



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. 19-118270-LP

Project Name/Address: Cloudvue / 10855 NE 8th Street

Planner: Faheem Darab

Phone Number: 425-452-2731

Minimum Comment Period: September 05, 2019

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Received

JUN 28 2019

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

Permit Processing

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Annotated 08/16/19
Senior Planner Faheem Darab

BACKGROUND INFORMATION

Property Owner: Bellevue Downtown Development LLC

Proponent: Ted Silence

Contact Person: Kevin Sutton, MZA

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

600 108th Ave NE, Suite 108

Address: Bellevue, WA 98004

Phone: (425) 559-7583

Proposal Title: Cloudivue

Proposal Location: 10855 NE 8th St

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: master plan to include 3 towers above retail podium & below grade parking

2. Acreage of site: 4.61

3. Number of dwelling units/buildings to be demolished: 3 building *commercial, no residential*

4. Number of dwelling units/buildings to be constructed: 515 units

5. Square footage of buildings to be demolished: 47,102sf

6. Square footage of buildings to be constructed: 4,158,567

7. Quantity of earth movement (in cubic yards): 600,000 CY Excavated

8. Proposed land use: office, residential, and retail

9. Design features, including building height, number of stories and proposed exterior materials:

Up to 600' height, 40, 41, and 54 stories / building, clad in primarily metal panel and glass curtainwall

10. Other

Estimated date of completion of the proposal or timing of phasing:

2024

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

Not beyond the master plan

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

Environmental reports have been developed for the existing site

DCI, Stormwater Report, July 24, 2019

Associated Earth Sciences, Geotech Report, January 28, 2016

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None that we're aware of.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Permits as required by the City of Bellevue. Including but not limited to building, grading, smoke control, utility, mechanical, electrical, etc.

Administrative Design Review, SEPA environmental review

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 7-10%

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

5' of fill, 20' of Vashon Lodgement Till, Dense Gravelly sand, dense silty sand and hard silt.

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

There are no indications or history that we are aware of.

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

Estimated 600,000 cubic yards will be excavated for the below grade parking garage.

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

not likely

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

98%

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

A combination of cantilevered piles and soil nailing system will be designed to retain the earth during the excavation and construction process.

2. AIR

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

Construction activities will create some dust and will require vehicle trips which may cause some automobile odor. After completion, the only odors should be from auto's and regular business operations by possible restaurant tenants, generator exhaust, etc.

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

None that we're aware of.

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

All exhaust will be located in areas away from and directed away from pedestrians as prescribed by code and permitted by the city of Bellevue.

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 it flows into.

No

- ✓(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 or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

No

- ✓ (5) Does the proposal lie within a 100-year floodplain? If so, note 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.

The building may utilize an underslab drainage pump which could impact the ground water level in the immediate area of the structure.

- ✓ (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.

N/A

c. Water Runoff (Including storm water)

- ✓ (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.

Stormwater will be collected in catch basins in drive lanes. Rooftops will collect water in landscape areas and route the water through internal drains to the storm system.

- ✓ (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:

The use of landscape areas on the building and routing some drainage through those areas should help to reduce the speed of runoff.

4. Plants

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Existing street trees will be removed along with miscellaneous shrubs on the property interior.

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

None that we're aware of.

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

New landscaping is proposed along street fronts, atop the public plaza and atop certain roof decks.

5. ANIMALS

- /a. Check or 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 that we're aware of

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

Not that we're aware of

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

The site will have more landscaped areas than it currently does

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 need? Describe whether it will be used for heating, manufacturing, etc.

Electric and gas

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

The high rise towers do cast some shade on adjacent properties

- ☒ c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Low-e glazing, building insulation, efficient equipment, etc.

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.

There will be very small fuel storage tanks to serve the generators. Their fuel locations will likely be on the exterior of the building on the south side along the mid-block connection.

- ☒ (1) Describe special emergency services that might be required.

None

- ☒ (2) Proposed measures to reduce or control environmental health hazards, if any.

Fuel storage tanks are smaller in nature and are double walled per code requirements.

b. Noise

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

Traffic noise

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

Short term construction noise, short term operational noise (generator testing), long term traffic noise.

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

Loading is proposed below the building and open to the depressed mid block connection. The lower elevation and interior function should help to keep noise as minimal as possible.

8. Land and Shoreline Use

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

Church, photo studio, office building, and parking. Adjacent properties are retail, office and residential.

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

No

- ✓ c. Describe any structures on the site.

The existing site houses a church at the NW corner, a former photo studio at the NE corner, and an office building at the SW corner. the remaining area contains parking.

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

Existing buildings noted above will be removed

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

DT-O-1

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

City of Bellevue Comprehensive Plan Volume 1 & 2 *Downtown*

- ✓ 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?

3500 residents and employees.

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

50

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

None

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

We are entering into the the city's design review process where all code aspects will be reviewed for compliance.

9. Housing

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

515 units (high income)

- ✓ 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:

None

10. Aesthetics

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

600' *metal, glass*

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

Territorial views from other high rise buildings that might look through our site.

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

None *Administrative Design Review*

11. Light and Glare

- ✓ a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light should be contained within the project site. Tower glazing could cause some glare
- ✓ b. Could light or glare from the finished project be a safety hazard or interfere with views?
Glare is not expected to interfere with views or public safety
- ✓ c. What existing off-site sources of light or glare may affect your proposal?
There are a few reflective buildings in the area, but density should limit opportunities for glare
- ✓ d. Proposed measures to reduce or control light or glare impacts, if any:
Use of glass that is not highly reflective.

12. Recreation

- ✓ a. What designated and informal recreational opportunities are in the immediate vicinity?
Bellevue Downtown Park
- ✓ 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 or applicant, if any:
The project will include a grade level plaza that can serve as a gathering place

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.
No
- ✓ b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None
- ✓ c. Proposed measures to reduce or control impacts, if any:
None

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.
I-405 leads to NE8th which connects to 108th and 110th on either side of the site.
- ✓ b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes
- ✓ c. How many parking spaces would be completed project have? How many would the project eliminate?
3588 new, eliminates 388 existing stalls

- 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).

public easement
Mid block connection will be provided along a crosswalk across 110th. for pedestrians

- e. Will the project use (or occur in the immediate 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.

Vehicle trips have not been estimated at this time, Transportation Impact Analysis will be required as part of Master Development Plan review

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

Our project will be accessed from the mid-block connection. There will be signal and channelization adjustments that will be included with this project.

15. Public Services

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

Yes. The project does accommodate additional permanent residents and employees. This would create additional demand for the services noted above.

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

None

16. Utilities

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

Electricity, gas, water, refuse, phone, sanitary and storm sewers.

- 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.

All of the above utilities would be part of this project. Puget Sound Energy, Bellevue Utilities

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.

Kevin Sutton

Digitally signed by Kevin Sutton
DN: C=US,
E=kevin.sutton@mza-us.com,
O=MZA Architecture,
CN=Kevin Sutton
Date: 2019.06.21
16:40:37-07'00'

Signature.....

Date Submitted 06/21/2019.....

Cloudvue Location Map

