DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE
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.	16-123605-AC
Project Name/Address:	Naficy Mixed Use 15700 Bel-Red Rd
Planner:	Nicholas Matz AICP
Phone Number:	425-452-5371

Minimum Comment Period Ends: March 03, 2016

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [ ] Vicinity Map
- [ ] Plans
- [ ] Other:

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: PARKAY INVESTMENTS, LLC

Proponent: Keyvan Naficy

Contact Person: Rich Wagner w/ Baylis Architects
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 10801 Main Street Suite #110 Bellevue, WA 98004

Phone: (425) 881-8180

Proposal Title: Naficy Mixed Use - Concurrent Rezone Application

Proposal Location: 15700 BelRed Rd Bellevue, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.
Nearest intersection - BelRed Road & 156th Ave NE
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Rezone Application to be reviewed concurrently with File 16-123605 AC. Proposed Map Change of 0.574 acre from "Office" to "BelRed Residential Commercial Node 3"
2. Acreage of site: 0.574
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: If Rezone is approved and Comprehensive Plan is amended, residential and commercial structures will be proposed for the property.
9. Design features, including building height, number of stories and proposed exterior materials:
   N/A
10. Other
    N/A

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

N/A

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

If Rezone is approved, and comprehensive plan is amended, property could be developed with new commercial and residential structures.

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

None known

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.

Comprehensive Plan Amendment File AC 16-123605

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.

Comprehensive Plan Amendment AC 16-123605

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)? Generally 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.

Geotechnical investigation has not been made available. Based on the soil types of this general area, it is likely that the soil is glacial till.

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

None.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not known at this time.

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)?

75% maximum as stated under the zoning requirements for the proposed zone BR-RC3

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

If Rezone is approved and development proceeds, the project will adhere to strict conformances of the approved temporary erosion and sediment control plan.

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.

If Rezone is approved:
During Construction- typical construction truck emissions and site work dirt and dust.
After Construction - Typical auto emissions of users. Possible food preparation exhausts from commercial tenants.

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

None known.

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

If Rezone is approved:
During Construction: proper maintenance of heavy equipment; shutting -off equipment when not in ongoing use; wetting of exposed soils to control dust.
After Construction: Transportation impact reduction will be encouraged through the use of public transportation.

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.

None

(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.

N/A

(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

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.

None

c. Water Runoff (Including storm water)

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

If Rezone is approved:
Runoff from this site will consist of roof and plaza water which will be collected in downspouts, and roof drains. This runoff will be directed into the City's storm system through existing or new sewers in strict conformance to the approved permits.

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

None

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

If Rezone is approved:
Development of property will consist of comprehensive storm drainage plan designed in accordance with City of Bellevue requirements. Storm water runoff control will be provided to minimize impacts to surrounding systems.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] 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?

If Rezone is approved and development proceeds
All trees and vegetation will likely need to be removed.

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

None known

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

If Rezone is approved and development proceeds
Landscape will be enhanced by possibly plaza trees/ shrubs, and green roof. Development will utilize native plants and trees, demanding low water usage.

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:

- [x] 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 known.

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.

If rezone is approved: Will use electricity for lighting. Electricity or gas for heating and hot water.

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

Not known at this time.

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:

Not known at this time.

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.

None.

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

None known.

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

If Rezone is approve and development proceeds:
In the event contaminated material is identified, the handling and disposal of the material will be conducted in accordance with a site-specific health and safety plan (HASP) prepared in accordance with the Model Toxics control Act (WAC 173-340) and the Code of Federal regulations (CFR 1910.120)

b. Noise

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

Noise from traffic along BelRed Road.

(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.

If Rezone is approved and development proceeds:
Short term - construction noise during construction hours.
Long term - Normal traffic noise from a mixed use facility.

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

If Rezone is approved and development proceeds:
Project construction will conform strictly to the City of Bellevue Noise ordinances.

8. Land and Shoreline Use

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

This site medical/ dental office. Adjacent West - Office; adjacent North and East - Hotel/ Motel; adjacent South (other side of BelRed Rd) Office

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

Not known.

c. Describe any structures on the site.

One story 6,291 sf building, located behind the surface parking lot.

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

If Rezone is approved and development proceeds, the 6,291 sf building will be demolished.

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

Office

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

Office, as noted in the comprehensive land use map.

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?

If Rezone is approved and development proceeds, approximately 60-100 people would work or reside in the completed project.

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

None. Most of the building is currently vacant.

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

The current medical/ dental facility will be developed new as part of the mixed -use facility. The employees who occupy the facility will not be displaced, by this project.

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

If Rezone is approved and development proceeds, neighborhood compatibility will be achieved by responding to design guidelines identified in the comprehensive plan and other jurisdictional requirements at the City of Bellevue.

9. Housing

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

If Rezone is approved and development proceeds, up to 60 dwelling units could be built under FAR of 2.0 and 120 units if project is maximized at FAR of 4.0. Certain percentage of this will need to be affordable housing and other tier requirements identified in the FAR tier incentive system.

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

None. There are no dwelling units on site presently.

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

N/A

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?

Not known at this time.

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

Views to the South from the Hotel/ Motel lodging to the north will be altered.

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

If Rezone is approved and development proceeds, project will be designed to meet Design guidelines in the comprehensive plan and City of Bellevue land use code.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not known at this time.

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:

N/A

12. Recreation

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

Bellevue Highlands Park 1.0 mile to the West on BelRed. Cascade View Park in Redmond to the North 1.0 mile. Ardmore Park 0.8 mile to the East, on NE 24th.

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:

N/A

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.

None.

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:

N/A

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.

BelRed Road. There might be a relocation of the curb cut entry.

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

Yes. Metro KC. Metro stop approximately 700 feet south on 156th Ave NE, serving 1 route. There is another stop 1/4 of mile up north on 156th Ave NE serving 2 routes.

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

If Rezone is approved and development proceeds, there could be up to 100 stalls provided.

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.

Project will use future East Link light rail, Overlake Village Station is 8 minute walk, north on near 156th Ave NE.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Figures are generated from rates found in ITE manual 9th edition 2012.

Weekday PM Peak Hour trips: 48.16 (FAR 2.0) to 96.3 (FAR 4.0).Weekday Daily trips: 429 trips- 858 trips. These trips are offset by the existing office uses.

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

Automobile access will be provided by single curb cut driveway entry.

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.

Possibly - services common to urban residential uses.

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

If Rezone is approved and development proceeds, project design will conform to the Crime Prevention through Environmental Design.

16. Utilities

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

electricity, gas, water, refuse service, telephone, 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.

Gas/ Electricity - Puget Sound Energy. Water/ Sewer - City of Bellevue. Telelphone and Cable - by local companies. Refuse collection by local company.

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.....2·11·16.....

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, 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).

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

If rezone is granted, and development proceeds, minimal emissions and noise from increased traffic is expected. There would be no release of toxic or hazardous substances produced as a result of the development.

Proposed measures to avoid or reduce such increases are:

Development on the subject property will utilize enclosed parking garage behind building frontage. This will encourage pedestrian foot traffic while shielding vehicles by placing them behind building. Placing parking structure behind the building minimizes noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely to adversely affect plants, animals, fish or marine life. Existing property is developed and has impervious surfaces over 75% of the property area.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None. N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy or natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no environmentally sensitive areas or areas under government protection designated on site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed rezone if approved will attract pedestrians and will increase dwelling units, thereby increasing the need for transportation.

Proposed measures to reduce or respond to such demand(s) are:

The nearest bus stop is on 156th Ave NE at approximately 700 feet south from site. There are also plans in the Bellevue Transit Master Plan for two East Link rail stations near the subject property, including the Overlake Village Station. The subject property is only 8 minute walk away from the proposed Overlake Village Station to the North.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known.