



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. 15-113442-LD

Project Name/Address: 846 108th Avenue

Planner: Sally Nichols

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

Minimum Comment Period: June 18, 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.

BACKGROUND INFORMATION

Property Owner: CD Heritage LLC

Proponent: Dave Meissner

Contact Person: David Johnson

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

Address: 101 Stewart St Suite 200
Seattle WA 98101

Phone: (206) 834-3822

Proposal Title: 846 108th Avenue NE

Proposal Location: 846 108th Avenue NE, Bellevue, WA, 98004

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

County Parcel Number: 2925059087

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: The project is a new mixed-use building in the North Downtown Zone in the city of Bellevue. The project will be 19 stories of concrete construction above grade and
2. Acreage of site: .51 acres
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 12,646 square feet
6. Square footage of buildings to be constructed: 253,883 square feet
7. Quantity of earth movement (in cubic yards): 30,000 CY
8. Proposed land use: The project is a new mixed-use building in the North Downtown Zone in the city of Bellevue.
9. Design features, including building height, number of stories and proposed exterior materials:
The project will be 19 stories of concrete construction above grade and approximately five stories of below grade parking. The street level will house retail uses and a residential lobby. The balance of the area will be
10. Other

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

December 4th, 2017

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.

- _ Geotechnical Engineering Study prepared by Geotech Consultants
- _ Acoustic/Noise analysis to be prepared by consultant to ensure compliance with noise mitigation requirements
- _ Traffic Impact Analysis to be prepared by Gibson Traffic Consultants in cooperation with City staff and based in part on

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 beyond the date this checklist was submitted.

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 through the City of Bellevue, Building Permit through the City of Bellevue, Clearing and Grading permit through the City of Bellevue, Demolition Permit to demolish existing building, Shoring permit, Mechanical permit, Electrical permit, Plumbing Permit, Fire Permit, Sign Permit, Sewer/Water/Storm Connection Permits, Right of Way

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 33 - 45 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 5 level subterranean garage. The excavation will require approximately 30,000 cubic yards of cut and fill.

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

Yes, during excavation but site is self contained and no sediment discharge is expected to leave the property.

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

Approximately 90% of the site will be covered with impervious surfaces after the project construction is completed.

- 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 the 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 will include filter fabric fence, seeding and mulching, stabilized rock construction

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 the only emissions to the air would come from the machinery and the dust in the normal course of construction. Once the project is complete the only emissions to the air would be a product of automobile odors come in and out of the site.*

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

During construction the only emissions to the air from off-site sources would come from the machinery in the normal course of construction.

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

A dust control plan will be implemented throughout the project to reduce the impacts of dust emissions during the construction phase. The residential areas and retail will be equipped with insulated glass and a central HVAC system to help control and mitigate interior temperatures and reduce exterior noise and 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 ponds, lagoons or waste pits.

(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, located in FEMA flood zone X.

- (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, the only waste discharge from this project will be to the sanitary sewer system.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No, unless required temporarily for dewatering during 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.

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.

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 drainage 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, Sheet XXX.*

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, Sheet XXX.*

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 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:

Passive solar measures by shading and proper building orientation.

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 noise: Normal construction related noise generated by construction equipment and machinery.

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 of the construction crew.

8. Land and Shoreline Use

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

Site: Office Building

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

No.

- c. Describe any structures on the site.

Existing two (2) story office building and parking lot.

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

One (1) office building.

- 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 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?

159 units with approximately 304 people would reside in the project.

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

None.

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

Not applicable.

i. 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.

159 new residential units of independent living units

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 site has a two (2) story office building and parking lot located on it.

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

Proposed project is a "community" offering a variety of amenities to the residents via a fitness center, rooftop amenity space with a conference room and kitchen, along with providing a retail space on the ground floor.

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 tallest part of the building (mechanical penthouse) will be 219 ft. 4 ft taller than the 215 ft allowed per LUC

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

The current site is occupied by a two story office building. The new tower may obstruct views in the buildings to

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

As opposed to a singular building mass that is built to the zero lot line in all directions the building mass has been pulled back from the property lines on sides on Level 1 and Level 2, except to the south which is adjacent to a parking lot. Levels 3 through 19 have been pulled back 20' on all sides and even greater distances on the East and West sides of the property. This should allow adjacent properties and projects to maintain their view corridors while not being 100% completely blocked.

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 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?

None are expected.

- c. What existing off-site sources of light or glare may affect your proposal?

None, except street lighting and adjacent buildings.

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

Non-reflective glass is proposed for the majority of the building skin along with site lighting will be shielded so glare impact is minimal.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Robert E McCormick Park, Ashwood Playfield, and the Bellevue library are located one block to the NE.

- 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:

Passive recreation is planned for the upper level outdoor deck, second floor outdoor deck and a fitness center will be provided for tenants.

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:

Not applicable.

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.

Site is bounded by 108th Ave NE. Major interstate serving the area is I-405. (See the site plan).

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Transit service is provided in the immediate subject vicinity. The nearest transit stops are:

_On NE 8th St north of 108th Ave NE (xxx miles from site). Serves Metro routes 246 and 271.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

There will be a total of 218 new parking spaces and 50 existing parking spaces will be eliminated.

- 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).

The project will be improving 108th Ave NE by eliminating the protruding sidewalk along the sites property lines

- 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.

The project consists of a mix of two different uses: residential (159 units) and retail (1000 SF). The net new PM

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

Sidewalk, driveway and other improvements that are related to the adjacent streets will be designed and constructed per the City of Bellevue design requirements in order to provide safety and efficiency of vehicular and pedestrian traffic flow. Appropriate off-site traffic impact mitigation may also be required and will be determined in the Traffic Impact Analysis report.

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.

There will be an additional 159 new residential units. There will be a nominal increased need for fire protection, police protection, health care, and schools as the population increases.

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

Increased needs will be nominal.

16. Utilities

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

- 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.

Construction Activities - Will include whatever is necessary to provide service for 159 residential units.

City of Bellevue - Will serve potable, sanitary and storm water needs

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.....05/11/2015.....

