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.	19-105409-LD
Project Name/Address:	The Spring District, Retail & Bike Pavilion / 12040 NE Spring Blvd.
Planner:	Laurie Tyler
Phone Number:	(425)-452-2728
Minimum Comment Period:	**April 4, 2019, 5PM**

Materials included in this Notice:

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

City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

SEPA Environmental Checklist

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Retail Pavilion at the Spring District

2. Name of applicant: [help]
   Wright Runstad & Company

3. Address and phone number of applicant and contact person: [help]
   Cindy Edens, Wright Runstad & Company, 1201 Third Avenue, Suite 2700, Seattle, WA 98101, (206) 447-9000

4. Date checklist prepared: [help]
   January 22, 2019

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction of the proposal is expected to begin in 2019 with completion in 2020.
   Subject to change.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   The proposal is within Phase 3 of the Spring District, per Master Development Plan (MDP) Revision approved January 13, 2017. Future development connected to this proposal includes the full build-out of the Spring District, in accordance with the MDP.

   Future development will be completed in phases, generally moving from the south to north of the Spring District property. These phases are generally described next.

   - Phase 1A-1E – this project area includes the southern 14 acres of the Spring District. The site infrastructure, park on Tract C and residential development on Parcels 18-21 is generally complete. In addition, the GIX Building on Parcel 14 is complete and an office building and brewpub on Parcel 12 is under Design Review. Parcels 13, 16 and 24 are commercial parcels to be developed during this phase, while Parcels 17, 22 and 23 are residential parcels currently under construction. Additional park spaces to be constructed in this phase include Tracts K, G and J.
   - Phase 2 includes City roadway improvements (NE Spring Boulevard) and the arrival of the Sound Transit Light Rail Transit (LRT) station;
   - Phase 3 includes this proposal (Retail & Bike Pavilion on Parcel 3A), as well as commercial development on Parcels 7, 9, 11, and a private yard space on Parcel 15.
   - Phase 4 adds a landmark hotel that will provide an additional entry to the LRT station;
   - Phase 5 adds development north of NE 16th Street including residential and office/retail space;

3/21/19

- Phase 6 adds the final office building and residential complex on the north side of the property.

Each phase of development will go through Design Review with the City of Bellevue and is subject to applicable regulations and policies in effect at the time of application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
An FEIS for the BelRed Corridor Project was issued by the City of Bellevue in July 2007. The FEIS designates a Preferred Alternative, identified by the BelRed Steering Committee in May 2007, which would increase density in the western half of the BelRed Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122nd, and 130th Avenues NE.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No known applications.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
The proposal will go through Design Review approval in accordance with the Master Development Plan. Other required permits include Clearing & Grading, Utilities, and Building and associated permits. The proposal site will be covered under a Washington State Department of Ecology NPDES Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
The Block 3A Retail and Bike Pavilion is a two-story, 15,700 SF building with two floors of retail and a basement for bicycle storage. The first floor will include approximately 5,200 SF of retail space. The second floor will have approximately 2,900 SF of retail/restaurant space and a rooftop terrace. The building will also have a basement level that includes parking for up to 400 bicycles, a 700 SF retail space as well as locker rooms. Vehicle parking for the retail spaces will be off-site through a shared parking agreement with a neighboring property. The proposal is adjacent to the plaza at the future light rail station.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
The Spring District, Bellevue, King County, WA. 1209 124th Avenue NE, located to the North of NE 12th Street, East of 120th Avenue NE, and West of 124th Avenue NE. King County Parcel number 7933300000.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
There are no steep slopes on the project site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
The land has been developed since the late 1950's and does not include any prime farmland. A geotechnical engineering report (Hart Crowser, 2017) confirms the likelihood of most of the proposal site being underlain with up to 20 feet of fill from historical regrading. The fill is believed to be very dense glacial soils typically consisting of gravelly to very gravelly, silty to very silty sand. Beneath the fill is native glacial deposits of medium dense to very dense sand and gravel and hard silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
There are no indications of or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
The total area of the proposal is 12,084 SF (0.29-acre). Proposed earthwork includes the excavation of approximately 5,000 CY of material for construction of the basement and approximately 250 CY of fill. Any excavated material not used on-site will be disposed of off-site at a proper disposal site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater were not properly managed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
After redevelopment, Parcel 3A will be 74-percent. Per the BelRed code and Master Development Plan Conditions of Approval, the Spring District site cannot exceed 75-percent impervious lot coverage site-wide. See the accompanying Impervious Lot Coverage Memo (JMJ TEAM, 2018) for an updated impervious lot coverage calculation of projects within the Spring District.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
The project proponent will prepare and implement a construction stormwater

pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Bellevue City Code 23.76.

The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Bellevue standards and the Stormwater Management Manual for Western Washington. The City of Bellevue Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. In accordance with the NPDES permit, a Certified Erosion Control Lead (CERCL) will be on-site during construction.

Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction will temporarily increase dust and vehicle emissions near the construction area. Potential mitigation could include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

Following construction, emissions from vehicle traffic associated with the development will be released. The BelRed Corridor FEIS (2007) predicts that as a result of increased traffic in the study area (BelRed), carbon monoxide emissions would increase by about 40 percent over the No-Action Alternative, and emissions of particulates would increase by about 30 percent. It also states these emissions are not expected to violate air quality standards. Washington State Department of Ecology (Ecology) has jurisdiction over air quality. This proposal does not trigger the need for a quantitative analysis, as the emissions are below the 25,000 MTCO2d threshold established by Ecology. See accompanying Greenhouse Gas Technical Memorandum (JMJ TEAM, 2019).

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

The City of Bellevue imposes standard practices as part of its Clearing and Grading permit (Bellevue City Code 23.76). Mitigation will include using BMPs to control dust and vehicle emissions near the construction area. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust,

construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust.

The Bel-Red Corridor FEIS states that despite the predicted increase in traffic volumes and emissions, the Bel-Red Corridor redevelopment is not likely to result in any exceedance of the air quality standards. Maintaining traffic flow will reduce vehicles idling and, therefore, reduce pollutant emissions from vehicles.

As described in the Greenhouse Gas Emissions Memorandum, the building will be constructed using adaptive building reuse, sustainably grown and regionally produced projects, and high-performance systems where possible. By selecting durable and less energy consuming building components, the applicant has a proven history of building sustainable, 100-year lifespan structures.

3. Water [help]

a. Surface Water:

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

The proposal area is more than 400 feet northeast of Lake Bellevue. Lake Bellevue is the receiving water of stormwater runoff from the proposal site. The proposal site is not a major contributor of flow to the lake.

Kelsey Creek is located approximately 250 feet northeast of the proposal, with portions being piped under existing development in BelRed. The proposal will not affect Kelsey Creek.

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

The proposal will not require work over, in or adjacent to any waters.

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

The proposal will not include fill or dredge materials placed or removed from surface waters or wetlands.

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

The proposal will not require surface water withdrawals or diversions.

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

According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is not within the 100-year floodplain.

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

No waste materials will be discharged to surface waters. Stormwater from pollution-generating surfaces will be collected and treated before being conveyed through approved systems that eventually discharge to Lake Bellevue.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

Project subject to Utility Code BCC 24.06 and any required utility permits

This proposal does not involve withdrawals of or discharges to groundwater.

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

This Proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. The proposal will be served by the City of Bellevue's public sanitary sewer system.

c. Water runoff (including stormwater):

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

Roof runoff will be conveyed to the city stormwater conveyance system. Non-pollution generating surfaces, including pedestrian connections and sidewalks, will be conveyed directly to the storm drainage system and are not required to be treated. There are no pollution-generating surfaces being created as part of this proposal.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibly of waste materials entering ground or surface waters during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

Stormwater will continue to be discharged through the city stormwater conveyance system to Lake Bellevue.

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

No mitigation is proposed as no impacts are anticipated.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☐deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *sequoia trees*
☐shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
None.

c. List threatened and endangered species known to be on or near the site. [help]
None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The proposal landscaping includes a partially vegetated outdoor terrace on the roof and on the west side of the building in the planted area.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
There are no known noxious weeds or invasive species near the site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
There are no threatened or endangered species known to occur on or near the site.

c. Is the site part of a migration route? If so, explain. [help]
Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
As there is no known wildlife on the site, no preservation measures are needed.

e. List any invasive animal species known to be on or near the site. [help]
None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
The proposed buildings will require electricity and natural gas energy for heating/cooling associated with retail use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
The proposal will not affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows to the north nor shade other adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
LID features may include LED lighting, sustainable or renewable materials, and the purchase of local building materials to limit truck transit.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
There is a chance of encountering contaminated soils during excavation from former underground storage tanks on-site and nearby.

1) Describe any known or possible contamination at the site from present or past uses. [help]
In 2001, six underground storage tanks were removed on-site. The geotechnical consultant concluded that the removal and cleanup of contaminated soil was effective and no further regulatory action was needed at that time.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
There are no known hazardous chemicals or underground hazards or transmission pipelines within the proposal site. The 2001 cleanup of the underground storage tanks required no regulatory action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
There are no known toxic or hazardous chemicals involved in the construction or operation of the proposal.

4) Describe special emergency services that might be required. [help]
The need for special emergency services is not anticipated. The building use is limited to offices and retail uses. Facilities storing

or processing toxic chemicals are not part of this proposal.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

b. Noise [help]

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

Construction Noise will be limited to City's Noise Ordinance BCC 9.18

Noise from nearby roadways exists, including freeways I-405 and SR-520 and arterials 124th Avenue NE and NE 12th Street. Noise from these facilities and other surrounding uses is standard roadway noise and will not affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
During construction, the site will produce temporary construction noise. Long-term noise associated with the proposal will be typical vehicle noise from retail uses. The BelRed Corridor FEIS states that long-term noise impacts from the BelRed Corridor would be similar to the No-Action Alternative (70 to 72 dBA) in areas proposed for residential development.

3) Proposed measures to reduce or control noise impacts, if any: [help]
During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. No long-term mitigation is proposed as vehicle noise is typical of any development. The building's usage will omit typical noise levels associated with retail uses.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The proposal area was formerly a warehouse distribution center until the buildings were demolished in 2017. The project area was rezoned to BelRed Office/Residential (BR-OR-2), per the BelRed zoning and code ordinance in 2009. Adjacent properties to the south and north are also zoned BR-OR-2.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The site was likely used for agriculture prior to its development as a light industrial warehouse site in the early 1950's. The site has been used for warehouse distribution for the last 60+ years.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

The proposal will not affect or be affected by nearby farms or forest land operations.

c. Describe any structures on the site. [help]
None.

d. Will any structures be demolished? If so, what? [help]
No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site? [help]
In 2009, the city rezoned several sites within BelRed, including the entire Spring District property. The proposal site was rezoned from Light Industrial to Office/Residential. BR-OR-1

f. What is the current comprehensive plan designation of the site? [help]
The current comprehensive plan designation is mixed-use office/residential. BR-OR-1 Bel Red Subarea

g. If applicable, what is the current shoreline master program designation of the site? [help]
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No critical areas exist on-site.

i. Approximately how many people would reside or work in the completed project? [help]
There is no residential use associated with this proposal. The retail space is anticipated to accommodate workers, however, the exact number is not known at this time.

j. Approximately how many people would the completed project displace? [help]
The proposal will not displace any residents or workers as the proposal site does not contain any residents.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
This Proposal is compatible with the City's existing comprehensive plan and the FEIS for the BelRed Corridor Project. Alignment with these plans ensures compatibility with existing and projected land use plans. Any future development that may be proposed within the BelRed Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of the application.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
Not applicable.

9. Housing [help]

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

No residential housing will be constructed as part of this proposal.

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

This Proposal will not eliminate any housing units.

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

Not applicable.

10. Aesthetics [help]

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

The proposal includes an approximately 45-foot-high building. Exterior materials will include durable and authentic materials, which may include metal, concrete and wood.

Project subject to Design guidelines in LUC 20.25D

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

The BelRed Corridor FEIS included a view/visual analysis component. The analysis found that taller buildings on the ridgetop location of The Spring District would be prominently visible from several public vantage points. The allowable building height in BR-OR-2 is 150-feet tall. The proposal is well below this limit and will not block significant views.

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

The building will have wide exterior stairs, visible from the park and light rail station plaza, providing an inviting route to he second level retail/restaurant and rooftop terrace. The terrace will have plantings and landscaping to be seen from the neighboring buildings, which can be up to 150’ in height.

11. Light and Glare [help]

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

The new building will increase light and glare at night over existing conditions (vacant land). However, as a former warehouse facility with truck traffic, the light and glare will be a reduction over previous conditions on-site.

Project subject to Light & Glare requirements of LUC 20.20.522

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

It is not anticipated that light or glare from this project will be a safety hazard or interfere with views.

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

There are no known off-site sources of light or glare that would affect the proposal.

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

Exterior lighting will meet City design standards and cast light downward.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¾ miles to 1 mile from the Spring District site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
The development will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Not applicable.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the proposal.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
Washington State Department of Archaeology and Historic Preservation online GIS map tool.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
The development will not have any impact on historical or cultural landmarks, therefore no mitigation is proposed.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
The proposal is served by 120th Avenue NE to the west; 124th Avenue NE to the east; and NE Spring Boulevard to the south. When the Sound Transit Light Rail Station opens in 2023, the site will also be accessed from the Spring BLVD Station. Freeway access includes SR-520 located north of the site and I-405 to the west. Primary access to the proposal will be by bicycle, light rail and vehicular access utilizing the parking garage under Parcel 7 just south of Spring BLVD.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
The proposal is directly adjacent to a bus transit stop along 120th Avenue

NE. In addition, the site will be directly served by the Sound Transit Light Rail Station (Spring BLVD Station) once the station is complete in 2023.

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

The Proposal will not create any on-site vehicle parking stalls. The proposal will implement a shared parking agreement with the neighboring parcel to accommodate parking within its parking garage. The proposal will not eliminate any parking stalls.

Parking located on Parcel 7

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

The proposal will not construct new roadways. This proposal is part of a Master Development Plan, in which the roadways that will front and provide access to these buildings are already constructed or are in review under separate permit. These roadways include 120th Avenue NE (city roadway recently widened); 121st Avenue NE (privately constructed); and NE Spring Boulevard (City of Bellevue CIP project). The Sound Transit Light Rail Station (Spring BLVD Station) is being constructed by Sound Transit and is adjacent to the proposed building.

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

The development is directly north of the Spring BLVD Light Rail Station being constructed by Sound Transit.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Based on the City of Bellevue's 2017 trip generation rates, the proposal will create 38 PM peak hour trips. Trips associated with this proposal are associated with the retail uses. Truck traffic will include deliveries and refuse and recycling pick-up.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

The proposal will not affect or be affected by the movement of agricultural and forest products on the roads.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

This proposal is part of a phased Master Development Plan. A Master Development Plan phasing plan revision was approved by the City of Bellevue Janaury 13, 2017. This Master Plan Revision reviewed anticipated traffic for transportation network impacts attributed to this and other Spring District proposals. During this review, it was determined that the square footage of retail uses associated with the proposal does not create intersection level-of-service deficiencies.

Design and construction are underway to accommodate increased density planned by the BelRed Corridor Plan and FEIS. City of Bellevue projects adjacent to this proposal include: 120th Avenue NE widening (complete),

and NE Spring Boulevard (currently in design).

15. Public Services [help]

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

There will be an increase in demand for fire and police protection services associated with the new building. There will be no residential development as part of this proposal, so no additional students will be added to local schools.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Increased tax base from the buildings will offset the financial impact of the additional public services needed.

16. Utilities [help]

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

Electricity, natural gas, water, refuse service, telephone and sanitary sewer are available at the proposal site.

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

The new building will connect to city sanitary sewer, storm drainage and water (domestic, fire and irrigation) to serve the demands of the proposal. Telephone service will be provided by a local communications provider and electricity and natural gas, if needed, will be provided by Puget Sound Energy.

C. Signature [help]

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

Signature: _____

Name of signee: *Joleen Peterson*
Position and Agency/Organization: *JMJ TEAM*
Date Submitted: *January 22, 2019*

3/21/19

The Spring District - Retail & Bike Pavilion

0 333 666

Scale 1: 3,997 Feet

Map Generated on: 02/20/2019

Description of Proposal & Design Intent

PROJECT NARRATIVE

Project Location and Context:

The Block 3A Retail and Bike Pavilion is located in Bellevue's Spring District neighborhood on a wedge-shaped site at the Northeast corner of the intersection of 120th Avenue NE and NE Spring Boulevard. REI's market hall, and conference and fitness center are located directly across Spring Boulevard to the South. REI's new headquarters is located to the southeast. The Sound Transit East Link rail trench abuts the project to the North, and the Spring District Station Plaza and Station Entries abut the project to the East.

The building's Spring Boulevard frontage faces a two-way street-separated bike lane, a 14' wide sidewalk, and three curbside kiss-and-ride parking spaces. The 120th Avenue frontage faces a bus transit stop.

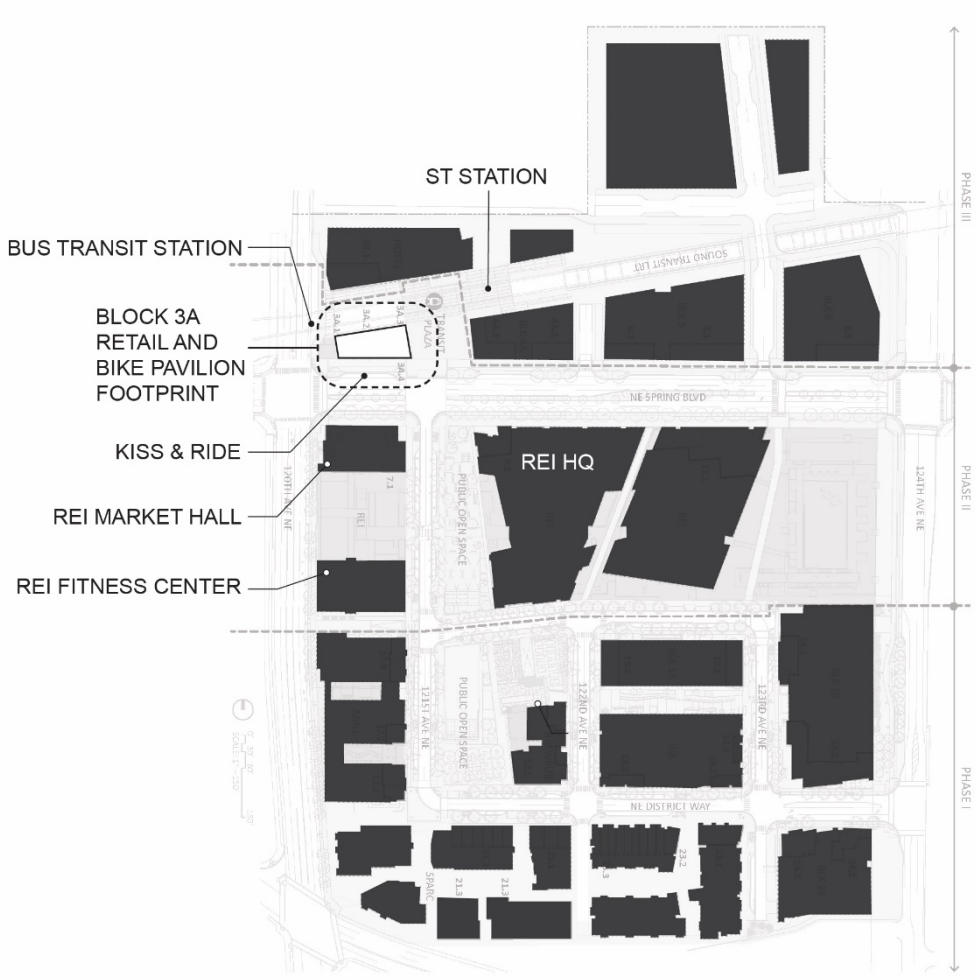

FIGURE A: SITE LOCATION DIAGRAM

Project Description:

The Block 3A Retail and Bike Pavilion is a two-story retail structure above grade with a basement level that includes unconditioned parking for approximately 350-400 bicycles, mechanical and support spaces, a conditioned retail space (M Occupancy, approximately 700sf) anticipated to support and operate the bike facility (M Occupancy), and conditioned locker rooms with card-key access. The basement is accessed directly from grade by open-air stairs with bike runnels at both east and west ends. 24 Hour bike and locker room access will be controlled by a card keyed access system and a monthly membership service. The bike parking area will remain open to the public during normal business hours, with card key access for after hour use.

At the first story, the building provides shell-and-core space divisible for up to three retail tenants (M Occupancies): one space (approximately 720sf) facing the transit station plaza, and two spaces (approximately 2,200 sf each) facing Spring Boulevard and 120th. There is an opportunity to lease the entire space to one retail tenant. An exterior stair to the 2nd floor retail space is also provided at the first story, accessed from the station plaza and the Spring Boulevard sidewalk. A fully screened area for utility meters and a shared trash room is located on the north side facing the Sound Transit trench. At the second story, the building allows for a retail tenant (A-2 Occupancy; approximately 2,900sf) and an accessory rooftop terrace (approximately 730sf). A publicly accessible elevator provides convenient barrier-free access from grade to the 2nd floor and basement retail areas. The building is approximately 15,700 sf in total.

Off-street parking required by LUC 20.25D.120 will be provided off-site on Block 7 through a shared Parking Agreement.

Locations for trash and recycling collection on the building site (Block 3A) are limited by existing sidewalk and curb conditions, site geometry, and the proximity to the intersection of NE Spring Boulevard and 120th Avenue NE, which together do not allow for curb cuts for vehicle access or for turning movements to occur on site. As a result, trash will be stored and staged in a fully screened enclosure on-site and moved off-site at scheduled intervals for collection on Block 4A. This location will serve as a temporary collection point until development of Block 4A provides a permanent facility for collection. The future Block 4A project will provide all required easements and operations agreements for trash access and movements to collection points.

Loading for building tenants (specifically, food deliveries for the restaurant and general deliveries for the bike facility and retail shops) will be scheduled off-hours through a building operations and management plan. A temporary “load/unload” zone will be signed and provided on Block 4A. The Spring Blvd kiss and ride stalls may be used for deliveries after transit operating hours. Once Block 4A is fully developed, a delivery and trash removal easement will be provided in the new development’s loading dock. .

In addition to the above, the Block 3A Retail and Bike Pavilion fulfills several requirements of the joint development agreement between Wright Runstad and Sound Transit for the design and construction of the Spring District Station: the building will provide Sound Transit employees with a card-key-accessed “comfort station / restroom, secure bicycle parking, and trash and recycling areas.

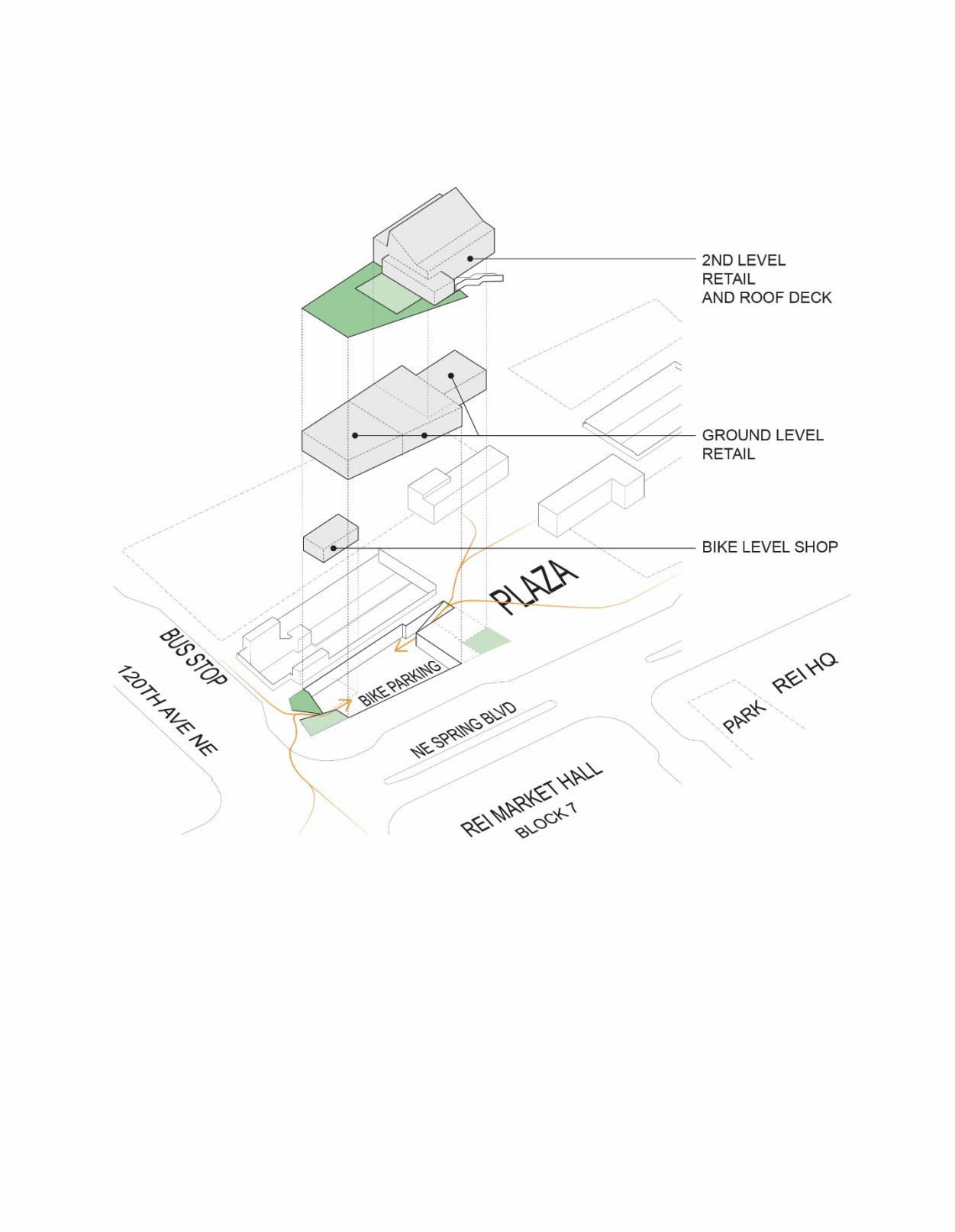

FIGURE B: PROGRAM DIAGRAM

Design Intent:

The design of the Block 3A Retail and Bike Pavilion implements key urban design and placemaking goals of the Bel-Red Subarea Plan, the Bellevue Land Use Code and related Bel-Red Design Guidelines (LUC 20.25D.150), and the Spring District Master Development Plan (MDP). Specifically, the project is intended to be a hub of activity for the emerging Spring District neighborhood, a distinctive waypoint for transit riders and cyclists, and an architectural expression of its program and function:

Hub. With retail uses (including a potential café space and a restaurant with rooftop outdoor seating), bike parking, and commuter locker facilities for cyclists and transit riders, the building is intended to be well used from early morning to late into the evening, supporting the Bel-Red Corridor's intent to "create a vibrant '18-hour' pedestrian environment where neighborhood services are within an easy walk, bike, or transit trip (LUC 20.25D.130.A.1)." Continuous ground floor retail storefronts, built to the back of sidewalk, help to establish "a continuous 'street wall' providing a sense of enclosure and visual interest for pedestrians' and 'contribute to the economic viability of retail and commercial uses by providing direct pedestrian access and visual exposure to potential drive-by customers (LUC 20.25D.130.B.1)." Additionally, outdoor seating at grade along the west and east edges of the building will provide important "eyes on the street" and help to further enliven the public realm (20.25D.130.C.1).

Waypoint. Recognizing the site's unique geometry and adjacencies, the Block 3A Retail and Bike Pavilion is organized to be viewed and experienced as an object in-the-round. A landscaped pocket plaza addresses the District's western gateway at intersection of 120th Avenue NE and NE Spring Boulevard and lends an outward focus to the building (MDP Section X.B "Outward Focus of Perimeter Buildings"). A transit-oriented retail space fronts the transit plaza to the east, enhancing the urban design quality of the public realm (MDP Section X.A "Public Plaza at the Light Rail Station"). The building's distinct rooftop serves as a visual waypoint for transit riders coming from the Link station entries, and it helps mark the northern terminus of the District's park network. The landscaped rooftop terrace (to be completed by future TI) will serve as the building's "fifth façade," responding to views from surrounding buildings that may rise up to 150' in height.

Expression. The massing of the Block 3A Retail and Bike Pavilion reflects the variety of programs that make up the building. Distinct interlocking forms reveal the building's three primary functions (shopping, eating/drinking, and cycling); access points are clearly expressed on the building exterior. Wide exterior stairs, visible from the park and plaza, provide an inviting route to the second level retail / restaurant and roof terrace. The presence of the below-grade bike level is revealed by a west-facing landscaped stair and an east-facing open portal at the plaza side. Durable and authentic materials reference the straightforward, utilitarian qualities of the Spring District's post-industrial, modern architecture. The current north edge is in compliance with Sound Transit's required setbacks along the train tracks. The landscaped area along 120th enhances the gateway into Spring District. Any further setbacks would compromise the viability of the project.

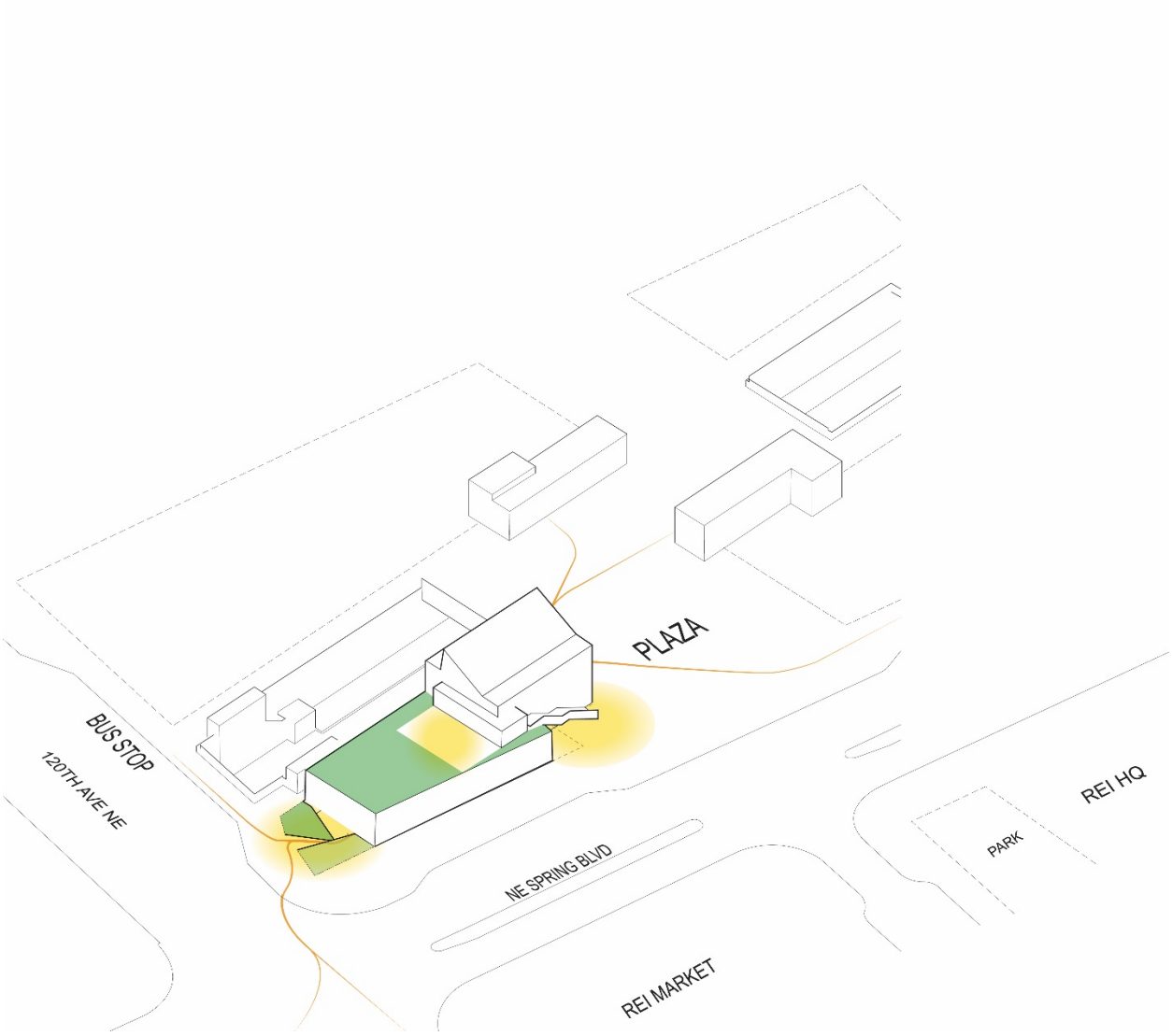

FIGURE C: MASSING DIAGRAM

PROJECT NARRATIVE

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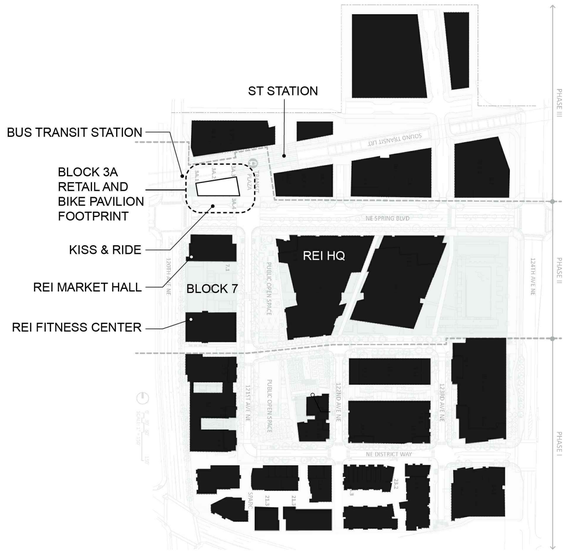


FIGURE A: SITE LOCATION DIAGRAM

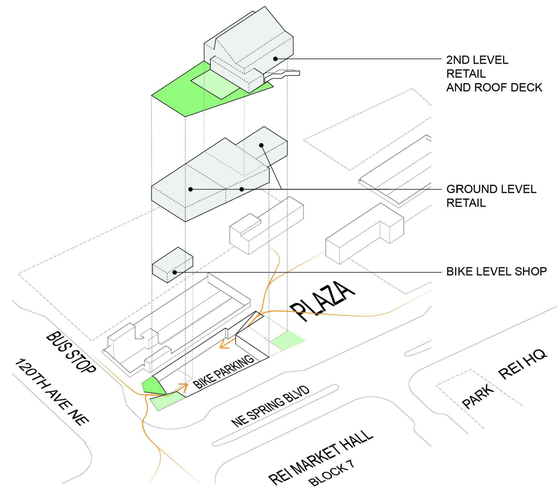


FIGURE B: PROGRAM DIAGRAM

FIGURE C: MASSING DIAGRAM

THE SPRING DISTRICT

WRIGHT RUNSTAD & COMPANY

RETAIL & BIKE PAVILION

stylemanager

OWNED BY THE **WR-SRI 120th LLC**

1201 THIRD AVE, NO 2700, SEATTLE, WA 98101 206.447.9000

northwest studio ARCHITECTS URBAN DESIGNERS

1402 3RD AVE, NO 808, SEATTLE, WA 98101 206.788.8156

DESIGN
REVIEW SET

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

ISSUED
01.25.2019

PROJECT NARRATIVE

G-021.LD

GENERAL NOTES

1. Concrete Pavement to be 5" Concrete over 4" CSBC.

LEGEND

- Existing Concrete Pavement
- Existing Asphalt Pavement
- Existing Landscaping
- Proposed Concrete Pavement
- Proposed Landscaping

0 10 20 FT
1" = 10'

THE SPRING DISTRICT

WRIGHT RUNSTAD & COMPANY

RETAIL & BIKE PAVILION

1227 124TH AVE NE, BELLEVUE, WA 98005; TAX PARCEL# 0671000060
OWNED BY THE **WR-SRI 120th LLC**
1201 THIRD AVE, NO 2700, SEATTLE, WA 98101 206.447.9000

northwest studio ARCHITECTS URBAN DESIGNERS
1402 3RD AVE, NO 808, SEATTLE, WA 98101 206.788.8156

JMJ Team CIVIL ENGINEERING
PO BOX 2066, SUMNER, WA 98390 206.596.2020

DESIGN
REVIEW SET

ISSUED
01.25.2019

01.25.2019

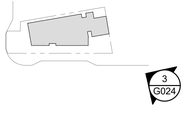
SITE PLAN

C3-302

4 AERIAL VIEW FROM SE CORNER
N.T.S.

2 VIEW FROM PLAZA
N.T.S.

3 VIEW FROM SPRING BLVD
N.T.S.



1 VIEW FROM 120TH AVE & SPRING BLVD
N.T.S.

THE SPRING DISTRICT

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AERIAL PERSPECTIVE &
EYE LEVEL VIEWS

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