ENVIRONMENTAL CHECKLIST
(WAC 197-11-960)

PURPOSE OF THE CHECKLIST:
The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, whenever possible) and help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:
This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:
Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Kirkland/Juanita Village: A Mixed Use Development

2. Name of applicant: BRE Properties, Inc.

3. Address and phone number of applicant and contact person: Mr. Drew Colquitt

   2326 North 196th Place, Upper Cabana, Shoreline, WA 98133; (206) 364-4800

4. Date checklist prepared: October 19, 1998

5. Tax parcel number: 375790-0005-05, 375790-0015-03, 375790-0025-01, 375790-0035-09, 375790-0055-04, 375790-0065-02, 375790-0080-03, 302605-9228-06

6. Agency requesting checklist: City of Kirkland

7. Proposed timing or schedule (including phasing, if applicable): 1999-2004

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, directly related to this proposal. Preliminary Geotechnical Reports, Traffic Report, Wetland Determination

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 of Kirkland is currently in the design phase of roadway, pedestrian and storm water improvements for Juanita Drive and 97th Ave NE adjacent to the subject site. According to the City, the construction of the improvements are scheduled for 1999. The City may be required to secure a shoreline substantial development permit prior to construction of a new outfall to Lake Washington.

11. List any governmental approvals or permits that will be needed for your proposal, if known. Zoning Permit, Process I IA, Administrative Design Review, Building Permit, Right-of-Way Use Permit, Design Departure, Land Surface Modification Permit, Boundary Line Adjustment Permit

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.)
Kirkland/Juanita Village is a mixed use development proposed for approximately 11.42 acres in the Juanita Business District of Kirkland. The development is composed of 459 residential units, 57,400 sq.ft. of retail and commercial space, 971 parking spaces, recreational facilities for residents, and outdoor public spaces. Housing units range in type from three, two, and one bedroom apartments to studios and worklofts. It is the intention of this project to achieve the City's goals for the JBD 1 area as expressed in the Juanita Business District zoning and Design Regulations.

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 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 topographical 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.
97th Ave NE and NE 120th Place, Kirkland, WA S 30, T 26, R 5
See attached legal description.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: (circle one) **Flat,** rolling, hilly, steep slopes, mountainous, other:

Mostly flat with a gentle grade from the northeast to the southwest.

b. What is the steepest slope on the site (approximate percent slope)? ∓ 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Silty sand and native sand with varying amounts of silt and gravel. The *Geologic Map of Kirkland Quadrangle, Washington,* by James P. Minard (1983), shows that the soils are mapped as recessional outwash (Qcr) in the southern and southwestern portions of the site, and as advance outwash (Qvr) in the northern and northeastern portions of the site. The medium dense to very dense sands encountered beneath the fill appear to correlate with the Qva soils.

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

No.

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

Based on preliminary pad evaluation information and general assumptions regarding the suitability of soil conditions, the development of the site will require approximately 32,250 cubic yards of cut and 24,000 cubic yards of fill. The cut and fill quantities are associated with building foundations, parking garages and utilities. The fill will consist of the export of demolition waste below the existing ground line plus topsoil strippings from undeveloped areas.

f. Could erosion occur as a result of clearing, construction, or use?

Some temporary erosion could occur during construction.

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

Approximately 79.5%

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

Potential erosion of the area will be controlled utilizing City of Kirkland regulations and standards implemented during the construction and post construction phases of the project.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust will be generated as a result of clearing, grading and drying of the soils. Emissions from equipment are expected to be minimal and no violation of the air quality standards is expected to occur as a result of this development.

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

Vehicle traffic on roadways in the vicinity of the project generate emissions and odors; however, it is not anticipated that these emissions will significantly impact the proposal.

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

Water will be sprayed on exposed soils, wheels of construction vehicles will be sprayed before leaving the site, rocks will be placed at the construction entrances, and periodic cleaning of streets in the vicinity of the site will occur.

3. Water

a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river flows into.

Lake Washington lies approximately ¼ mile south of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water of wetlands and indicate the area of the site that could be affected. Indicate the source of fill material.

   None.

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

   No.

5. Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.

   No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

   No.

b. Ground

1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

   No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   None.

c. Water runoff

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

There are multiple methods available to the site for the management of storm water. The northern third of the site currently drains westerly to Juanita Creek. The mid and southerly portion of the property sheet flows to Juanita Drive where storm water is collected within the roadway storm system and tightlined to Lake Washington. Following development, it is anticipated that storm water generated in the northern third of the site will be collected in a series of catch basins and tightlined to the existing storm water manhole located in 120th Place and ultimately discharge in its current location within Juanita Creek. This portion of the site is substantially impervious and therefore, the proposed development would not substantially alter the existing flow characteristics for this portion of the site. Stormwater generated from the mid and southern portions of the site will be collected in a series of catch basins and either routed to the west or east, depending on final storm water design improvements within Juanita Drive. The ultimate design for this system will be better understood by November, 1998 according to the City's engineering consultant.

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

   No.

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

   Measures to control surface, ground and runoff water impacts will be implemented in accordance with all applicable regulations and standards.

4. Plants

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

__x__ deciduous trees: **alder, maple, cottonwood,** aspen, other
_____ evergreen trees: fir, cedar, pine, other
__x__ shrubs: ferns, **blackberry**
__x__ grass: **ryegrass, vetch**
_____ pasture
_____ crop or grain

__x__wet soil plants: cattail, **buttercup**, bulrush, skunk cabbage, other: soft rush
_____water plants: water lily, eelgrass, milfoil, other
__x__other types of vegetation: **thistle**

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

The site will be cleared and re-landscaped in accordance with the City of Kirkland landscaping code.

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

None are known to exist.

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

The site will be landscaped with a combination of native and ornamental plants as required by city of Kirkland codes.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, **songbirds**, other
mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other

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

None are known to exist.

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

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None are necessary.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

Building code requirements for energy conservation will be followed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.

No.

1) Describe special emergency services that might be required?

None.

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

N/A

b. Noise

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

Noise associated with traffic on the adjacent arterial roads.

2) What types and levels of noise would be created by or associated with the project on a short term or a long-term basis (for example, traffic, equipment, operation, other)? Indicate what hours noise would come from the site.

There will be short-term noise impacts as a result of construction equipment. This will occur during construction periods.

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

Construction noise will be mitigated with the use of muffler systems and heavy equipment in good mechanical repair. Construction activity will be confined to normal construction hours.

8. Land and Shoreline Use

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

The site is currently occupied by retail uses (strip-shopping center with retail, grocery store, restaurants, etc.)

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

Not to our knowledge.

c. Describe any structures on the site.

One-story strip shopping center type of buildings.

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

All structures will be demolished.

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

Business District (JBD1).

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

Commercial.

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

Approximately 716 people will reside in the completed project. Approximately 80 people will work in the completed project.

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

The subject site currently accommodates a number of small convenience retail stores and a local food store totalling approximately 49,500 square feet. The proposed project will provide approximately 57,400 square feet of similar convenience retail uses.

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

None are necessary. The project will be constructed in stages in order to minimize the disruption to existing businesses.

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

The proposed development will comply with special requirements for JBD1 and Administrative Design Regulations. See ADR application.

9. Housing

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

Approximately 415 predominately middle income apartment/townhome units with a mix of studio, one, two and three-bedroom units.

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

None.

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

N/A

10. Aesthetics

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

The heights of the buildings vary with the tallest building being approximately 48 feet above the average building elevation.

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

Views from adjacent properties may be altered by the development.

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

The development will include a variety of roof forms, building materials, landscaping, diversity in architectural style and height of buildings.

11. Light and Glare

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

Light associated with retail parking areas and residential building lighting.

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

No.

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

None.

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

Building lighting will be shielded and directed on-site. Parking area and pedestrian lighting will be directed to vehicular and pedestrian areas.

12. Recreation

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

Juanita Beach Park is located directly west and south of the site, across 97th Ave NE.

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

No.

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

The development will contain a variety of recreational opportunities both public and private. Public amenities will include: pedestrian walkways around and within the project site, a central public plaza fountain area, and widened sidewalks with outdoor seating café opportunities. Private recreational facilities will include: a common pool, a fitness center, outdoor decks, garden courtyards, and an indoor media room.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None are known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known.

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

None are necessary. If an archeological site is found during the course of construction, the State Historical Preservation Office will be notified.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Juanita Drive, NE 122nd Place, NE 120th Place, and 97th Avenue NE.

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

Yes. Buses 234, 260 and 275 make stops along 98th Ave and 931 stops on 97th Ave NE. Busses 255 and 258 use Juanita Drive. All of these stops are adjacent to the site. There is also a Park and Ride at the corner of NE 124th and NE 100th.

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

The completed project will have 971 spaces. 209 parking spaces would be eliminated.

d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The City of Kirkland is currently planning improvements to Juanita Drive including expansion to 2 lanes in each direction, a center turn lane, 5-foot wide bicycle lanes, and 10-foot wide sidewalks. Improvements are also planned for 97th and 98th Avenue NE which include constructing a bike lane, parallel parking, a 10-foot curb, gutter, and sidewalks.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The development will generate 2,139 net new vehicle trips. The AM peak is 213 net new vehicle trips and the PM peak is 202 net new vehicle trips.

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

Mitigation fees and road improvements.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project may result in an incremental increase in the need for public services based on the new residential units.

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

School mitigation fees will be paid if it is determined that the development has adverse impacts on schools.

16. Utilities

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

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

Electricity and Natural Gas: *Puget Sound Energy*
Water and Sewer: *Northshore Utility District*
Refuse Services: *Sno-King County*
Cable: *TCI Cable*
Phone: *GTE Northwest*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Date Submitted: .....

Juanita Village
SEPA Checklist
Additional Information
May 2, 2000

A. BACKGROUND

Item 2.

The applicant is Juanita Village LLC.

Item 3.

The revised address and phone number of the applicant is 10843 N.E. 8th Street, Suite 200, Bellevue, Washington 98004; (425) 688-0096.

Item 5.

Two tax parcels were missing: 302605-9062 and 302605-9192.

Item 6.

The Washington Department of Ecology also is an agency requesting the checklist.

Item 7.

Construction activities for the project are planned to start in 2000 and be completed by 2005.

Item 9.

Additional environmental information that has been, or will be, prepared includes: Updated Traffic Impact Analysis and related Appendices of March 17, 2000 and April 6, 2000; Level 3 Offsite Drainage Analysis of October 16, 1998 and additional information of March 23, 2000; and a Remedial Investigation (Environmental Partners Inc (EPI) 12/22/99) and Feasibility Study (EPI 1/21/00), Pilot Test Report (EPI 11/16/99) and a Draft Cleanup Action Plan (EPI 4/28/00) submitted to the Washington Department of Ecology.

Item 10.

An application is pending for approval from the Washington State Department of Ecology of a Draft Cleanup Action Plan (EPI 4/28/00) and Prospective Purchaser Consent Degree (Marten & Brown, LLP 4/28/00) as required under the Model Toxics Control Act (MTCA).

Item 11.

Demolition permit(s) and MTCA-related approvals including the Puget Sound Clean Air Agency substantive requirements (PSCAA) will be required.

Item 12.

The development as revised in December of 1999 includes 459 residential units of rental and "for sale" housing; up to 70,000 square feet of retail and other commercial space; approximately 900 parking spaces; and over 2 acres of outdoor recreational space. The proposed revised housing mix includes townhouses, work/live lofts, and residential units of varying sizes in buildings that are 3 to 5 stories in height.

The remediation activities supervised by the Department of Ecology include the installation of ground water remediation wells and soil vapor extraction (SVE) wells in the northern portion of the site, and soil excavation with off-site treatment using thermal desorption and recycling where practical at isolated occurrences of petroleum contaminated soils. Tetrachloroethene, also called perchloroethene (PCE) will be removed from the unsaturated soil and ground water and transported as PCE-vapor through PVC pipe to a secured trailer(s). Shallow trenches (maximum depth of two feet) will be excavated using a backhoe to install subsurface PVC pipe that will lead

from the ground water and SVE remediation wells (called Density Driven Convection (DDC) treatment with SVE) to the secured trailer(s). Granulated activated carbon (GAC) canisters will be located inside the trailer(s) to remove PCE from the vapor. The shallow trenches will be backfilled and covered with paving.

Soil excavation activity will be performed with various types of heavy earth moving equipment to remove soil in the area of the former dry cleaners. Petroleum hydrocarbon-impacted soils excavation activity also will occur in the southeast portion of the site and at the location of the current auto repair business in the central-eastern portion of the site.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Item 1d.

The project site is in a seismic hazard zone on the City of Kirkland's critical area maps. The Preliminary Geotechnical Report does not mention any surface indications or history of unstable soils in the immediate vicinity and concludes that the site is suitable for development.

Item 1e.

Due to delays in the City's construction of road improvements to Juanita Drive, the storm drainage solution now requires that grades be raised in the southwest portion of the project. Consequently, grading activities for development of the site are now estimated to entail approximately 56,000 cubic yards of cut and approximately 30,650 cubic yards of fill. Additionally, approximately 8,200 cubic yards of old asphalt, tree stumps, roots, etc. are anticipated to be removed from the site.

Item 1g.

About 78% of the site is planned to be covered with impervious surfaces.

2. Air

Item 2a.

Air emissions will be filtered by the soil vapor extraction (SVE) and Density Driven Convection (DDC) treatment system used for the site cleanup. Air emissions from the ground water remediation system will be combined with the SVE air emissions later in the ground water remediation portion of the project.

Item 2c.

Vapor from the treatment system will be contained and monitored,. Vapor will be contained and flow into granulated activated carbon (GAC) canisters in accordance with current Puget Sound Clean Air Agency (PSCAA) substantive requirements. The PCE vapor will be stripped and removed prior to emission to the atmosphere.

3. Water

b. Ground

Item 2.

If septic systems are discovered during grading, construction or remediation activities, they will be handled in accordance with City and Department of Ecology requirements.

c. Water runoff

Item 1.

As described in the Level 3 Offsite Drainage Analysis and additional information of March 23, 2000, the preferred alternative at this time is for drainage from the development to be controlled entirely on the site and discharged into the existing City storm drainage systems in 98th Avenue NE and NE 120th Place. No off-site drainage improvements are proposed. Large on-site detention vaults will be provided and water quality controls will be installed within the drainage systems to remove sediment and oil from runoff prior to discharge into the City systems. On-site stormwater collections and control systems will regulate discharge at rates equal to or less than the current rates of storm water discharge from the property.

Item d.

During excavation activity, PCE-impacted soil will be managed under the Model Toxics Control Act (MTCA) and the Cleanup Action Plan. Excavated soils that are contaminated above the applicable MTCA cleanup levels will be covered with tarps and surrounded with straw bales during heavy rainfall and in accordance with City of Kirkland Best Management Practices.

4. Plants

Item b.

Only the undeveloped southwest portion of the site contains any substantial vegetation. A mix of approximately 41 maple, fir, and cedar trees exceeding 10 inches in diameter, numerous small trees, and shrubs, blackberries and grasses are located in this area. All existing vegetation will be removed.

Item d.

The existing vegetation is planned to be replaced by approximately 100 street trees (there are none on the site presently) and over 150 trees in landscaped plazas, vest pocket parks, and courtyards. Lawn areas and a variety of deciduous and evergreen shrubs and groundcovers also are planned. Overall, more than 2 acres of landscaped plazas, courtyards and other outdoor gathering places are proposed. Detailed descriptions and conceptual plans of the proposed landscaping are included in the additional information provided on December 23, 1999.

7. Environmental Health

Item a.

During geotechnical and environmental studies of the site, contamination from a former dry cleaner and a gas station was found to exist on the property. The contamination is proposed to be remediated concurrent with project development in accordance with the Model Toxics Control Act, which is under the jurisdiction of the Washington State Department of Ecology. There is a potential for worker exposure to PCE-impacted soil and PCE vapor from the soil and ground water cleanup, and petroleum hydrocarbon-impacted soils during cleanup of isolated occurrences of TPH contaminated soils. During redevelopment excavation, any new discovery of PCE or TPH contaminated soils above the respective cleanup level specified in the Cleanup Action Plan (EPI 4/28/00) will be managed according to the MTCA Cleanup Action Plan. All soils will be monitored following the Health and Safety Plan (see Engineering Design phase) and exposure to humans will be minimized using appropriate personal protective equipment (PPE.)

Item a1).

HAZMAT emergency services could be required.

Item a2).

All remediation workers will have 40-hour WISHA-required health and safety training as required in the Health and Safety Plan (HASP). Workers will use health and safety

equipment to monitor vapors. Dust and vapor will be monitored to minimize occurrence and protect worker safety according to the HASP. Following Best Management Practice, PCE and petroleum-impacted soils will be kept moist to reduce dust emissions during excavation activity and will be tarped and covered during heavy rain.

Item b2).

Short-term noise also will occur during the remediation activities. Air blowers located inside trailer(s) may be on up to 24 hours per day. Use of the air blowers will be phased based on the remediation.. Noise from construction equipment associated with the remediation activities also will occur on a short-term basis.

Item b3)

To minimize the noise from air blowers, they will be located inside trailers. Muffler systems will be used on construction equipment to reduce noise.

8. Land and Shoreline Use

Item i.

Based on the planned number, mix and size of businesses, it is estimated that approximately 140 people could work in the development.

Item j.

The proposed project could provide up to 70,000 square feet of retail uses and other commercial uses.

9. Housing

Item 9a.

The 459 residential units are planned to be varied in type and size to provide housing for people of varying middle and high income levels.

10. Aesthetics

Item a.

The tallest height of any proposed structure at this time is approximately 68 feet above average building elevation as measured by the methodology prescribed in the City of Kirkland Zoning Code. At the same location the zoning code allows structures to be 83 feet above average building elevation. Building materials are planned to include masonry, concrete, lap siding, flat panels, synthetic stucco, brick, wood, and metal.

Item b.

Views in the immediate area will be altered by the development. Along 98th Avenue N.E. views of vacant lots, large expanses of surface parking in front of outdated strip mall retail buildings, a small area of brush and deciduous trees, and an auto repair business will be replaced by views of street trees in planting strips; wide sidewalks; public plazas with trees, seating and water features; on-street parking; two low retail buildings with surface parking; and residential living areas and street-level commercial spaces in architecturally varied buildings ranging in height from 2 to 5 stories. Along Juanita Drive N.E. views of vacant lots will be replaced by views of street trees in planting strips, wide sidewalks, a public plaza with seating, trees, and a water feature, a landscaped internal street intersection, and two low retail buildings with surface parking. Along both 97th Avenue N.E. and N.E. 120th Place, views of a grove of trees and of the service facilities of outdated strip mall retail buildings will be replaced by views of street trees in planting strips, wide sidewalks, on-street parking, two public plazas with seating, trees, and a water feature at an internal street intersection, a second landscaped internal street intersection, townhouses with

residential entries, and a garage entry flanked by the residential living areas of two architecturally-varied 5-story buildings, each approximately 65 feet in length.

Views from the surrounding hillsides will be altered by the development. Views of vacant lots, large expanses of surface parking, an area of shrubs and trees, and the flat roofs of outdated strip mall buildings will be replaced by views of over 2 acres of landscaped outdoor space, street trees, wide sidewalks, and the varied pitched, gabled and flat rooflines of buildings of different heights.

Item c.

Building heights in the middle portion of the project have been lowered to make for a smoother transition along 98th Avenue, N.E. from the low buildings in the southern end of the project to the taller buildings in the northern end. For example, the 5 and 6 story residential building in the middle of the project along 98th Avenue, N.E. has been lowered by the equivalent of one story from the previously-submitted design. Additionally, a 5-story residential building in the middle of the community on the northern portion of the site has been replaced by townhouses and a small free-standing retail building.

In addition to lowering the heights of the buildings located in the middle portion of the project, the amount and quality of the landscaped open space has been increased so that there are now over 2 acres of landscaped plazas, courtyards, and other social gathering places. Additionally, the buildings that frame the diagonal Parkview Avenue have been located approximately 80 feet apart to provide a view corridor through the project between 98th Avenue N.E. and Juanita Beach Park. No view corridor presently exists through the project site, as the tall trees and existing strip mall buildings preclude views through the site from surrounding streets and properties.

12. Recreation

Item c.

In addition to the large central public plaza fountain area, public amenities include eight planned new plazas of varying sizes that contain landscaping, pathways, and public seating areas. Three of the plazas also are planned to contain art pieces or water features. For a detailed description of the numerous recreation spaces, see the additional information submitted in December of 1999. Private recreational facilities are planned to include additional landscaped courtyards, decks, and indoor exercise facilities. A common use media room also may be included in one or more of the residential buildings.

14. Transportation

Item a.

The site is served by 98th Avenue, N.E., Juanita Drive N.E., 97th Avenue, N.E., and N.E. 120th Place. Access to these streets is provided at six different locations: at two locations on 98th Avenue, N.E. from internal private streets; at one location on Juanita Drive from an internal private street; at two locations on 97th Avenue, NE from an internal drive and from an internal street; and at one location on N.E. 120th Place from a parking garage located within two residential buildings.

Item b.

The site is currently served by Metro routes #260 and #275 at one stop on 98th Avenue N.E.; by Metro routes #234 and #258 at one stop on Juanita Drive N.E.; and by Metro route #931 at one stop on 97th Avenue N.E. The single stops for the routes

are located on both sides of 98th Avenue N.E. and Juanita Drive N.E. and across 97th Avenue N.E. from the site. A Park and Ride is located approximately ¼ mile away at N.E. 124th Street and 100th Avenue N.E.

Item c.

The completed project will replace approximately 209 existing parking spaces with approximately 900 parking spaces.

Item f.

For additional detailed traffic information see the Updated Traffic Impact Analysis and Appendices of March 17, 2000.

Item g.

For additional information related to proposed measures to reduce or control transportation impacts, see the Updated Traffic Impact Analysis and Appendices of March 17, 2000.

DETERMINATION OF NONSIGNIFICANCE (DNS)

Juanita Village Site Proposed Cleanup Action Plan

PROJECT DESCRIPTION: On May 2, 2000, Washington State Department of Ecology issued a Determination of Nonsignificance for the proposed Cleanup Action Plan at the Juanita Village Site, Kirkland, Washington. The 11-acre site is located in north Kirkland and is bound on the west by 97th Ave NE, south by Juanita Drive NE, east by 98th Ave NE and the north by 120th Place NE. The Juanita Village site is commercial and retail including two banks, auto repair, small shops, closed grocery store, and two former gas stations. Both former gas stations were closed in the early 1990s and the underground storage tanks were removed and cleanups were conducted. However, there remains two small underground tanks and isolated occurrences of petroleum (TPH) in the soils. The principal chemical of concern is a common dry cleaning solvent, tetrachloroethene, also called perchloroethene (PCE) in soils and groundwater resulting from dry cleaning operations. These operations resulted in environmental impacts, primarily from PCE in soil and ground water, and localized occurrences of TPH.

The proposed cleanup action will be conducted under the Model Toxics Control Act Chapter 173-340 WAC with a Prospective Purchaser Consent Decree between Juanita Village, LLC (Juanita Village), the prospective purchaser and Ecology. The Consent Decree is the legal agreement to conduct the cleanup and will resolve the potential liability of Juanita Village for known contamination at this site. Juanita Village did not cause the contamination and is proposing to volunteer to cleanup the site after purchasing the property for development.

The environmental review will be phased. Ecology and the City of Kirkland (City) have agreed to share the lead agency responsibilities. Ecology will take the lead for the Cleanup Phase and has issued a threshold determination for this phase. The City will take the lead for the Development Phase and will issue a threshold determination at a later date.

Ecology and Juanita Village have prepared a Cleanup Action Plan, a Prospective Purchaser Consent Decree, SEPA environmental checklist, and Public Participation Plan. Upon review of the environmental checklist and other documents Ecology determined that the proposed cleanup will not adversely affect the environment and has issued a Determination of Non-Significance (DNS). All documents are available for public review and comment.

The purpose of this project is to remediate the soils contaminated with TPH and PCE, and ground water contaminated with PCE resulting from 30 years of commercial operations at the site. The cleanup will involve:

- Excavate and off-site treatment of petroleum contaminated soils using thermal desorption and/or recycling where practical;
- Treat in-situ PCE soils and ground water using soil vapor extraction (SVE) and in-situ stripping using Density Driven Convection well (DDC) treatment;
- Manage any contaminated soil during soil excavation activity in compliance with applicable regulatory requirements; and
- Conduct soil and groundwater compliance monitoring.

Estimated timeframe for completion of cleanup is within five years. Further details are discussed in the Cleanup Action Plan.

PROPONENT: Juanita Village, LLC.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The project is at the Juanita Village property located in north Kirkland, and is bound on the west by 97th Ave NE, south by Juanita Drive NE, east by 98th Ave NE and the north by 120th Place NE in Kirkland, Washington, in Section 30, Township 26 N, Range 5 E.

LEAD AGENCY: Washington State Department of Ecology and City of Kirkland.

Ecology, the lead agency for the Cleanup Phase has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This decision was made after review of a completed environmental checklist and other information on file with Ecology. This information is available to the public on request.

_____ The comment period for this DNS is May 2 through June 2, 2000.

___X___ This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by June 2, 2000.

DATE: May 2, 2000

RESPONSIBLE OFFICIAL: Steve Alexander

POSITION/TITLE: Northwest Regional Office Toxics Cleanup Program Section Manager

TELEPHONE NUMBER: (425) 649-7054

ADDRESS: 3190 – 160th Ave SE, Bellevue, Washington 98008-5452

SIGNATURE: _____[original signed by Steve Alexander, Section Manager, Toxics Cleanup Program]_____

Send comments for the Cleanup Phase to Maura S. O'Brien, Site Manager, Department of Ecology, 3190 – 160th Ave SE, Bellevue, WA 98008-5452 or email mobr461@ecy.wa.gov and telephone 425-649-7249.
Send comments for the Development Phase to Angela Ruggeri, City of Kirkland, Planning Department, 123 Fifth Ave, Kirkland, WA 98035 note Case # ADR-IIA-98-102 or email aruggeri@ci.kirkland.wa.us and 425-828-1256.

For more information, contact Christine Corrigan, Public Involvement Coordinator, Department of Ecology, 3190 – 160th Ave SE, Bellevue, WA 98008-5452 or email csun461@ecy.wa.gov and 360-407-6607.

This information is available for special accommodation needs or language translation assistance, call 425-649-7259 (voice) or 425-649-4259 (TDD).