



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 23 127651-LP

Project Name/Address: Crest Holdings Bellevue, 919 109th Avenue NE

Planner: Mark C. Brennan, Associate Planner
MCBrennan@bellevuewa.gov
(425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology, Shoreline Planner N.W. Region
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



SEPA Environmental Checklist

Project Proposals

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 Crest Bellevue
- ✓ 2. Name of applicant CRESCENT CAPITAL PARTNERS, LLC
- ✓ 3. Contact person Shuchi Hsu Phone 3105009578
- ✓ 4. Contact person address 5600 W Jefferson Blvd Los Angeles CA90016
- ✓ 5. Date this checklist was prepared 11/27/2023
- ✓ 6. Agency requesting the checklist _____

City of Bellevue Development Services Department

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

Phase 1 Construction March 2025 to August 2027
Phase 2 Construction September 2027 to December 2029

- ✓ 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.

There are no known environmental issues on the site.

- ✓ 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.

The City is currently updating its Comprehensive Plan city-wide, however, it is not anticipated that those changes will significantly affect the subject property.

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

Master Development Permit, Administrative Design Review, SEPA review, Building Permit, Clear and Grade Permit, various utilities permits

Administrative Design Review and associated Building Permits and ancillary permits will be reviewed under separate applications for each phase of the Master Development Plan.

- ✓ 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.)

2 Phases, total 506 units apartment development. The 1st phase is 8-story with 3-level underground parking. The 2nd phase is 22-story with 4-level underground parking. The 2nd phase also includes a small retail space at the corner. The total gross SF above ground for Phase 1 is 239,758 SF, and 326,929 for Phase 2.

- ✓ 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.

The site address is 929 109th Avenue Northeast, Bellevue, WA, at the south west corner of 109th Ave and NE 10th st. The site has total 64,557 SF.

Environmental Elements

Earth

- ✓ 1. General description of the site:
- Flat
 - Rolling
 - Hilly
 - Steep Slopes
 - Mountainous
 - Other _____
- ✓ 2. What is the steepest slope on the site (approximate percent slope)? 12%

- ✓ 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. Refer to Geotechnical Report by PanGEO, dated August 24, 2023.

One to four feet of fill over compact glacial till.

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

None known

- ✓ 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.

The site is generally an excavation and haul off site. Export of excavated material is estimated to be 50,000 cubic yards. Approximately 5,000 cubic yards of select import may be imported for aggregate base material. The source of the import material will be determined during the construction permitting process.

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

Yes, erosion could occur as a result of site disturbance activity; however, an erosion and sediment control plan will be prepared and reviewed and approved prior to construction to avoid erosion, and a SWPPP will be prepared, NOI issued, and NPDES coverage obtained from Ecology.

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)? 90%

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

Erosion control measures will include, but are not limited to, flagging clearing limits, stabilized construction entrance, perimeter protection, inlet protection, temporary swales, and monitoring and reporting to Ecology under the requirements of the NPDES permit. The project will comply with applicable laws and regulations.

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.

Emissions will occur from construction vehicles and equipment during construction, and from vehicles visiting and leaving the site following construction completion.

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.

Adjacent streets are a source of emissions.

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

Construction equipment and vehicles will be maintained in good working condition. The project will comply with applicable laws and regulations related to emissions.

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

Geotechnical Report by PanGEO, dated August 24, 2023.

- ✓ 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 proposed

✓ 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.

Runoff from site surfaces and building will be collected in pipes and catch basins and conveyed to the natural point of discharge which is the municipal storm drainage conveyance system in NE 10th Street. Stormwater quantities will be determined during ADR and construction permitting.

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

This is not anticipated.

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

It does not.

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

The site is subject to storm water laws and quality control requirements. Stormwater quality from pollution generating surfaces will be mitigated through an approved proprietary filter system to be reviewed and approved during construction permitting. Stormwater quantity mitigation will be in the form of vault storage and controlled outfall to replace the existing on-site detention pond.

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
- 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 and vegetation within the property line will be removed as the project will build on the extent of the property.

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

None known.

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

Proposed planting will include species that are native or well adapted to the urban environment. Where possible the site design has located vegetated open space adjacent to neighboring mature trees in order to minimize construction impacts.

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

None known.

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.

None.

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

The Puget Sound region is part of the Great Pacific Flyway, a bird migration route.

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

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

The project will comply with City landscaping requirements.

- ✓ 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, gas hot water

- ✓ 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.

The project will comply with the required energy and building codes which reduce energy consumption and increase efficiency.

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.

No.

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

Per Phase 1 report, there are no known contamination at the site.

Geotechnical Report by PanGEO, dated August 24, 2023.

- ✓ 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.

Some construction materials may include chemicals.

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

None known.

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

The project will comply with all applicable laws and regulations including the Model Toxics Control Act and will responsibly utilize any chemicals on-site during construction consistent with applicable laws and regulations.

To be reviewed under future construction permits.

2. Noise

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

Traffic

- ✓ 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.

There will be noise associated with construction during hours allowed by city for conducting construction. After the building is built, there may be traffic noise coming from the garage.

For constructions associated with future ADR approvals, the Noise Control per BCC 9.18 regulations will apply .

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

Construction will only be conducted during allowable hours and days. The project will comply with the City's noise ordinance.

Under each future ADR application, a Condition of Approval to use noise abatement techniques throughout construction will be included in the City's Notice of Decision.

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.

Parking lot and 2-story office building.

- ✓ 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?

Not for decades.

- ✓ 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.

1-story wood house used for storage. 2-story wood house used for office.

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

Both structures described above will be demolished.

✓ 5. What is the current zoning classification of the site? DTR-Downtown Residential

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

✓ 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.

No

✓ 9. Approximately how many people would reside or work in the completed project? 1000

✓ 10. Approximately how many people would the completed project displace? 0

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

Not applicable

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

The project will follow the city zoning code.

Master Development Plan, future Design Review and review of ancillary permits.

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

Not applicable

Project narrative indicates both market rate and affordable housing units will be provided.

Housing

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

506 units market rate

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

0

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

The project is increasing the amount of housing and therefore will have a positive impact related to housing.

Aesthetics

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

Phase 1: 87'-7" above ABE, Phase 2: 247'-2" above ABE. Material to top will be exterior siding for each building phase

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

Views from neighboring buildings and views from Ashwood Park will be altered by two new buildings.

The Land Use Code does not protect views.

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

The buildings will be designed aesthetically pleasing and comparable to other new projects. The project will undergo design review as part of its entitlement process.

Light and Glare

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

There will be lights from windows and some street lights. There will be lights coming out of the building during the night.

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

No, all lights will be downshielded appropriately.

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

Neighboring buildings and street lights.

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

There will be minimal facade lighting and all lights will be downshielded appropriated to limit glare.

LUC 20.20.522 Light & Glare

Recreation

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

Ashwood park is to the north of the project just across NE 10th.

- ✓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.

The project will comply with applicable zoning codes regarding residential open space. Open space for residents will be included in the project.

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.

Not applicable

- ✓ 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.

Not applicable, though the project is obviously required to comply with any laws or regulations regarding resources in the unlikely event that they would be found.

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.

Project site fronts on NE 10th and 109th streets.

- ✓ 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. There is bus 226 & 250 running on NE 10th St

- ✓ 3. 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).

Frontage improvements will be provided to City standards on adjacent public rights of way, and on-site private road and pedestrian corridor will be provided for visitor and tenant access as well as fire apparatus access and solid waste collection.

- ✓ 4. 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?

A traffic study will be completed as part of the SEPA review.

- ✓ 5. 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

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

The project will be required to pay transportation impact fees and will be required to construct any applicable frontage and pedestrian improvements.

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.

Yes. There will be more housing that requires more service.

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

The project will provide requisite fire services and fire apparatus access. The project will also pay all applicable impact fees.

Utilities

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

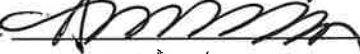
- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

✓ 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.

Municipal sanitary sewer, water, and storm drainage systems as well as PSE gas and electrical service, and multiple telecommunication services (providers to be determined).

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 Amanda Keating _____
- ✓ Position and Agency/Organization Applicant, Weber Thompson _____
- ✓ Date Submitted 12/1/23 _____

11/30/2023 2:34:45 PM

Project:
CREST HOLDINGS BELLEVUE

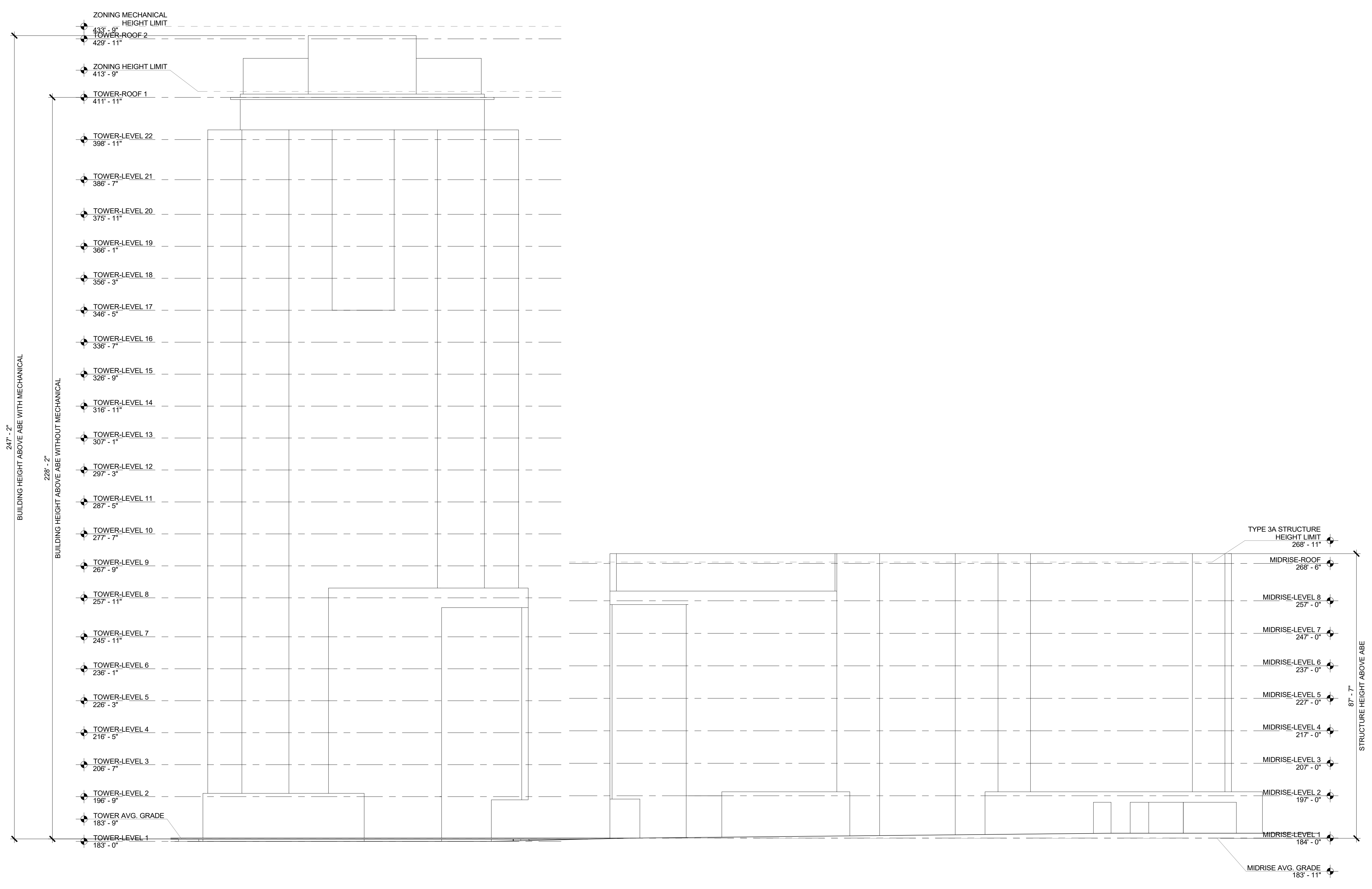
900-929 109TH AVE. NE
BELLEVUE, WA 98016

Client:
CREST CAPITAL PARTNERS, LLC

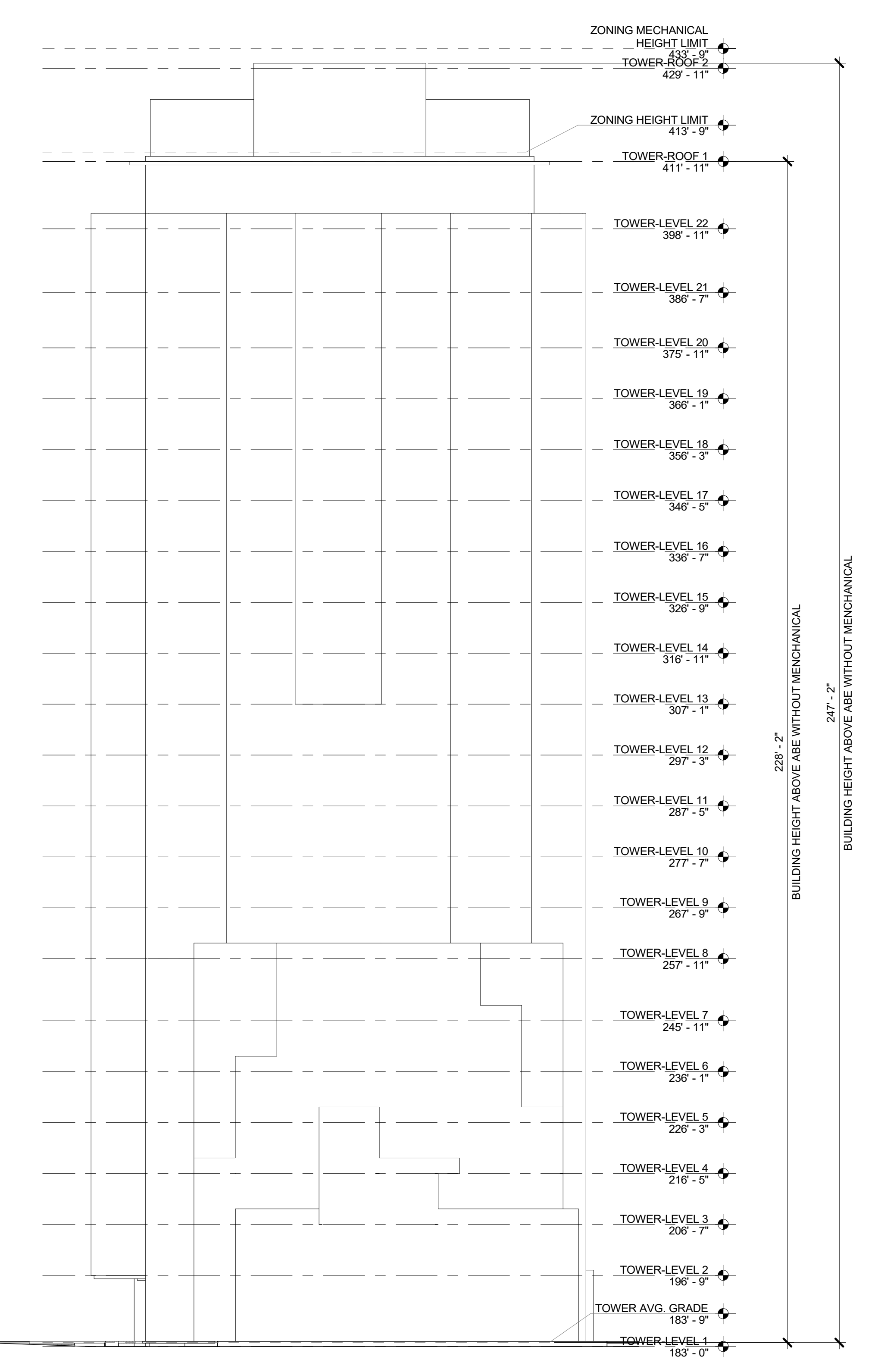
5600 W JEFFERSON BLVD
LOS ANGELES, CA 90016

Issue:
MASTER DEVELOPMENT PLAN
SUBMITTAL

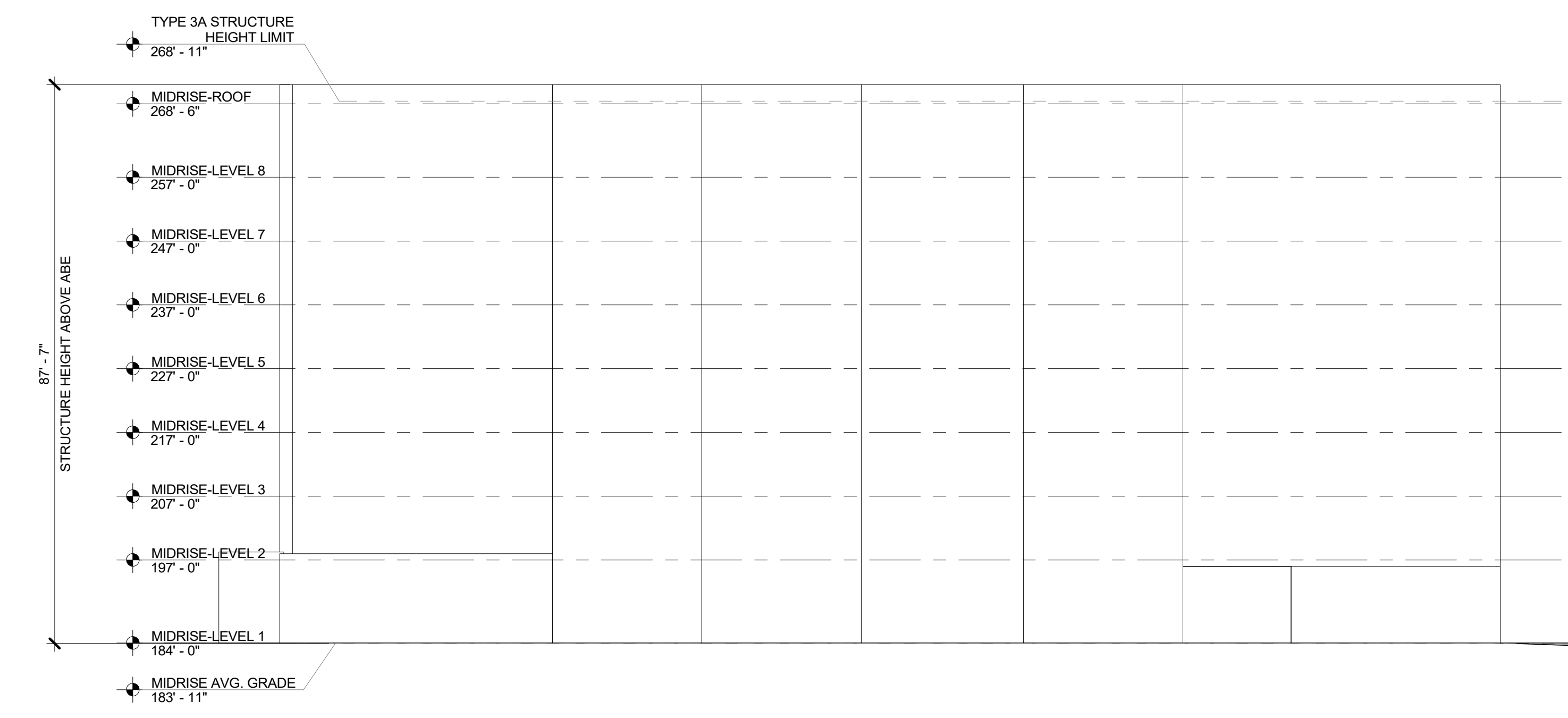
Construction Revision:



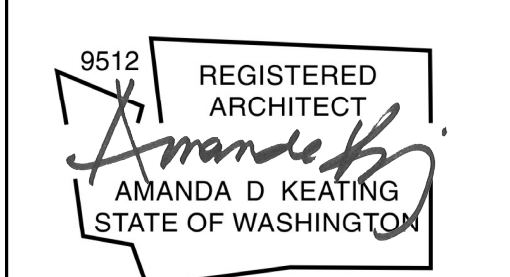
1 TOTAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 TOTAL WEST ELEVATION
SCALE: 1/16" = 1'-0"



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



Phase	Client Approval	Quality Assurance
Schematics	_____	_____
Design Dev.	_____	_____
Permit Dev.	_____	_____
Final Dev.	_____	_____

Drawn By: _____ Author: AW
Project Manager: _____
Principal in Charge: _____ AK

Drawn By: _____ Author: AW
Project Manager: _____
Principal in Charge: _____ AK

ELEVATIONS
MDP A3.00

Project Number: 22-027
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Project:
CREST HOLDINGS BELLEVUE

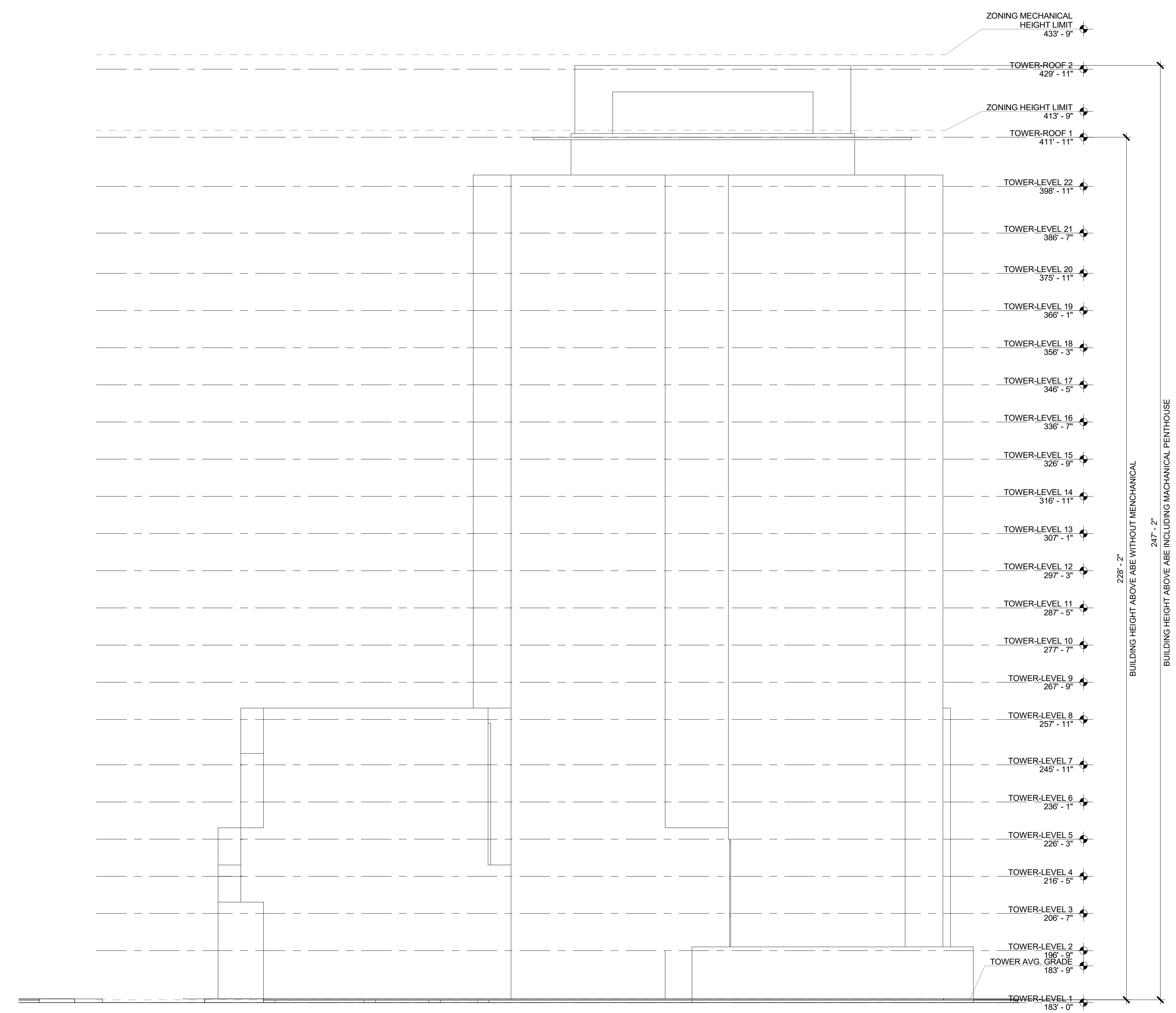
909-929 109TH AVE. NE
 BELLEVUE, WA 98016

Client:
CREST CAPITAL PARTNERS, LLC

5600 W JEFFERSON BLVD
 LOS ANGELES, CA 90016

Issue:
 MASTER DEVELOPMENT PLAN
 SUBMITTAL

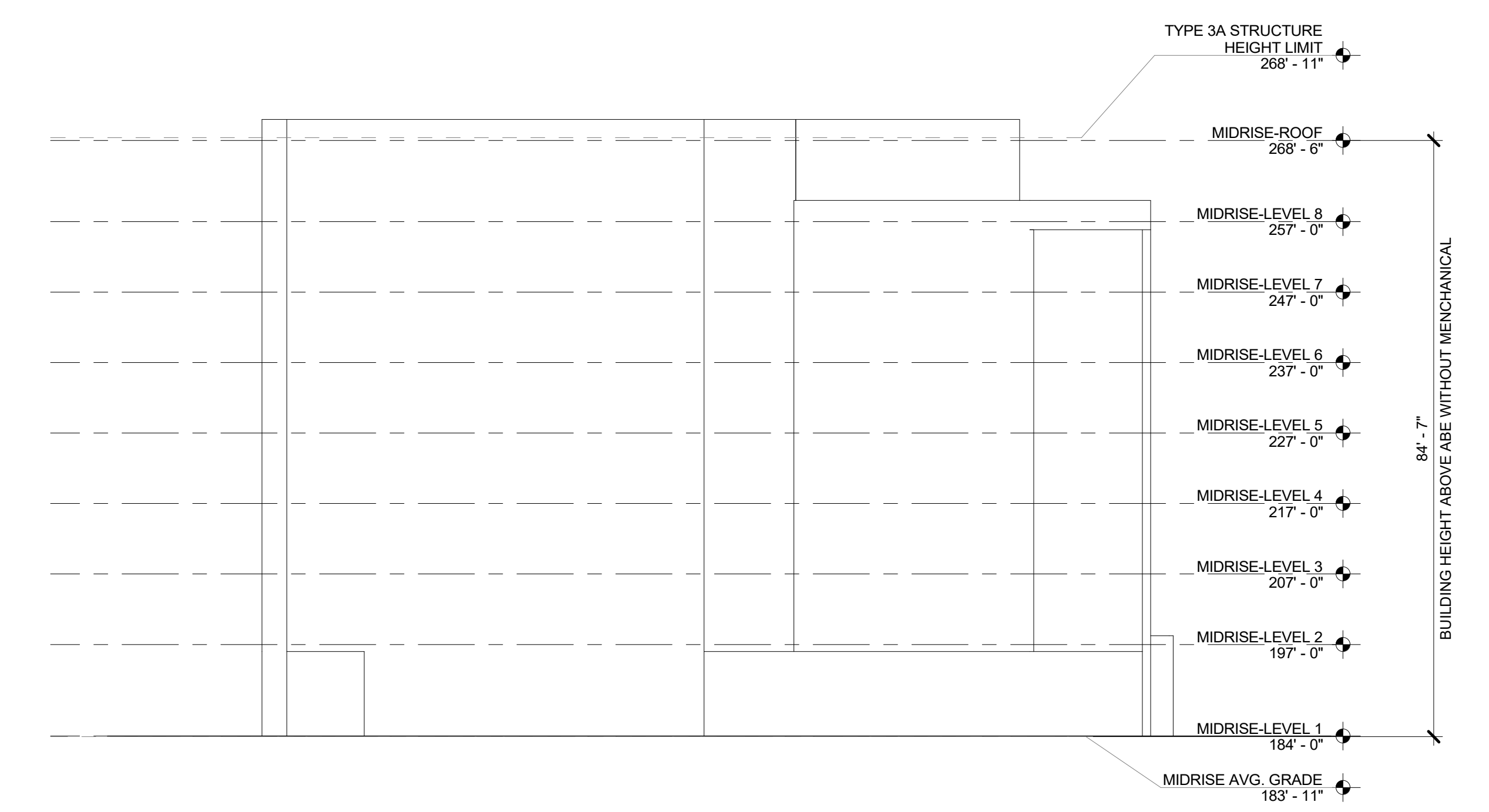
Construction Revision:



1 TOTAL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



2 TOTAL DRIVE EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 TOTAL DRIVE WEST ELEVATION
 SCALE: 1/16" = 1'-0"



Phase	Client Approval	Quality Assurance
Schematics	_____	_____
Design Dev.	_____	_____
Permit Dev.	_____	_____
Redline	_____	_____
Constr. Dev.	_____	_____

Drawn By: _____
 Project Manager: _____
 Principal in Charge: _____

Author: AW
 AK

ELEVATIONS
MDP
A3.01

Project Number: 22-037
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