



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. 19-119784-LD

Project Name/Address: Pinnacle Bellevue Development, 1036 100th Avenue NE.

Planner: Mark Brennan

Phone Number: 425-452-2973

**Minimum Comment Period:** September 19, 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)



# SEPA Environmental 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "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. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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.

## Background

1. Name of proposed project, if applicable Pinnacle International Development Inc ✓
2. Name of applicant Edi Linardic ✓
3. Contact person Edi Linardic ✓ Phone 206 283 4764
4. Contact person address 6525 15th Ave NW suite 220, Seattle, WA 98117 ✓
5. Date this checklist was prepared 7/19/2019 ✓
6. Agency requesting the checklist city of Bellevue ✓

**Received**  
**JUL 26 2019**

7. Proposed timing or schedule (including phasing, if applicable) ✓

Summer of 2020 and to be completed by end of 2021

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

No

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

Soils report - Geotechnical Report by Pangeo Inc., January 31, 2019

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. ✓

No

11. List any government approvals or permits that will be needed for your proposal, if known. ✓

Design review  
Building permit  
Electrical permit  
HVAC permit

Boundary Line Adjustment  
Clear and Grade Permit  
Smoke Control Permit  
Utility Extensions  
Environmental Review (SEPA) included with Design Review decision  
Shoring/Right-of-Way

12. Give a 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.) ✓

Demolish existing dwelling and garage. Construct 6 story multi-family structure housing 104 apartments with 2 floors of below grade parking for 110 stalls.

13. 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 the 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. ✓

Street address: 1036 100th Ave NE  
parcel #: 2925059050, 2925059154

Two existing parcels must be combined through  
Boundary Line Adjustment or single site  
agreement prior start of construction activity

## Environmental Elements

### Earth

1. General description of the site: ✓
- ☒ Flat      Site slopes from approx. elevation of 214.5' at northwest corner to approx. elevation 205.7 at southeast corner
  - ☐ Rolling
  - ☐ Hilly
  - ☐ Steep Slopes
  - ☐ Mountainous
  - ☐ Other \_\_\_\_\_
2. What is the steepest slope on the site (approximate percent slope)? 4.8% ✓

3. 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. ✓

Vashon Glacial till (silt,sand and gravel)

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

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill. ✓

**export: 13,176 cubic yards**

**import: 696 cubic yards**

**Source of fill unknown at this time**

Geotechnical report states "structural fill (if needed) should consist of WSDOT CSBC or Gravel Borrow, or approved equivalent. WSDOT Gravel Borrow may also be uses as wall backfill. On-site soils are not appropriate for use as structural fill or wall backfill."

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

**No. See civil plans for proposed erosion control**

Erosion control per Clearing and Grading inspection  
& BCC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 77% ✓

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. ✓

**An Erosion Control plan will be submitted as part of the building permit**

Erosion control per Clearing and Grading inspection  
& BCC 23.76

## **Air**

1. 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. ✓

**There will be some dust during construction. The type of emissions that could be emitted would be from automobile/trucks, both during and after construction.**

Construction dust suppression measures per BCC  
23.76

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

**No**

3. Proposed measures to reduce or control emissions or other impacts to air, if any. ✓

**There are no measures proposed at this time to mitigate automobile emissions since it will be minimal.**

## Water

### 1. Surface Water

- a. 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

- b. 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

- c. 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 the fill material. ✓

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known. ✓

No

- e. Does the proposal lie within a 100-year floodplain? No ✓  
If so, note the location on the site plan.

- f. 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

2. Ground Water

- a. 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. ✓

No

- b. 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



3. Water Runoff (including stormwater)

- a. 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. ✓

The project will convey storm run off by means of catch basins and storm drain pipe to municipal drainage facility

- b. Could waste materials enter ground or surface waters? If so, generally describe. ✓

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. ✓

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any. ✓

Install storm drain system that meets regulatory standards

Per Utilities Code 24.06 Storm and Surface Water

## Plants

1. Check the types of vegetation found on the site: ✓

☒ deciduous tree: alder, maple, aspen, other \_\_\_\_\_

☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_

☐ shrubs  Also found on site

☐ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards or other permanent crops

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_

☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_

☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered? ✓

Trees (12)

3. List any threatened and endangered species known to be on or near the site. ✓

None

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

**See attached landscape plan** Landscape Plan is included in drawings submitted with the application.

Per Utilities Code 24.06 Storm and Surface Water

5. List all noxious weeds and invasive species known to be on or near the site. ✓

None

### Animals

1. 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. Examples include: ✓

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☐other \_\_\_\_\_

Site is within Pacific flyway, which encompasses the entire Puget Sound region.

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site. ✓

None

3. Is the site part of a migration route? If so, explain. ✓

No

Site is within Pacific flyway, which encompasses the entire Puget Sound region.

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

None

5. List any invasive animal species known to be on or near the site. ✓

None

### Energy and Natural Resources

1. 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. ✓

Electric heating for proposed building

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

No

3. 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. ✓

Energy efficient lighting and heating would be installed per the Wahington Energy code

## Environmental Health

1. 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

- a. Describe any known or possible contamination at the site from present or past uses. ✓

None. See attached phase 1 No phase 1 attachment found.

- b. 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. ✓

None

- c. 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. ✓

None

- d. Describe special emergency services that might be required. ✓

None

- e. Proposed measures to reduce or control environmental health hazards, if any. ✓

None      Clear & Grade Code BCC 23.76  
DOE chapters in WAC

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? ✓

Traffic from 100th Ave NE

- b. 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)?  
Indicate what hours noise would come from the site. ✓

Short term noise would be construction related, expected hours of operation would be 7:00am to 3:30pm. Long term noise would be general car and truck noise during business hours.

Noise Control per  
BCC 9.18

- c. Proposed measures to reduce or control noise impacts, if any. ✓

**Any noise generating equipment will be housed in proposed or existing buildings**

Conditions of Approval to use noise suppression techniques throughout construction.

### Land and Shoreline Uses

1. 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. ✓

Single family dwelling and associated landscaping on parcel at 1036 100th Avenue  
Garage, parking area (impervious surface) and landscaping on parcel at 1044 100th Avenue

2. 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 non-farm or non-forest use? ✓

No

- a. 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? ✓

No

3. Describe any structures on the site. ✓

single family dwelling with detached garage at 1036 100th Avenue  
Residential garage at 1044 100th Avenue

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

Yes All existing structures are to be demolished.

5. What is the current zoning classification of the site? DT-R sub district A-1 ✓

6. What is the current comprehensive plan designation of the site? residential ✓ Downtown

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

No

8. Has any part of the site been classified as a critical area by the city or county? If so, specify. ✓

No

9. Approximately how many people would reside or work in the completed project? 200 ✓

10. Approximately how many people would the completed project displace? 1 ✓

11. Proposed measures to avoid or reduce displacement impacts, if any. ✓

None

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

The project will use similar materials and modulation patterns found in the adjacent projects.

Residential garage at 1044 100th Avenue



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any. ✓

None

### Housing

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

104, middle

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

1 middle

3. Proposed measures to reduce or control housing impacts, if any. ✓

None

### Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ✓

70'

Dimension shown is the height of the mechanical equipment on the roof of the building - - maximum height of mechanical equipment is 75'. LUC 20.25A.060.A.4

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

None

The Land Use Code does not protect views.

3. Proposed measures to reduce or control aesthetic impacts, if any ✓

The project will meet current zoning requirements such landscape buffer along ROW, building modulation and use of materials to compliment adjacent structures.

### Light and Glare

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

None

2. Could light or glare from the finished project be a safety hazard or interfere with views? ✓

No

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

None.

4. Proposed measures to reduce or control light and glare impacts, if any. ✓

All new site lighting will be shielded

LUC 20.20.522 Light & Glare

### Recreation

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

Clyde Hill Playground , Zumdieck Park and Hidden Valley Sports Park

Not in Bellevue

Over a half mile away.

Almost a mile away

2. Would the proposed project displace any existing recreational uses? If so, describe. ✓

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. ✓

Fitness facility at first floor

### Historic and Cultural Preservation

1. 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. ✓

No

2. 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. ✓

No.

3. 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. ✓

WISAARD dose not show any landmarks in the vicinity of the site

4. 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. ✓

If any artifacts were found during construction Indian tribe would be contacted.

## Transportation

1. 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. ✓

100th Ave NE

Proposed access to 100th Avenue NE by a driveway at the south edge of the site.

2. 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? ✓

Yes

Public transit stop at 100th Avenue NE and NE 10th Street, one block from site.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ✓

110 new, 1 existing

1 existing parking stall will be eliminated.

4. 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). ✓

Yes widening of 100th Ave NW, new planter and sidewalk per city of Bellevue requirements.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. ✓

No

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates? ✓

see attached traffic report

Traffic report not attached and was not included in Design Review submittal.

7. 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. ✓

No

8. Proposed measures to reduce or control transportation impacts, if any. ✓

See attached traffic report

Traffic report not attached and was not included in Design Review submittal.

### Public Service

1. 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. ✓

No

2. Proposed measures to reduce or control direct impacts on public services, if any. ✓

None

### Utilities

1. Check the utilities currently available at the site: ✓

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

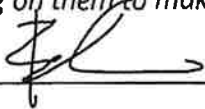
2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. ✓

Water, electric and gas service to be connected from the existing main found in the ROW

## 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



Name of signee Edi Linardic

Position and Agency/Organization LDG architects

Date Submitted 7/25/2019



