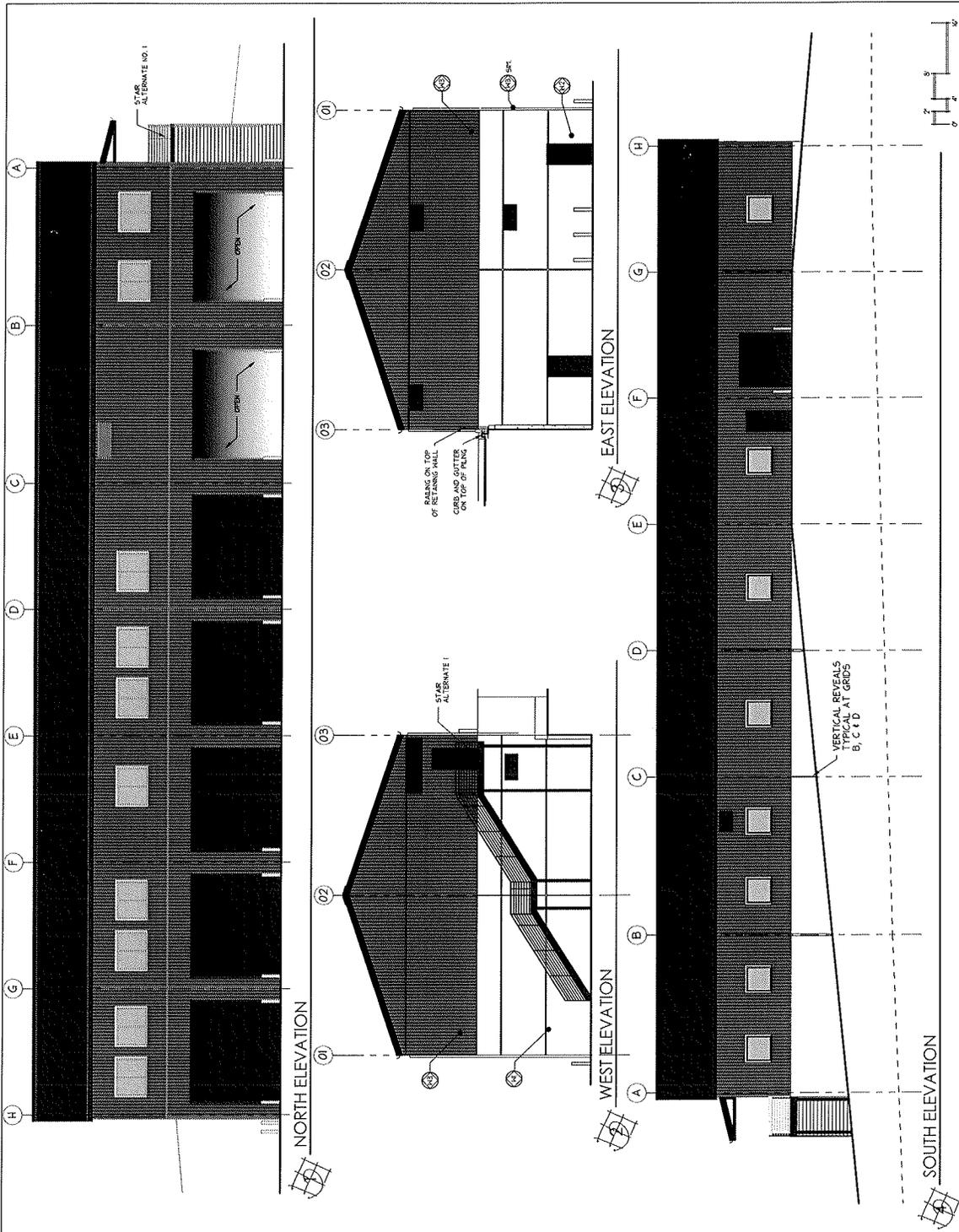


DESCRIPTION	SYMBOL AND TEXT
NUMBER	(K)
UPPER	(K)
LOWER	(L)
ASSEMBLY TYPES	(S)
1 - steel type	
2 - mill type	
3 - mill type	
4 - mill type	

MATERIAL	PATTERN
METAL ROOFING	
VERTICAL STEEL IRONING TYPE I	
VERTICAL CONCRETE	

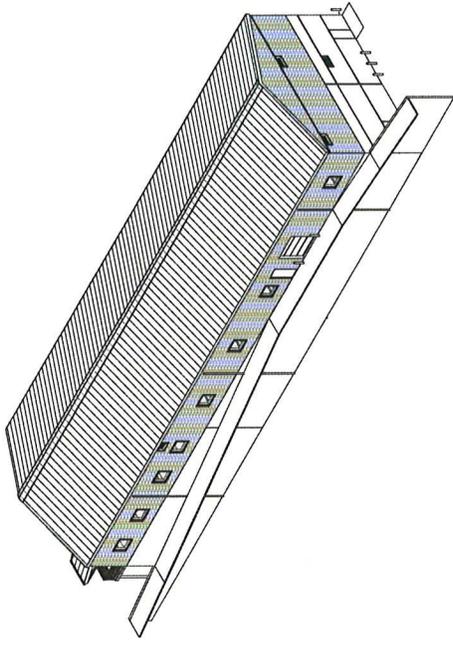
GENERAL NOTES
1. REFER TO BUILDING ASSEMBLY LEGEND ON SHEET 04 FOR ASSEMBLY TYPES
2. REFER TO SHEET 05 FOR STANDARD ASSEMBLY TYPES

ELEVATION NOTES
SYMBOL NOTE
(S)

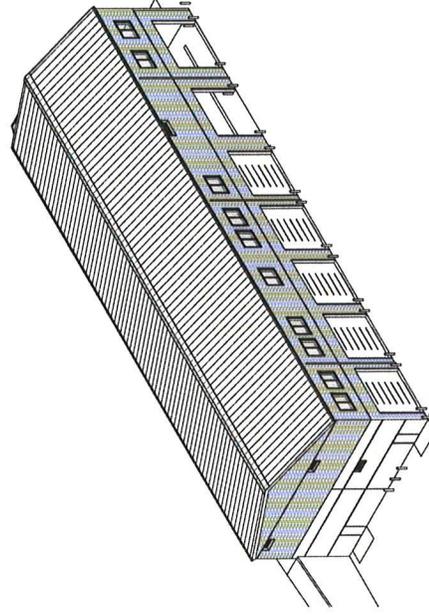


EXTERIOR FINISH SCHEDULE	
STRUCTURAL STEEL FRAMING	PANT
METAL FABRICATIONS	PANT
METAL RAILINGS	PANT
VERTICAL STEEL IRONING	FACTORY FINISH
STANDING SEAM METAL ROOFING	FACTORY FINISH
METAL FLASHING AND TRIM	FACTORY FINISH
METAL DOORS AND WINDOWS	FACTORY FINISH
ALUMINUM LULLERS	FACTORY FINISH
WELD ON METAL DOORS AND FRAMES	PANT

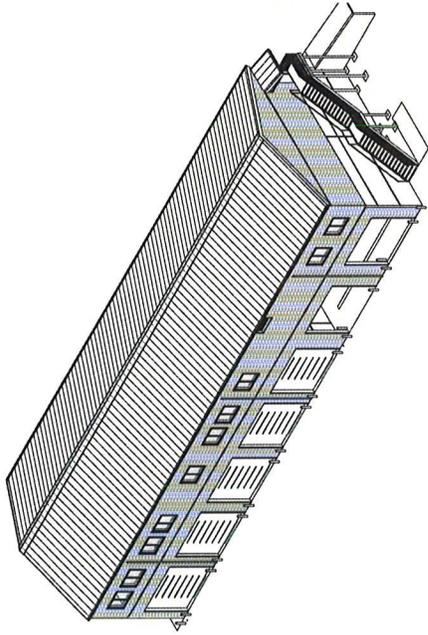
<p>Washington State Department of Transportation HQ CAPITAL FACILITIES</p>		<p>NORTHUP EQUIPMENT BUILDING</p>	<p>A7</p>
<p>6021 12th Street East Tukwila, WA 98148 Tel: 253 972 9037 Fax: 253 972 6499</p>		<p>EXTERIOR ELEVATIONS</p>	
<p>Helix CONSTRUCTION</p>		<p>NOT FOR CONSTRUCTION</p>	



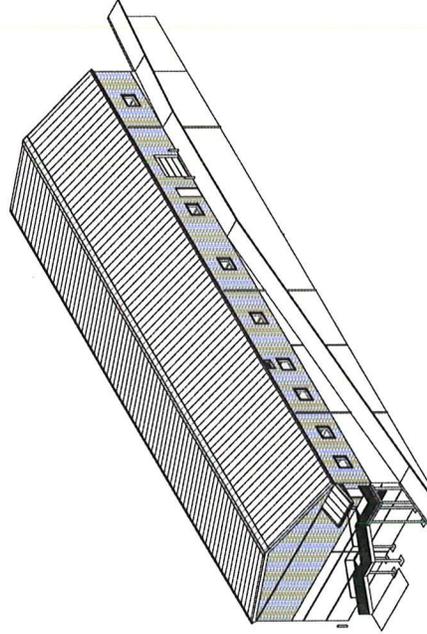
ISOMETRIC VIEW - NORTHEAST



ISOMETRIC VIEW - SOUTHEAST



ISOMETRIC VIEW - NORTHWEST



ISOMETRIC VIEW - SOUTHWEST



G5	NORTHUP EQUIPMENT BUILDING	 Washington State Department of Transportation HQ CAPITAL FACILITIES	 6021 12th street east Tacoma, WA 98424 Tel: 253.922.9037 Fax: 253.922.6899 <small>© 2014 HELIX DESIGN GROUP, INC.</small>	NOT FOR CONSTRUCTION <small>HELIX DESIGN GROUP, INC.</small>							
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