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. | 19-123381-LP |
| Project Name/Address: | Northup Mixed Use / 12863 Northup Way |
| Planner: | Kimo Burden |
| Phone Number: | (425)-452-5242 |
| **Minimum Comment Period:** | **October 31, 2019, 5PM** |

Materials included in this Notice:

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

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

# SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

***Purpose of checklist:***
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants:***
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST**. Electronic signatures are also acceptable.



**KB 10/4/18**

## A. Background [help]

1. Name of proposed project, if applicable: [help]
   *Northup Mixed Use*

2. Name of applicant: [help]
   ~~*Kauri Investments, Ltd.*~~ Holland Acquisitions, LLC

3. Address and phone number of applicant and contact person: [help]
   ~~*Kauri Investments, Ltd.*~~
   Applicant - Holland Acquisitions, LLC
   1000 Dexter St. Seattle WA, 98109 / 425-454-0566
   Contact Person - Baylis Architects, Epaminondas Trimis
   10801 Main Street, Suite 110 Bellevue WA, 98004 / 425-679-5216

4. Date checklist prepared: [help]
   *August 24, 2018*

5. Agency requesting checklist: [help]
   *City of Bellevue Land Use*

6. Proposed timing or schedule (including phasing, if applicable): [help]
   *Permit Submittal Early 2019* Subject to Change

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   *No*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   *None known* Subject to Change

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   *None known*

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    *City of Bellevue Design Review,* ~~*COB Conditional Use Permit*~~*, COB Building Permit, NPDES, CSWPP, PSPCA*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
    *586K sf: 10,412 Commercial, 183,730 Parking, 4,127 Amenity, 387,459 Residential. 429 Unit, Mixed Use Apartment building.*
    Subject to Change

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]



**KB 10/4/18 and 10/11/19**

*12863 Northup Way, Bellevue WA King County Parcel #* 2825059012

W 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 20 FT LESS ST HWY LESS S 220 FT OF W 128.34 FT LESS S 220 FT THOF EX E 10 FT & EX S 30 FT OF E 200 FT TGW S 30 FT OF E 1/2 OF SD NW 1/4 LESS CO RD

## B. Environmental Elements [help]

### 1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *Slight grade North to South with a steeper drop-off at the southern property line.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
*60% slope in the SW Corner of the property*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
*From the Geotechnical report: "In general, native soil conditions observed at the boring locations consisted primarily of poorly graded sands (USCS:SP).*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
*No*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
*None noted in Geotechnical report.* Will be analyzed through the permit process

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Erosion is not anticipated due to implantation of approved measures detailed in the erosion control plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
*74%* Subject to Change

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

*During construction, approved erosion control methods in accordance with the jurisdiction's Best Management Practices will be followed.* **Erosion Control per BCC 23.76**



**KB 10/4/18 and 10/11/19**

**Geotechnical Feasibility Report prepared by Earth Solutions NW, LLC. Dated 6/16/16 and was submitted with this application**

## 2. Air [help]

**Construction dust mitigation measures per Clear & Grade Code: BCC 23.76**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

*During construction, typical emissions will be consistent with exhaust from construction vehicles and equipment. There will also be dust from vehicle traffic and construction activities. Post construction emissions would be from automobiles.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
*No*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
*During construction, proper maintenance of heavy equipment and vehicle shut-off when not in use. Disturbed soils will be watered and/or stabilized to reduce dust.*

## 3. Water [help]

a. Surface Water:

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. [help]
*None known*

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. [help]
*None known*

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. [help]
*None known*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
*None known*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
*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. [help]
*No*



**KB 10/4/18**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
*No*

**Project subject to Utility Code BCC 24.06 and any required Utility Permits.**

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. [help]
*None known*

c. Water runoff (including stormwater):

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. [help]
*Source of runoff will include roof surfaces, driveways and sidewalks. Runoff will be conveyed to the City's storm system after on-site detention.*

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
*No*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
*Yes – a building will be constructed along with new streets and sidewalks that will include site grading and the installation of an on-site detention system.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
*A comprehensive storm drainage plan will be designed and installed in conformance with local requirements.*

## 4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Evergreens along Northup Way and on the southern area of the property that isn't being developed*
☒shrubs
☒grass
☐pasture



**KB 10/4/18**

Landscape Development required per LUC 20.25D.110

☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: Click here to enter text.
☐water plants: water lily, eelgrass, milfoil, other: Click here to enter text.
☐other types of vegetation: Click here to enter text.

b. What kind and amount of vegetation will be removed or altered? [help]
*Street trees and shrubs along Northup Way*

c. List threatened and endangered species known to be on or near the site. [help]
*None known*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
*Street Trees, native plantings, drought resistant plants*

e. List all noxious weeds and invasive species known to be on or near the site. [help]
*None known*

**5. Animals [help]**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: Click here to enter text.
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: Click here to enter text.
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: Click here to enter text.

b. List any threatened and endangered species known to be on or near the site. [help]
*Unknown*

c. Is the site part of a migration route? If so, explain. [help]
*Unknown*

d. Proposed measures to preserve or enhance wildlife, if any: [help]
*Unknown - may not apply*

e. List any invasive animal species known to be on or near the site. [help]
Unkown

**6. Energy and Natural Resources [help]**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]



KB 10/4/18

*Electric, natural gas*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
*Because it is a 9 story building it might cause shadows to be cast on some of the surrounding properties.*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
*Project will comply with the Washington State Energy Code.*

**7. Environmental Health** [help]

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. [help]
*None known*

1) Describe any known or possible contamination at the site from present or past uses. [help]
*None known*

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
*None Known*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
*None anticipated*

4) Describe special emergency services that might be required. [help]
*None anticipated*

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
*None anticipated*

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
*Traffic noise from adjacent roadways*

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

**Construction noise will be limited to the City's Noise Ordinance BCC 9.18**

*Short term: Construction noise during working hours.*
*Long term: Residential scale automobile noise during community center operating hours*



**KB 10/4/18**

3) Proposed measures to reduce or control noise impacts, if any: [help]
*Limit night-time construction work.*

**8. Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
*Storage facility on site, Light industrial and single level retail in surrounding areas.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

*No lands will be converted from agricultural or forest lands. It is unknown whether t the site has ever been used as working farmlands or working forest lands.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
*No*

c. Describe any structures on the site. [help]
*7 -approximately 270 ft long by 24' wide buildings*

d. Will any structures be demolished? If so, what? [help]
*Yes -all of the existing buildings on site*

e. What is the current zoning classification of the site? [help]
*Bel-Red RC1 and RC2*

f. What is the current comprehensive plan designation of the site? [help]
*Bel-Red Comprehensive plan*

g. If applicable, what is the current shoreline master program designation of the site? [help]
*none*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
*no*

i. Approximately how many people would reside or work in the completed project? [help]
*524*

j. Approximately how many people would the completed project displace? [help]
*None*



**KB 10/4/18**

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
*Not applicable*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
*Review of the proposal through City of Belleview Design Review*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
*Not applicable*

**9. Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
*429* Subject to Change

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
*None*

c. Proposed measures to reduce or control housing impacts, if any: [help]
*Measure increases housing in the area.*

**10. Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
*100'* Subject to Change

b. What views in the immediate vicinity would be altered or obstructed? [help]
*none*

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
*Modulation of structure per City of Bellevue zoning code.*

**11. Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
*Nighttime light will include appropriate exterior building lighting, street, and parking lighting for safety and security purposes. There will also be nighttime light from the building windows during hours of operation after daylight hours.*

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
*No*

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

**Project subject to light and glare requirements per LUC 20.20.522**



**KB 10/4/18**

*None known*

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
*Use of night sky compliant fixtures at exterior locations.*

**12. Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
*A central Park and Plaza is 2 blocks away*

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
*No*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
*The Apartment building will have a public play area on the south end of the site.*

**13. Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
*None known*

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
*None known.*

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
*None used.*

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

*Mitigation and service fees will be paid as required by the jurisdiction.*

**14. Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

*The building is located on Northup Way which is a main transit*



**KB 10/4/18**

*route. The building is bordered on the East, South and, West sides by new streets. The new east street is approximately 2 blocks for a new Light Rail Station.*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
*The site is currently being serviced by public transit- Metro Route 249 runs by front of the Building*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
*456 additional spaces* Subject to Change

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
*The proposal will create three new streets with improvements in addition to improvements on Northup Way.*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
*New public right of way.*

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
*TENW to provide response.*

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
*No*

h. Proposed measures to reduce or control transportation impacts, if any: [help]

*Vehicle access and circulation to the proposed project will be designed and constructed as approved by the City of Bellevue.*

**15. Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

*Yes, services as needed to accommodate the new 429 unit, Mixed use Apartment Building.* Subject to Change



**KB 10/4/18**

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

*Mitigation and service fees will be paid as required by the jurisdiction.*

**16. Utilities** [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
*All of the above*

c. 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. [help]
*Republic Services -Recycle,Trash. Puget Sound Energy - Electricity, Natural Gas. Sanitary Sewer -City of Bellevue.*
Water -City of Bellevue

## C. Signature [help]

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: Epaminondas Trimis AIA

Name of signee: *Epaminondas Trimis AIA*
Position and Agency/Organization: *Project Manager, Architect - Baylis Architects*
Date Submitted: *September 7, 2018*



KB 10/4/18