DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 19-128993-LD

Project Name/Address: Bellevue 1800 124th Avenue NE
1800 124th Avenue NE

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: January 6th, 2020

Materials included in this Notice:

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

Development Services

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 ~~Public Storage 124th East~~ 1800 124TH AVE NE, PSH08193
2. Name of applicant Public Storage
3. Contact person Bryan Miranda Phone 714-338-1262x3158
4. Contact person address 2200 E. McFadden Avenue Santa Ana, CA 92705-4704
5. Date this checklist was prepared 9/25/2019
6. Agency requesting the checklist City of Bellevue

REVIEWED BY MARK C. BYRNDAN (MCB) ON 11-4-19

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

Submit ADR/MDP Fall 2019. Obtain construction permits Fall 2020.
Construction of Phase 1 may occur as soon as 2020-2021 or it may wait until the City's 124th improvements are complete in front of the project.

ADR: ADMINISTRATIVE DESIGN REVIEW MDP: MASTER DEVELOPMENT PLAN

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.

-Geotechnical Engineering Exploration and Analysis by Giles Engineering Associates dated 2/14/18
-Stormwater Drainage Report by Navix Engineering to be prepared for the ADR and UE permit submittals.

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.

None known.

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

City of Bellevue approvals and permits include Design Review w/ Master Development Plan review, SEPA Environmental Review, Demolition Permit, Clear and Grade Permit, Utility Extension Permit, Right-of-Way Permit, Fire Department Permit, and Building-related Permits. (SMOKE CONTROL)

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.) THE COMBINATION OF 2 EXISTING PARCELS INTO 1 PROJECT LIMIT TO CONSTRUCT

The proposed development consists of one new 5-story self-storage building with associated parking and utility improvements on a 5.27-acre site at 1800 124th Avenue NE in Bellevue, Washington. Five existing buildings* will be demolished as part of this redevelopment and four buildings will remain. The three existing buildings on the 12465 Northup Way parcel will remain.

* INCLUDING A BOAT/RV COVERED PARKING STRUCTURE

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. (282505-9262) (282505-9311)

The project site is located at 1800 124th Avenue and 12465 Northup Way, south of Northup Way, within the City of Bellevue. The site consists of two tax parcels (282505-9262 and 282505-9311) totaling approximately 9.32* acres. The Public Land Survey System location of the project site is within Section 28 NE, Township 25 N, Range 05 E, Willamette Meridian.

*(12465 NORTHUP WAY = 4.07 ACRES) + (1800 124TH AVE = 5.27 ACRES)

=> 4.07 + 5.27 = 9.34 ACRES

Environmental Elements

Earth

1. General description of the site:

- [x] Flat
- [x] Rolling
- [ ] Hilly
- [ ] Steep Slopes
- [ ] Mountainous
- [ ] Other _____

2. What is the steepest slope on the site (approximate percent slope)? ~70% (perimeter landsca

DEPENDING UPON EXTENT (RISE + AREA) MAY QUALIFY AS A STEEP SLOPE CRITICAL AREA.

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.

The site is underlain by recessional outwash deposits consisting of mostly stratified sands and gravel with minor silt and clay layers. No agricultural soils are contained on site.

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

No, there are no prior reports or surface indications of unstable soils on or in the immediate vicinity of the site. A liquefaction analysis was performed by Giles Engineering Associates as part of their geotechnical investigation and it was determined that the on-site soils are not subject to liquefaction during seismic activity.

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.

In order to construct the proposed facility with associated parking, landscaping, and utilities, approximately 12,000 CY of cut and approximately 12,000 CY of fill are proposed. Fill will be re-used if possible and any additional fill will be from WSDOT-approved sites.

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

Some erosion typical to construction activity is anticipated. Potential erosion related to construction will be addressed by erosion and sediment control plans consistent with the 2019 City of Bellevue Storm and Surface Water Engineering Standards.
EROSION CONTROL PER CLEARING + 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)? Approximately 78% of site.

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

To address short-term construction-related erosion, erosion and sediment control plans consistent with the 2019 City of Bellevue Storm and Surface Water Engineering Standards will be included in project plans, as required for City of Bellevue permit applications and approvals. EROSION CONTROL PER CLEARING & 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.

Short-term, temporary air emissions during construction from the equipment is expected. Long-term increases in vehicle exhaust typical of a self-storage facility are not anticipated to result in significant impacts to air quality.
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.

N/A. No off-site sources of emissions or odor are anticipated to affect the proposed redevelopment.

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

None. Short-term impacts to air quality, such as an increase in suspended particulate levels, are anticipated during construction activity. Long-term increases in vehicle exhaust typical of a self-storage facility are not anticipated to result in significant impacts to air quality.

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.

Yes, the West Tributary of Kelsey Creek and an associated wetland area are located offsite to the south of the project site. The wetland area is part of the West Tributary Regional Detention Facility. The only surface water body on-site are two man-made detention ponds utilized for stormwater management that are not critical areas.The West Tributary flows to the southeast where it connects to Kelsey Creek.

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 work is proposed over or in the West Tributary and its associated wetland area, but the project site is located within 200 feet of the wetland area offsite to the south. Stormwater runoff from the proposed project site will discharge to the West Tributary of Kelsey Creek via an existing 18" pipe located at the southwest corner of the site as it does in the existing condition. No changes to the existing outfall location from the project site are proposed.

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.

N/A. No filling or dredging is proposed in wetlands or other surface waters.

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

N/A. No surface water withdrawals or diversions are proposed.

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 groundwater will be withdrawn. Surface runoff from roof, pavement, and landscape surfaces that does not infiltrate will be collected and routed through a detention facility. At a minimum, runoff from paved surfaces will also routed through a GULD-approved water quality treatment facility. Stormwater will be discharged to the municipal storm drainage system adjacent to the site.

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.

No septic systems will be used on site. All sewer discharge will be connected to the City sanitary sewer system.

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.

Stormwater runoff will be generated by rainfall landing on the project site. All stormwater runoff from the site will be collected and discharged to the adjacent municipal storm drainage system. Prior to discharge, stormwater will be routed to a detention system and runoff from paved surfaces will be routed to a GULD-approved water quality treatment facility prior to discharge from the site. The municipal storm drainage system adjacent to the site drains to the West Tributary drainage basin. The discharge is consistent with the use of this wetland in this location as a regional detention facility.

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

There is an unlikley possibility that minimal amounts of waste materials could enter ground or surface waters (e.g. small amounts of petroleum products, sediments, or concrete materials) from construction activities. Oils, fuels, or chemicals will not be discharged to surface waters or onto land where there is a potential for entry to the surface waters downstream. The contractor will be required to utilize BMPs during construction in accordance with City of Bellevue requirements to prevent and minimize the potential for waste materials leaving the site during construction.

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

The proposed project does not alter drainage patterns except that capture runoff will be temporarily detained, control-released, and routed through a GULD-approved water quality treatment system in accordance with 2019 City of Bellevue Storm and Surface Water Engineering Standards requirements.

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

The proposed development will include stormwater infrastructure designed in accordance with 2019 City of Bellevue Storm and Surface Water Engineering Standards requirements. Exposed surfaces not covered by building or pavement will be compost-amended in accordance with stormwater code requirements. Flow control BMPs will be evaluated for use on site and implemented if feasible. A Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project, including a Temporary Erosion and Sedimentation Control (TESC) plan, and the contractor will implement BMPs in accordance with the SWPPP and TESC plans and City of Bellevue Storm and Surface Water Engineering Standards requirements.
PER UTILITIES CODE 24.06 STORM & SURFACE WATER.

Plants

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

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other one tree in southwest corner of site.
- [ ] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [x] other types of vegetation Himalayan blackberry

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

Some vegetation will be removed along the west side of the parcel around an existing stormwater feature. See civil plans.

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

There are no known threatened or endangered species known to be on or near the site.

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

The majority of the Site is paved and developed with buildings. Very little native plants occur on the Site to be preserved. Vegetation currently exists along the perimeter of the Site only. Landscape buffers will be planted with native species where possible.
PER ~~UTILITY~~ UTILITIES CODE 24.06 STORM & SURFACE WATER.

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

Himalayan blackberry occurs on the adjacent properties, but is generally absent from the Site due to presence of paving and buildings.

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 _____

   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.

There are no known threatened or endangered species known to be on or near the site.

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

Yes, the Site is within the path of the Pacific Flyway migratory route for birds.

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

Supplemental planting will provide a small area of habitat for birds or small mammals.

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

There are no known invasive animal species on or near the Site.

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.

Electricity will be used for heating and air conditioning using a high-efficiency VRF system.

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

The proposed project has no solar shadow impact to the adjacent properties.

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.

The VRF HVAC system is an extremely energy-efficient system that will be set operate at indoor temperatures of 55 degrees F for heating and 80 degrees F for cooling. Water heating is performed by electric point-of-use instantaneous heaters that have minimal standby losses. Lighting will be via LED fixtures throughout the building, and will be controlled via occupancy sensors to limit their run-time. Fixtures have been selected for their durablllty and extended life-cycle. Plumbing fixtures proposed are high efficiency and commercial grade, for durability and extended life cycle. The building envelope is proposed to be constructed of high-efficiency insulated metal panels, which reduce air infiltration and thermal loss.

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 known.

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

None known.

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 known.

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.

No toxic or hazardous chemicals will be stored, used, or produced on site once the development is completed. During construction, fueling operations for equipment may occur.

d. Describe special emergency services that might be required.

None known.

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

No known environmental health hazards will be present on site. Tenant contracts contain terms that prohibit the storage of toxic or hazardous chemicals on site.
CLEAR & GRADE CODE BCC 23.76.
DOE (DEPT. OF ECOLOGY) 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 the adjacent 124th and Northup rights of way are not anticipated to adversely affect the project. Construction noise from the surrounding 124th and Sound Transit projects will be present during allowable construction hours for the next few years.

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.

Construction noise will occur on a short-term basis. The project will generate vehicular noise from tenants utilizing the storage facilities during business hours, which are typically from 6am to 9pm.
NOISE CONTROL PER BCC 9.18.

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

The contractor will comply with the City of Bellevue limitations on construction noise.
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.

The current use of the site is a self-storage facility and the proposed use is a self-storage facility. The proposed project is not anticipated to affect current land uses on nearby properties.

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.

There are 9 existing 1-story self-storage buildings on the 1800 124th Ave NE parcel and there are 3 existing 2-story self storage buildings on the 12465 Northup Way parcel.

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

No structures will be demolished from the 12465 Northup Way parcel. The south 5 structures will be demolished from the 1800 124th Ave NE parcel.

5. What is the current zoning classification of the site? 12465 Northup: Bel-Red Residential (BR-R)

1800 124TH AVE NE -- BR-OR.

6. What is the current comprehensive plan designation of the site? 12465 Northup: Bel-Red Res

1800 124TH AVE NE -- BR-OR

IC BR-R

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

Not applicable.

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

The City of Bellevue GIS map indicates that the SW corner of the 1800 124th Ave NE parcel is designated as "Low to Moderate Liquefaction hazard." A steep slope is shown at the west boundary of the 12465 Northup parcel. The wetland to the south of the project and West Tributary are considered "environmentally sensitive" areas.

ANY SITE DEVELOPMENT THAT PROPOSES WORK IN A CRITICAL AREA OR BUFFER WILL REQUIRE REVIEW THROUGH A CRITICAL AREA LAND USE PERMIT.

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

10. Approximately how many people would the completed project displace? Approximately 3 pe

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

No displacement is anticipated by the proposed project. There is no residential component to either the existing or proposed developments.

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

The existing and proposed uses are the same so no change will occur in use. The project will submit for and obtain all required permits through the City of Bellevue.

MDP AND ADR REVIEW.

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

Not applicable.

Housing

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

None.

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

None.

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?

The building height is proposed to be 64 feet above the lowest adjacent grade.* The primary exterior building materials are proposed to include a CMU base between 4 to 10 feet above finished grade, and embossed insulated metal panel for the field and parapets of the building. The partially-glazed display element at the southeast corner of the building includes a CMU base to 10 feet above grade, and display windows at the 2nd through 4th floors.

* BUILDING HEIGHT IS MEASURED FROM AVERAGE ELEVATION OF FINISHED GRADE.

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

The proposed 4-story building will not significantly alter or affect the views from the adjacent properties. THE LAND USE CODE DOES NOT PROTECT VIEWS.

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

Total area of glazing is proposed to be well below the allowable wall-area ratio. Glazing is proposed to be concentrated at areas of branding accent or operational necessity. The overall building height is proposed to be roughly the same height as the existing bank of established, mature trees in the greenbelt to the west of the site, minimizing visual impact at the horizon. Building materials proposed are simple and durable, and in pleasing earth tones. Wall surfaces are broken visually using modular applications of color, pattern, height, and texture. Areas of stronger colors are limited to branding and way-finding elements, and street level applications of color are minimized. Areas of stronger color have also been kept to a minimum at surfaces facing adjacent residential-zoned properties.

Light and Glare

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

Building materials have been chosen to minimize reflected glare to adjacent properties. Areas of internally-lighted glazing are minimized and located only at areas driven by the Owner's prototypical branding design and operational needs. Lighted display windows re proposed to be on daylight sensors to limit their operational hours. Rental Office lighting is only active during op

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

No impact to safety or views from glare is anticipated.

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

No impactful off-site light sources have been identified.

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

The use of exterior LED lighting fixtures with 1 to 3 foot-candles at walks, and 2 to 4 foot-candles at parking areas and gated entries are being proposed to limit the amount of offsite light pollution, as required by the AHJ. Exterior lighting fixtures will have shields, if/as required, to restrain lighting within the property lines. LAND USE CODE 20.20.522 LIGHT & GLARE

Recreation

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

Several City of Bellevue Parks are within ~~1/2~~ 1 mile of the project site.

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.

Not applicable.

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 visible evidence, landmarks, or other features were noted.

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.

No professional studies were conducted. However, the vast majority of the Site is disturbed with existing buildings and paved surface.

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.

Given the top 4 feet of the Site were already disturbed with the construction of the existing buildings, this Project is unlikely to disturb additional areas of soil. BMPs will be in effect during construction in case of any incidental findings of cultural resources that would require a cultural resources specialist.

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.

The project is served by 124th Ave NE and Northup Way.

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?

Bus stops are located nearby the 124th Ave NE and Northup Way intersection, serving bus routes 249 and 889.

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

There are 25 existing parking stalls on the Northup parcel. These will all remain. There are 6 existing parking stalls on the 1800 124th Ave NE parcel that will be removed. The proposed development will provide approximately 36 stalls, providing a total of 61 parking stalls. ON THE COMBINED PROJECT LIMIT.

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, the City of Bellevue will require frontage improvements along the 12465 Northup Way parcel and the 124th Ave NE parcel, including landscape strips and sidewalks. The City is rebuilding 124th Ave NE entirely along the project frontage.

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?

The project will generate 261 net new weekday daily trips. Peak volumes are anticipated to occur between 1:15 pm and 2:15 pm. Truck trips are estimated to be 2 to 15 percent of the weekday traffic. Estimates based on the Institute of Transportation Engineers Trip Generation Manual, 10th Edition.

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.

ON 124TH,

The project will utilize two existing driveways during construction and will ultimately reduce to one permanent driveway once the 124th Ave NE roadway improvements are complete. THE EXISTING DRIVEWAY ACCESS ALONG NORTHUP WAY WILL REMAIN.

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.

Not applicable.

Utilities

1. Check the utilities currently available at the site:

- [x] Electricity
- [x] natural gas
- [x] water
- [x] refuse service
- [x] telephone
- [x] 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.

The project will require water, sewer, storm drainage, power, telephone/internet, and refuse service. The City will provide water, sewer, storm drainage. Republic Services will provide refuse service, and telephone/internet may be provided by several providers.

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 Joe Taflin

Name of signee Joe Taflin

Position and Agency/Organization Principal / Navix Engineering

Date Submitted 9/27/2019

Development Services

Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.
Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which 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.

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?

The proposed project will not increase discharge to water as the proposed drainage discharge volume will approximately match existing drainage discharge. There could be a slight reduction as the proposed project increases pervious area, which could result in less runoff from the site by allowing more infiltration to occur. The proposed project will result in more net new daily vehicle trips but the impact to air emissions is anticipated to be negligible. No storage or release of toxic or hazardous substances or noise would be expected from the completed project. Temporary noise and emissions will occur during the construction phase. The proposed project will use efficient mechanical and electrical systems.

Indicate proposed measures to avoid or reduce such increases.

The contractor will implement BMPs during construction to minimize the risk of spills or offsite environmental issues resulting from construction activities. The completed project will utilize efficient mechanical and electrical systems.

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

No adverse effects are anticipated from the project to plants, animals, fish, or marine life.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

The developed project will include more landscaped areas with native plantings and trees. Water quality from runoff leaving the site should improve over existing conditions, since new pavement surfaces will route stormwater runoff through water quality treatment systems prior to discharge from the site.

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

The project is not anticipated to deplete energy or natural resources.

Indicate proposed measures to protect or conserve energy and natural resources.

Efficient mechanical and electrical systems will be utilized in the proposed project.

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?

Discharges to wetlands will be managed on site to comply with flow control and water quality treatment requirements in accordance with City of Bellevue stormwater code. Therefore, the runoff discharged from the site should improved compared to existing conditions.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

The proposed project will comply with City of Bellevue code requirements.

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?

The proposed project will not affect land and shoreline use.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

Not applicable.

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

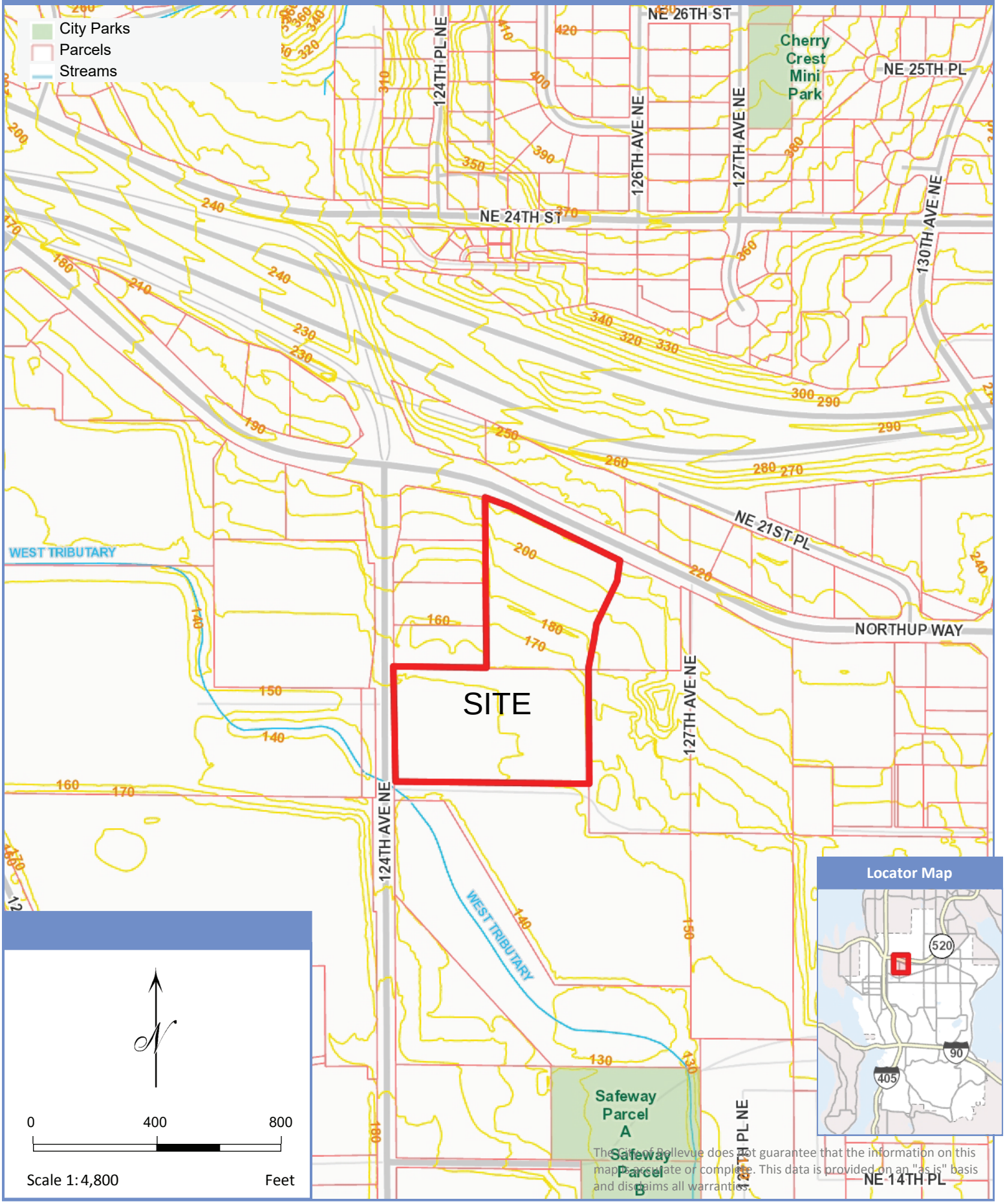
The project is not anticipated to have a significant impact on transportation or public services and utilities.

Indicate proposed measures to reduce or respond to such demand(s).

None.

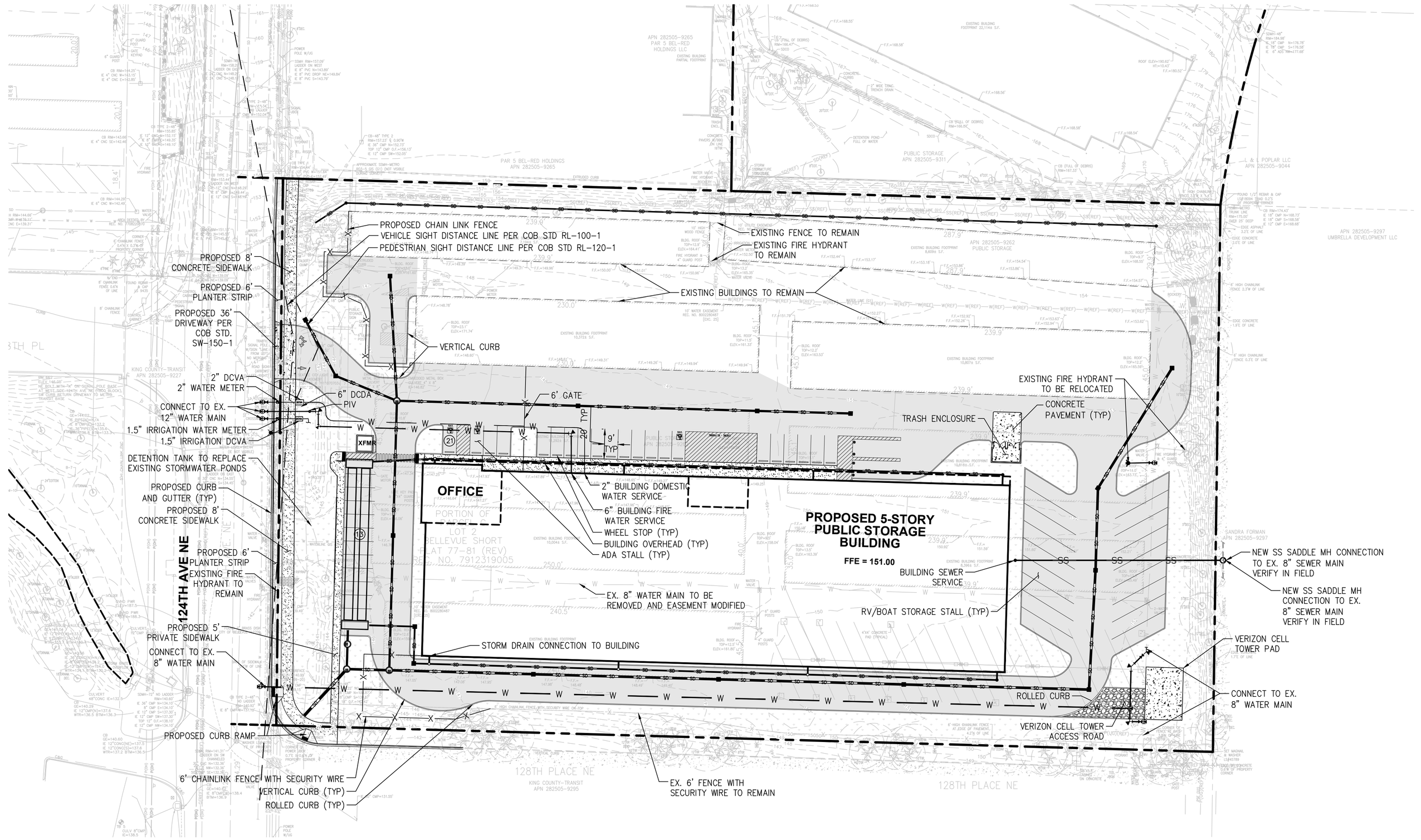
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed project will not conflict with local, state, or federal laws or requirements for the protection of the environment.



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Map Generated on: 11/04/2019



0 20 40 80

SCALE: 1 inch = 40 ft.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- CONCRETE CURB
- CHAINLINK FENCE
- ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- LANDSCAPE

SITE DATA:

PARCEL DATA:

TPN #2825059262 =	229,495 SF (5.27 AC)
TPN #282505311 =	177,214 SF (4.07 AC)
TOTAL =	406,709 SF (9.34 AC)

FAR (FLOOR AREA RATIO) CALCULATION:

CRITICAL AREA =	0 SF
BUILDABLE AREA =	406,709 SF

MAXIMUM FAR PER BLUC 20.25D.080 = 1.0

(BUILDABLE AREA x MAX FAR)
+
(CRITICAL AREA x MAX FAR x DEVELOPMENT FACTOR)

(406,709 x 1.0) + (0 x 1.0 x 1.0)
=
406,709 SF MAXIMUM DEVELOPMENT POTENTIAL

EXISTING BUILDING DATA:

TPN #2825059262:
- 88,420 SF (TOTAL)

TPN #282505311:
- 47,280 SF (2 STORY)
- 52,600 SF (2 STORY)
- 45,800 SF (2 STORY)

TOTAL EX. BLDG AREA: 234,100 SF

EX. BLDG AREA TO BE REMOVED: 51,440 SF
(5 SOUTHERN BUILDINGS ON TPN #2825059262)

EX. BLDG AREA TO REMAIN: 182,660 SF
(3 BUILDINGS ON TPN #282505311 AND 4 NORTHERN BUILDINGS ON TPN #2825059262)

MAX. PROPOSED BUILDING SF: 224,049 SF

PROPOSED BUILDING DATA:

TPN #2825059262:
- 224,000 SF (4 STORY)
- 36,980 SF (4 EXISTING BLDGS TO REMAIN)

TPN #282505311:
- 47,280 SF (2 STORY)
- 52,600 SF (2 STORY)
- 45,800 SF (2 STORY)

EX. BLDG AREA TO REMAIN:	182,660 SF
PROPOSED BLDG AREA:	224,000 SF
TOTAL BUILDING AREA:	406,660 SF

PARKING DATA:

TPN #282505311:

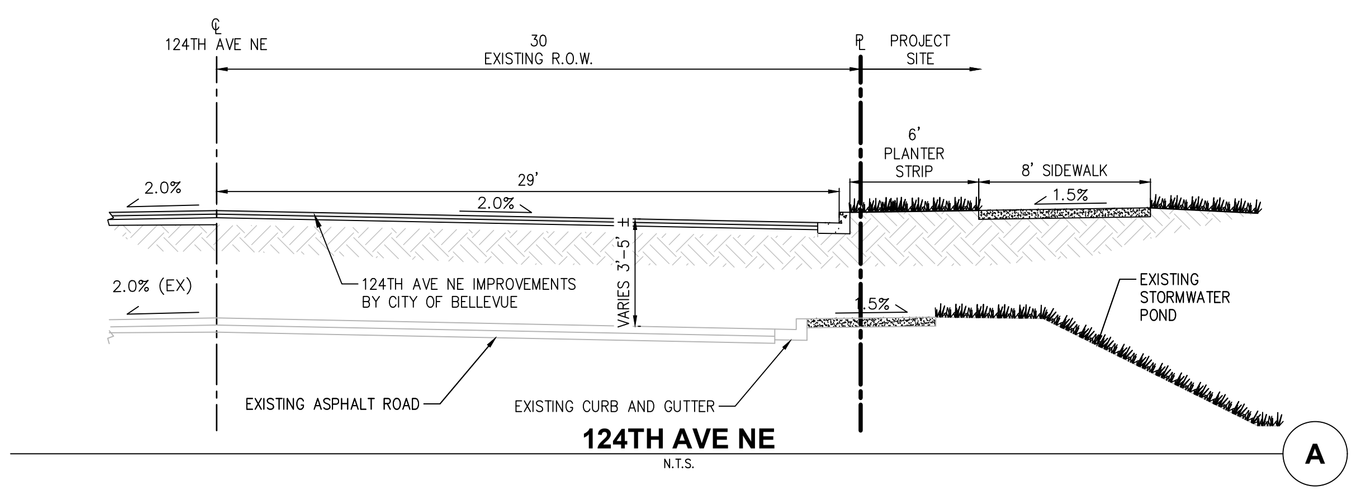
EX. STANDARD STALLS =	24
EX. ADA STALL =	1
TOTAL EX. STALLS =	25

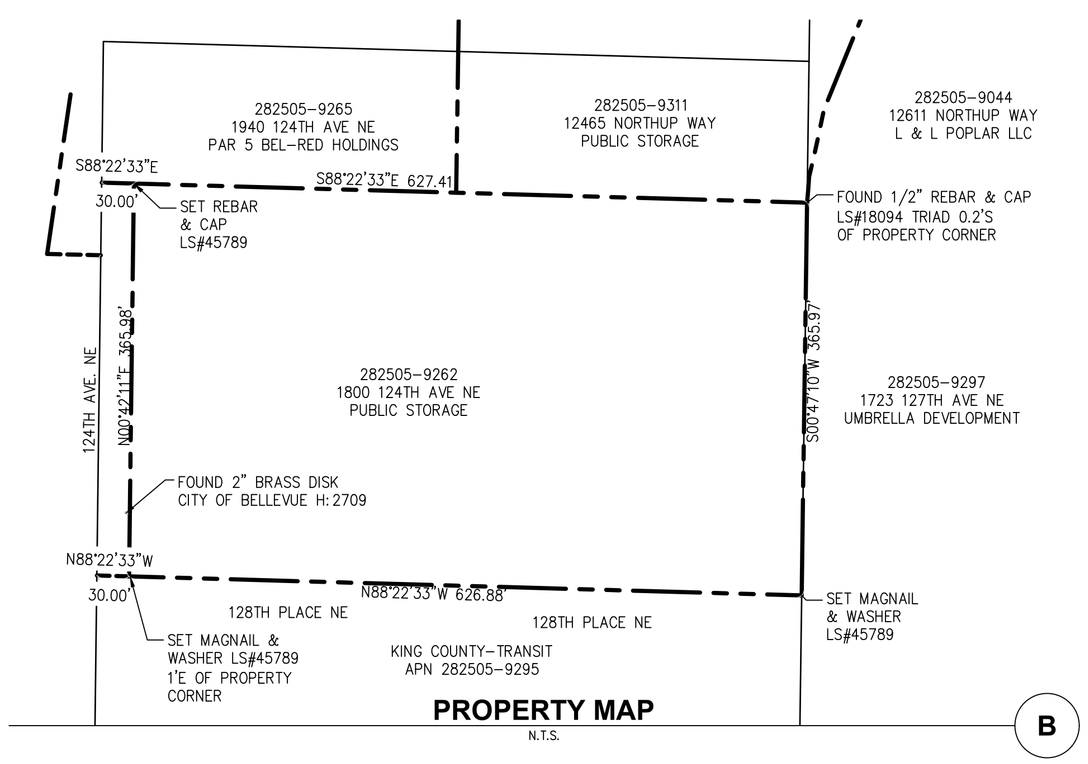
TPN #2825059262:

PROP. STANDARD STALLS =	31
PROP. ADA STALLS =	3
PROP. LARGE STALLS =	2
TOTAL PROP. STALLS =	36

GRAND TOTAL STALLS =	61
PARKING RATIO =	0.150 STALLS/1,000 SF

(PARKING RATIO BASED ON 406,660 SF)





NAVIX
SITE | CIVIL

11235 se 6th street | suite 150
bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

PUBLIC STORAGE

PROJECT NAME

PUBLIC STORAGE #08193

NAVIX PROJECT NUMBER: 50-563-003

PROJECT ADDRESS

**1800 124TH AVE NE
BELLEVUE, WA 98005**

STAMP

JOSEPH WILLIAM GREKOV — STATE OF WASHINGTON — 41871 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY

REVISIONS

REV	ISSUED FOR:	DATE
	DESIGN REVIEW	10.30.19

811

SECTION, TOWNSHIP, RANGE:

SW 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: A. TSAI, J.GREEN, K. GREKOV

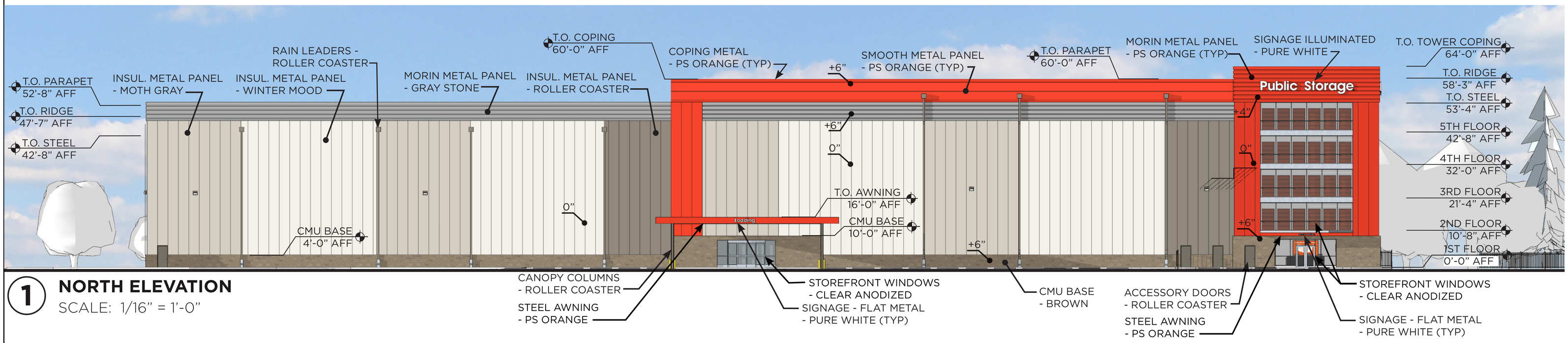
SHEET NAME

SITE PLAN B

SHEET NUMBER

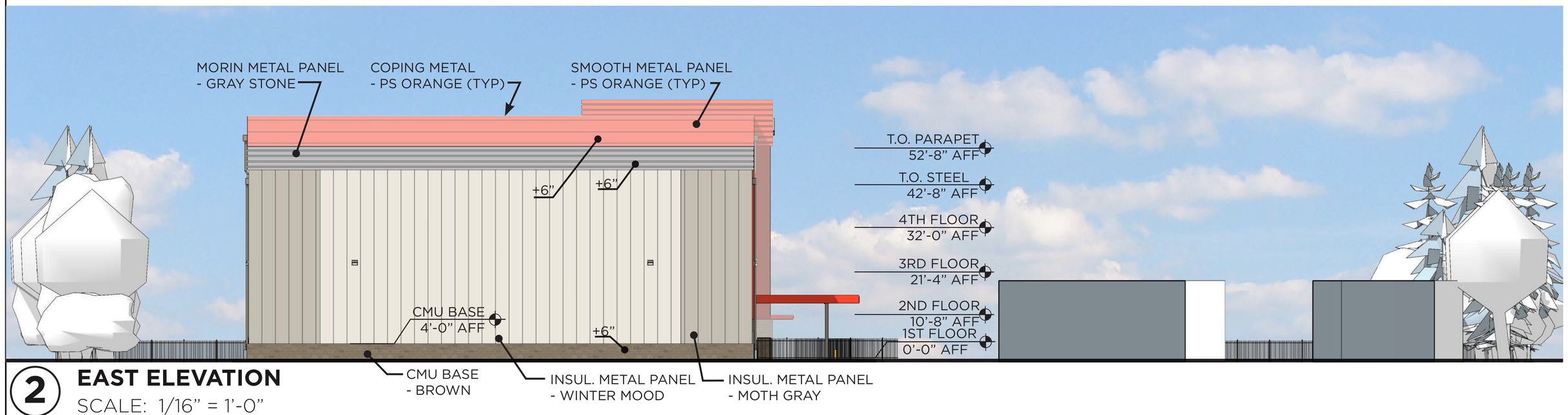
C2.00

B:\Washington\Bellevue\Public Storage\124th Ave NE\124th Ave NE East\2Drawings\BEPS_124th_East_110S.dwg Nov 01, 2019 - 3:50pm



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

Public Storage

Public Storage, Inc.
701 Western Avenue, Glendale, CA 91201

PUBLIC STORAGE

PS #08193

1800 124TH AVE NE,
BELLEVUE, WA, 98005

DATE OF RELEASE: 10/30/2019

PROJECT NAME: BELLEVUE / 1800 124TH AVE NE PS#08193

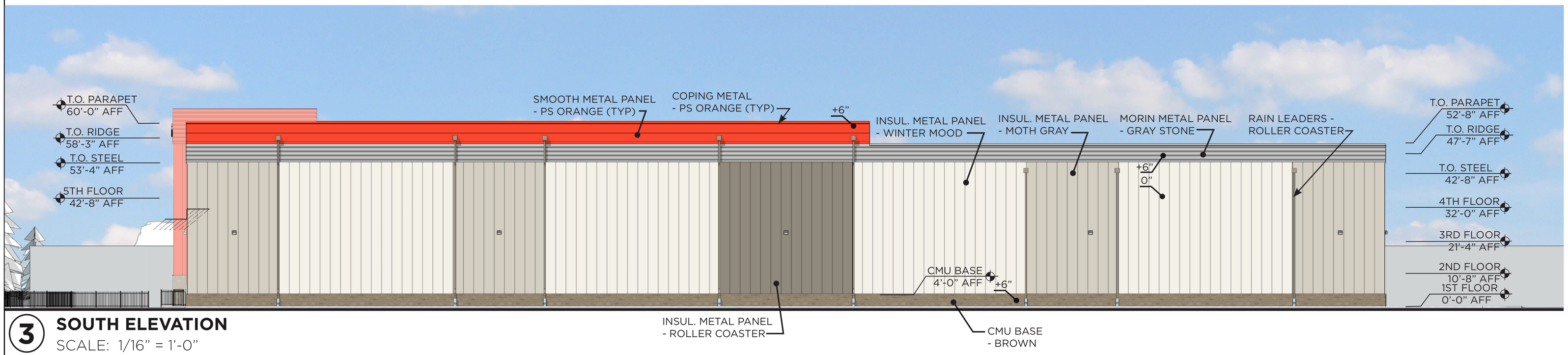
PRINCIPAL IN CHARGE: MATTHEW GOELZER

PROJECT MANAGER: GEOFFREY GRICE

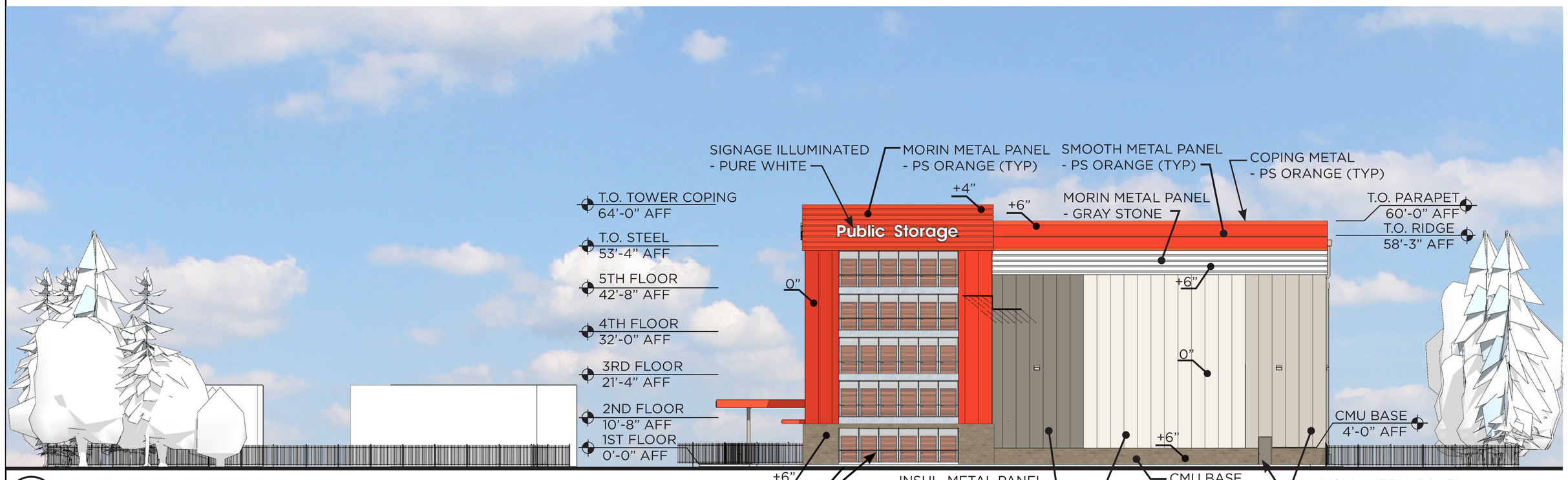
DRAWN BY: SGN

NO	REASON	DATE

10.30.19



3 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



4 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

Public Storage

Public Storage, Inc.
701 Western Avenue, Glendale, CA 91201

PUBLIC STORAGE
PS #08193
1800 124TH AVE NE,
BELLEVUE, WA, 98005

PRINCIPAL IN CHARGE
MATTHEW GOELZER
PROJECT MANAGER
GEOFFREY GRICE
DRAWN BY
SGN

NO.	REASON	DATE

DATE OF RELEASE: 10/30/2019

PROJECT NAME: BELLEVUE / 1800 124TH AVE NE PS#08193

10.30.19