



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 19-118878-LD

Project Name/Address: Bosa II 205 105th Ave NE

Planner: Carol Orr

Phone Number: 425-452-2896

**Minimum Comment Period:** August 22, 2019

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



NT SERVICES DEPARTMENT  
:NUE NE  
'A 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](mailto: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.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*Bosa II / Sushi Site*
2. Name of applicant: [\[help\]](#)  
*Derik Giner*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*100, 1515 W 7th Ave, Vancouver, BC*
4. Date checklist prepared: [\[help\]](#)  
*July 3, 2019*
5. Agency requesting checklist: [\[help\]](#)  
*Land Use* **City of Bellevue - Development Services Department**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*Start construction 2020* **This timeline may be 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. [\[help\]](#) **SEPA Checklist** **Stormwater Site Plan**  
*None* **CSWPPP** **Geotechnical Report**  
**Traffic Impact Analysis**
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. [\[help\]](#)  
*No*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*None* **Administrative Design Review, Demolition, Shoring, Excavation, Clear and Grade, Building, Mechanical, Plumbing, Electrical, Fire Alarm, Sprinkler and ROW Use.**
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.) [\[help\]](#)  
*New 21 story concrete residential hi-rise with 2 levels u.g. parking* **The project will include 77 residential units and 137 parking spaces.**  
**Two active commercial uses are proposed on the ground level**
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. [\[help\]](#)  
*Site is in downtown Bellevue, WA at the southwest corner of NE 2nd St and 105th ave NE.* **Project address is: 205 105th Ave NE**

**Address in permit file:**  
**121 W. Market St.**  
**San Diego, California, 92101**

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Flat*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*2.5%*
- 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. [\[help\]](#)  
*gravelly sand* **per Geotech report: Weathered Till over Glacial Till**
- 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. [\[help\]](#)  
*No fill anticipated. Excavation and export of materials for the underground parking garage. 14,150 CY*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*No* **Sedimentation & Temporary Erosion and Sedimentation will be reviewed per BCC 23.76**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*95%*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*During construction, Temporary Erosion and Sedimentation Control measures (Best Management Practices) will be put into structures, pavements, landscaping, and stormwater runoff conveyance systems.*

### 2. Air [\[help\]](#)

- 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: normal construction activities associated with excavation and high-rise construction.  
After completion: normal activities for a large mixed-use development.*
- 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: [\[help\]](#)  
*None anticipated to be required or necessary.*

### 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. [\[help\]](#)  
*No*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
*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. [\[help\]](#)  
*None*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No*
- 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*

#### 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, unless ground water is located within our excavation. The geotechnical report will describe measures to be taken if that is the case.*
- 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*

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. [\[help\]](#)

*From roofs, it will be collected via a system of roof drains and conveyed offsite to a municipal stormwater system. From the site, it will be collected and transported via a series of curbs, gutters, catchbasins, and underground storm drainage pipes to a municipal stormwater system.*

- 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. [\[help\]](#)

*No*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*The proposed on-site grading, paving, storm drainage and buildings will be designed and constructed in general accordance with the City of Bellevue regulations.*

**Project is subject to Utility Code BCC 24.06 and any required Utility permits**

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: *Click here to enter text.*

☐shrubs

☐grass

☐pasture

☐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? [\[help\]](#)

*No vegetation currently on site.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*None*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*Street trees and on-site landscaping will be provided. Native plantings will be used where appropriate.*

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

## 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 **crows, gulls, owls, jays, woodpeckers, doves**  
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, bats, and other small mammals such as voles, mice and shrews.**  
fish: ☐bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, other **In Lake Washington**  
*text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None **Endangered salmonid species are found in Lake Washington, near the site. Bald eagles, hawks, and other raptors have been seen in the area.**

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No **Yes, the Seattle area is located within the Greater Pacific Flyway**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Trees will be planted to support urban bird life.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None **numerous insect species such as bronze birch borer, gypsy moths**

## 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. [\[help\]](#)

*Electric and natural gas for heating, cooling, and residential uses.*

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No

- 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: [\[help\]](#)

*Efficient glass will be used. Large balconies shade large portions of the elevation.*

## 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. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.



[\[help\]](#)

*None*

- 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*

- 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*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None beyond typical safety measures during construction and during occupancy.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*None anticipated to be required.*

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 and typical noise generated from a downtown environment.*

- 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. [\[help\]](#)

*Short term: noise from construction activity M-F 7am-6pm, Sat, 9am-6pm per Bellevue construction noise guidelines.*

*Long term: traffic generation, typical of a downtown mixed use development. **Construction noise shall comply with the requirements of BCC 9.18***

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Loading will be within the building, off of 105th Ave NE.*

**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. [\[help\]](#)

*Restaurant, surface parking, residential multi-family. The proposal is similar in nature to the surrounding uses and will have no affect on adjacent land uses.*

- 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*



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. [\[help\]](#)  
*One storey restaurant.*

d. Will any structures be demolished? If so, what? [\[help\]](#)  
*Yes, the one storey restaurant will be demolished.*

e. What is the current zoning classification of the site? [\[help\]](#)  
*DNTN MU*

f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*City Center South*

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Not Applicable*

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? [\[help\]](#)  
*150 residents, 10 retail staff*

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

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: [\[help\]](#)  
*The proposals meets the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning.*

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. [\[help\]](#)  
*77 units high/middle income* **Some affordable housing is proposed**

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: [\[help\]](#)  
*The proposal adds housing to the downtown core, which is a stated goal of the Comprehensive Plan.*

#### 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? [\[help\]](#)  
*21 stories, 230 feet. Materials: Glass, aluminum, painted concrete.*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
*Those of the residential building two blocks to the east.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
*The project will be designed with high quality materials and features, sympathetic to the surrounding conditions.*

#### 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
*None* **Project shall comply with Light and Glare requirements of LUC 20.20.522**
- 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? [\[help\]](#)  
*None*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*NA* **Project lighting shall be shielded to reduce light impacts off site.**

#### 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Site is located in downtown Bellevue.* **Downtown Bellevue Park**
- 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: [\[help\]](#)  
*Not Applicable*

#### 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. [\[help\]](#)

No **Existing structure is 52 years old, but has been significantly remodeled over the years. It holds no landmark status**

- 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. [\[help\]](#)

No

- 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.

[\[help\]](#)

Not Applicable

- 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. [\[help\]](#)

Not Applicable

#### 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. [\[help\]](#)

Downtown Bellevue. Interstction of NE 2nd and 105th Ave NE

- 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? [\[help\]](#)

Yes. Bus stop is across the street on 105th Ave NE

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

137 stalls are proposed. 36 existing surface parking would be eliminated.

- 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). [\[help\]](#)

Wider sidewalks, street trees & on street parking(Public)

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- 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? [\[help\]](#)

Less than 30 new PM peak hour trips. See Traffic Study prepared by TENW.

- 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: [\[help\]](#)  
*See Traffic Study prepared by TENW.*

**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. [\[help\]](#)  
*None beyond the typical demand of a high-rise mixed use project.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*None required*

**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 except septic.*
- 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. [\[help\]](#)  
*All listed above. Connections, Vaults (Manhole/handholes) pavement restoration.*

**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.

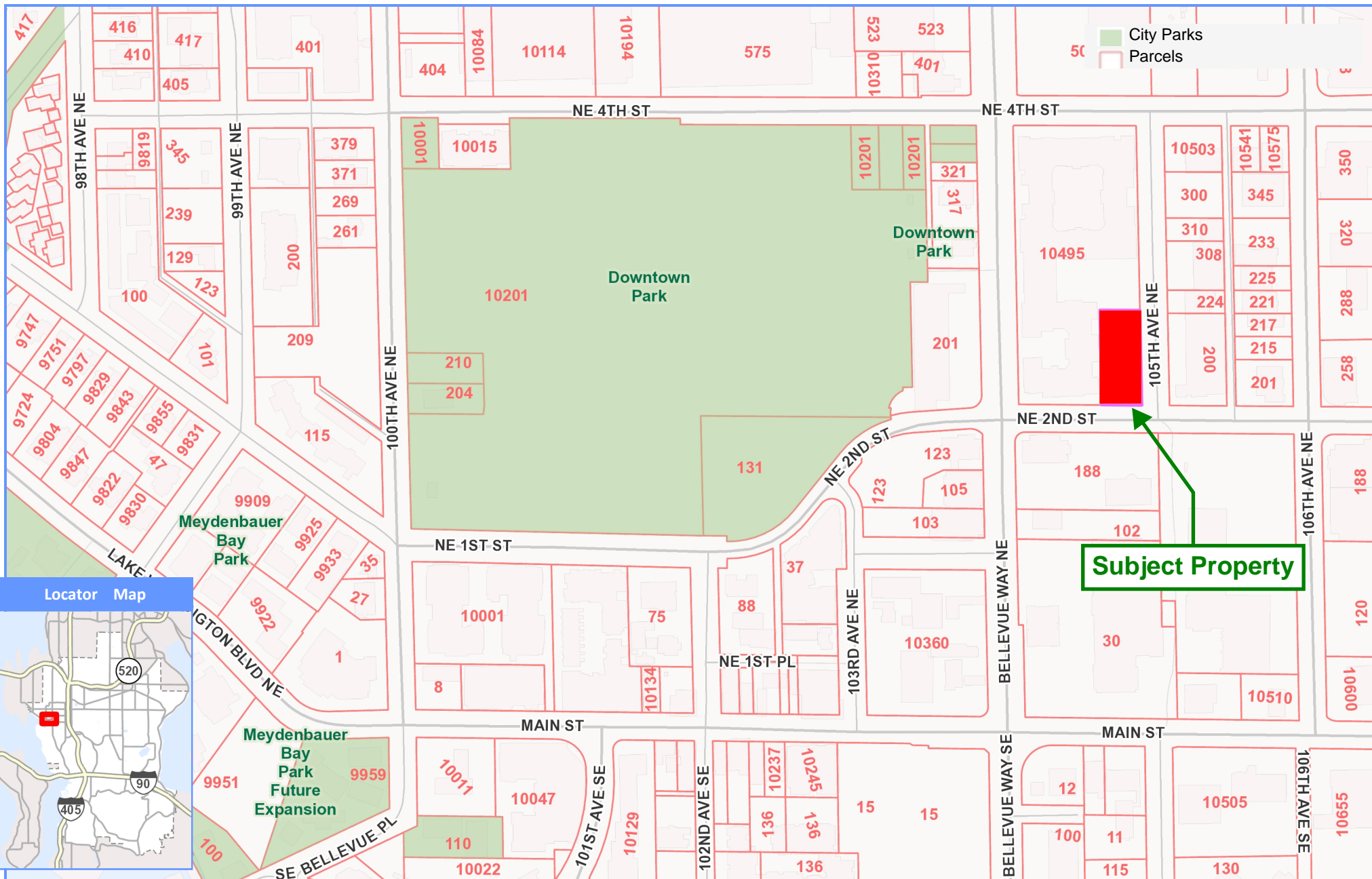
Signature: \_\_\_\_\_

Name of signee: *Derik Giner*

Position and Agency/Organization: *Project Coordinator*

Date Submitted: *July 3, 2019*





**19-118878-LD Bosa II**  
**205 105th Ave NE**

Vicinity Map

