



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> 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. 19-128473-LD

Project Name/Address: The Spring District Block 6  
 1646 123rd Ave NE

Planner: Carol Orr

Phone Number: 425-452-2896

**Minimum Comment Period:** January 6, 2020

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
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## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Building 6 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: [\[help\]](#)  
October 29, 2019
5. Agency requesting checklist: [\[help\]](#)  
City of Bellevue  
**Development Services Department**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Construction of the proposal is expected to begin in 2020 with completion in 2022.
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 the Spring District, per the Master Development Plan (MDP) and revisions. A pending MDP revision will adjust/refine the phasing from the current MDP Revision approved May 22, 2019. This revision will go through city review and approval for overall compliance with the 2012 Master Development Plan.

Future development connected to this proposal includes the full build-out of the Spring District, in accordance with the MDP. 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. This includes site infrastructure (roadways and utilities), parks on Tracts C, K, G and J, commercial buildings on Parcels 16 and 24, the Global Innovation Exchange university on Parcel 14, and a brewpub/office building on Parcel 12. Residential development in this phase includes Parcels 17-23.
- Phase 2 includes City roadway improvements (NE Spring Boulevard) and the arrival of the Sound Transit Light Rail Transit (LRT) station;
- Phase 3 includes a commercial building and plaza on Parcels 3A/ 3C, commercial buildings on Parcels 7, 9 and 11, as well as a private yard space on Parcel 15.
- Phases 4-7 will add additional commercial or residential development on Parcel 4A (this proposal), as well as Parcels 1, 2, 3B, 5A, 5B and 6A.

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), 122<sup>nd</sup>, and 130<sup>th</sup> Avenues NE.

**SEPA Checklist, CSWPPP, Traffic Impact Analysis, Stormwater Site Plan, Geotechnical Report**

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.

**Administrative Design Review, Shoring, Excavation, Clear and Grade, Building, Mechanical, Plumbing, Electrical, Fire Alarm, Sprinkler and ROW Use.**

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 proposal encompasses approximately 63,500 SF of land and includes Parcel 6A, Tract N-1, and approximately 2,500 SF of Parcel 5A (per Binding Site Plan Amendment 5, 2019). The proposal includes an 11-story, approximately 320,000 SF building with approximately 2,400 SF of retail space. The parking garage (209,500 SF) will include five levels of underground parking, providing approximately 566 parking stalls. Site improvements include the construction of a private roadway to the west of the building (Tract N-1), as well as sidewalks and landscaping.

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 124<sup>th</sup> Avenue NE, located to the North of NE 12<sup>th</sup> Street, East of 120<sup>th</sup> Avenue NE, and West of 124<sup>th</sup> Avenue NE. King County Parcel number 7933300000.

**Parcel #0671000000**

## 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 63,500 SF (1.46-acres). Proposed earthwork includes the excavation of approximately 104,500 CY of material and approximately 6,900 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.

**Sedimentation & Temporary Erosion Control will be reviewed per BCC 23.76**

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

After construction, the proposal area will be 78.8-percent impervious. Per the BelRed code and Master Development Plan Conditions of Approval, the Spring District site as a whole cannot exceed 75-percent impervious lot coverage and is not required on a parcel-by-parcel or phase-by-phase basis.

- 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 MTCO<sub>2</sub>d 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 is located more than 500 feet northeast of Lake Bellevue. Lake Bellevue is the receiving water of stormwater runoff from the proposal site.

Kelsey Creek is located to the 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. [\[help\]](#)

This proposal does not involve withdrawals of or discharges to groundwater. **If groundwater is encountered it will be reviewed per BCC 23.76**

- 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 possibility 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.

**Project is subject to Utility Code BCC 24.06 and any required Utility permits**

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other: **Madrona**

evergreen tree: fir, cedar, pine, other: *sequoia trees*

shrubs **Previous structures on the site have been razed, the site is now utilized as surface parking.**

grass **A small area of vegetation exists within the PSE easement on the western edge of the parcel.**

pasture **Sequoia trees are on an adjacent portion of the Spring district**

- 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 includes the construction of adjacent landscaping along the private roadway to the west as well as to the east toward 124<sup>th</sup> Avenue NE. These landscaped areas will increase the pervious surfaces on-site after redevelopment.*

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: **crows, gulls, owls, woodpeckers, doves**  
 mammals: deer, bear, elk, beaver, other: **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, bats, and other small mammals such as voles, mice and shrews.**  
 fish: bass, salmon, trout, herring, shellfish. **In Lake Washington**  
*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. **Endangered salmonid species are found in Lake Washington, near the site. The west tributary of Kelsey creek lies northeast of the subject property. This is a fish-bearing stream***

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. **insect species such as bronze birch borer & gypsy moths are present within the City of Bellevue***

## 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 proposal 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 shade 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)? [\[help\]](#)

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 **Construction noise shall comply with the requirements of BCC 9.18**

- 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)?  
Indicate 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 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 until its recent demolition for redevelopment.

- 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.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
The current comprehensive plan designation is mixed-use office/residential.
- 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 building 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 150-foot-high building. Exterior materials will include durable and authentic materials, which may include metal, concrete and wood.
- 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's massing includes a series of outdoor decks across the south, west and north facades. This creates an interesting form, provides outdoor opportunities and provides a visually activated space. The overall scale of the building has a non-orthogonal geometry that helps enhance the overall character of the building.  
In addition, metal verticals at 20' bays and strong horizontals every 2-3 stories draws from the massing and provides building articulation.

## 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 shall comply with Light and 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.  
**Three private parks are proposed within The Spring District for workers and residents of the area**

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 fronts NE Spring BLVD to the south; 124<sup>th</sup> Avenue NE to the east; and a future private roadway to the west, which will provide the parking garage entrance to the building.

Freeway access includes SR-520 to the north and I-405 to the west.

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 adjacent to a bus transit stop along 124<sup>th</sup> Avenue NE. In addition, the site will be 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 create 566 parking stalls. The proposal will not eliminate any parking stalls.

- 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 construct a private roadway to the west of the building on Parcel 6A. This private roadway will provide access to the building's parking garage. This proposal is part of a Master Development Plan, which includes the private construction of several roadways within the district (121<sup>st</sup>, 122<sup>nd</sup>, 123<sup>rd</sup> Avenues NE; NE 14<sup>th</sup> Terrace) as well as city constructed projects that transect to otherwise provide access to the site (120<sup>th</sup>, 124<sup>th</sup> Avenue NE and NE Spring Boulevard. 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 east 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 current trip generation rates, the proposal will create 250 PM peak hour trips. Trips associated with this proposal are associated with office and retail uses. Truck traffic will include deliveries as well as 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 within a transit-oriented, multi-modal district. The Spring District best matches the transportation description of a dense multi-use urban environment. As such, Sound Transit is constructing a light rail station adjacent to the proposal site, which is scheduled for completion in 2023. Additionally, 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: 124<sup>th</sup> Avenue NE widening and NE Spring Boulevard.

## 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** [\[help\]](#)

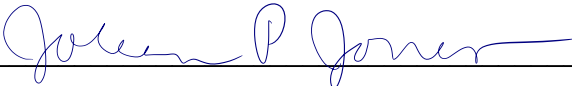
a. Circle utilities currently available at the site: [\[help\]](#)  
~~electricity, natural gas, water, refuse service, telephone, sanitary sewer~~, septic system, other  
Electricity, natural gas, water, refuse service, telephone and sanitary sewer are available at the proposal site.

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-Jones*

Position and Agency/Organization: *JMJ TEAM*

Date Submitted: *October 30, 2019*

# TECHNICAL MEMORANDUM

Project: Building 6 Development  
The Spring District

From: Joleen Peterson-Jones  
JMJ TEAM

RE: Greenhouse Gas Emissions

Date: October 30, 2019

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## Summary

A technical memorandum dated March 28, 2012 both qualitatively and quantitatively described the new greenhouse gas (GHG) emissions associated with The Spring District Master Development Plan. As with past Land Use applications, the applicant is submitting this update to that 2012 memo for the proposed development on Parcels 3A and 3C. Though the proposal does not meet the Ecology threshold of 25,000 MTCO<sub>2</sub>e of new emissions to trigger a quantitative analysis, the low impact development methods described in the March 28, 2012 memo continue to apply to the entire Spring District site, including the Building 6 development, which encompasses Parcel 6A, a portion of Parcel 5A, as well as Tract N-1 (a private roadway).

## Phase 1a – Qualitative Disclosure

Ecology guidance suggests projects expected to produce an average estimate of 10,000 to 25,000 MTCO<sub>2</sub>e annually should provide a qualitative disclosure of emissions associated with the project.

The Building 6 development includes the construction of an approximately 320,000 SF office building including 2,400 SF of retail use and 209,500 SF of underground parking. The anticipated sources of emissions for the development include embodied emissions created through the manufacturing, transportation, construction, and disposal of building materials. Emissions associated with the operation of the proposal include building energy usage and maintenance as well as vehicle trips associated with the proposal's uses.

Mitigation measures proposed for The Spring District development include transit-oriented development (light rail station, walkable community, multi-use path with regional connection, and mixed-use development), and low impact development techniques, such as using LED light fixtures. These techniques can reduce the emissions by at least 11% compared to the no-mitigation option. In addition, through the use of superior building materials and design, the developer anticipates a 100-year lifespan of its buildings, rather than the typical 80-lifespan. This extended lifespan reduces the average annual MTCO<sub>2</sub>e emissions over the life of the building.

## GHG Screening Table

The Building 6 development has been estimated using the King County Department of Development and Environmental Services SEPA GHG Emissions Worksheet, Version 1.7. Using this worksheet, the proposal has been screened for Ecology's thresholds for qualitative and quantitative reporting requirements. No mitigation reductions in MTCO<sub>2</sub>e emissions were applied to these calculations. See Table 1 below.

### Ecology GHG Screening – Building 6

As shown in the table below, the Building 6 development does not meet the 10,000 MTCO<sub>2</sub>e annual emissions threshold to prompt a qualitative analysis of greenhouse gas emissions.

Building Use	Area	Lifespan Emissions	Estimated Lifespan	Annual Emissions
Office Building	320,000 SF	431,790 MTCO <sub>2</sub> e	100 years	4,318 MTCO <sub>2</sub> e
Retail	2,400 SF	2,071 MTCO <sub>2</sub> e	100 years	21 MTCO <sub>2</sub> e
			<b>TOTAL</b>	<b>4,339 MTCO<sub>2</sub>e</b>



