



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. 19-128762-LD & 19-128763-LP

Project Name/Address: Broadstone Bellevue Gateway / 11100 Main Street

Planner: Faheem Darab

Phone Number: 425-452-2731

Minimum Comment Period: February 06, 2020

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

19-128763-LP Master Development Plan & 19-128762-LD Design Review



Development Services

SEPA Environmental Checklist

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

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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

Background

1. Name of proposed project, if applicable Broadstone Bellevue Gateway
2. Name of applicant US Alliance Gateway, LLC
3. Contact person Jeremiah Jolicoeur Phone 206-330-0616
4. Contact person address 1325 4th Avenue, Seattle, WA 98101
5. Date this checklist was prepared _____
6. Agency requesting the checklist _____

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

Proposed schedule currently estimates construction commencing approximately July 2021 and completing in November 2023.

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

No.

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

N/A

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

City of Bellevue: Land Use Permits (Master Development Plan, Administrative Design Review Approval), Clearing & Grading Permit, Utilities, Building Permits, Fire Permits, and Transportation (Short Term and Surface Disturbance).

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

THE PROJECT AT 11100 MAIN STREET COMBINES TWO SEPARATE PRINCIPAL USES: INDEPENDENT LIVING (IL) IN A HIGH-RISE .THE PROPOSED INDEPENDENT LIVING HIGH-RISE IS AN APPROXIMATELY 165,000 GROSS SQUARE FOOT AT 22 STORIES. THE MULTI-FAMILY OCCUPANCY IS LOCATED IN TWO MIDRISE BUILDINGS; ONE ON THE WESTERN HALF OF THE SITE AND THE OTHER ON THE SOUTHEASTERN CORNER. EACH BUILDING IS 7 STORIES INCLUDING 5 STORIES OF WOOD FRAME (TYPE VA CONSTRUCTION) ON TOP OF THE TWO STORY CONCRETE PODIUM. THEY ARE SEPARATED FROM EACH OTHER AND FROM THE IL TOWER WITH FIREWALLS. THE TWO MF BUILDINGS HAVE A TOTAL OF 189 UNITS AND AMENITY SPACES INCLUDING A GYM, A LOUNGE AND A ROOF DECK. THE THREE BUILDINGS SIT ON A SHARED TWO-STORY CONCRETE PODIUM (TYPE IA CONSTRUCTION).THE PODIUM INCLUDES SEPARATE LOBBIES FOR MF AND IL AND A SHARED GARAGE. ACCESS OFF OF 112TH WHICH LEADS TO TWO STORIES OF BELOW GRADE PARKING WITH ABOUT 236 PARKING STALLS. THERE WILL BE COMMERCIAL SPACES ALONG THE STREET FRONTS ON BOTH MAIN AND 112TH TOTALING AROUND 7,000 SF.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located at 11100 Main Street, Bellevue, WA 98004 on a single parcel APN: 3225059055

Environmental Elements

Earth

1. General description of the site:

- Flat
 Rolling

- Hilly
 Steep Slopes

- Mountainous

- Other _____

2. What is the steepest slope on the site (approximate percent slope)? 24%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site is underlain by a layer of very dense glacial till, consisting of silty sand with gravel, over very dense silty sand and gravelly silty sand, which is interpreted to be advance outwash deposits. Portions of the site contain fill material consisting of loose to medium dense silty and with variable mounts of gravel and scattered organics.

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

No surface indications or history of unstable soils in site vicinity.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Approximately 36,811 BCY or 89,335 TCY of soil to be removed to accommodate building foundations and subsurface parking.

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

Erosion is possible during construction, but best management practices will be utilized to significantly reduce the potential of erosion and prevent site soils being transported off site.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 95%

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

Erosion control measures will include a stabilized construction entrance, silt fencing around the work area, covering soil stockpiles, and managing construction storm water. For summer construction, dust control measures will be utilized.

Air

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

Construction: Diesel fuel exhaust from equipment
Operations: Diesel fuel from emergency generator and natural gas exhaust from water heating and cooking equipment

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

None known

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

Construction: Compliance with applicable rules and regulations
Operations: Rushing to describe mechanical equipment measures

Water

1. Surface Water

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

No

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

No

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

N/A

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

No

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

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

No

2. Ground Water

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

Groundwater will not be withdrawn from a well during the permanent condition. For the temporary condition, temporary dewatering will utilize wells to withdraw groundwater, which will be discharged to the stormwater system.

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

N/A

3. Water Runoff (including stormwater)

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

Source of runoff is limited to stormwater runoff. The project may be required to provide detention to match existing runoff flow characteristics. If detention is required, a vault or tank will be located under the building to store and control-release the stormwater runoff. This project is within the Sturtevant Creek Basin which ultimately flows into Lake Washington via Mercer Slough.

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

No

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

No

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

The stormwater management system will be designed and constructed in general accordance with current City of Bellevue requirements. Stormwater runoff will generally match existing conditions. If stormwater detention is required, runoff will be stored in a below-grade tank or vault and control-released per stormwater code requirements.

Plants

1. Check the types of vegetation found on the site:

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

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

Deciduous and evergreen trees will be removed along with non-significant ornamental landscaping shrubs, hedges and groundcovers including: laurel, boxwood, arborvitae, English ivy, and grasses. Approximately 10,290 SF of existing planting will be removed. Approximately 2,250 SF will be proposed at the ground-level (only).

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

None known

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

Pacific NW native or adaptive-native plantings will be used to minimize water demand and maintenance. Greenroof with sedums and bioretention planters with emergents will also be proposed where appropriate. Showy plant material will be used at entries and pedestrian areas to support wayfinding and promote circulation clarity.

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

None known.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other none known

Mammals: deer, bear, elk, beaver, other none known

Fish: bass, salmon, trout, herring, shellfish, other none known

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

None known

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

The general Puget Sound area is located within the Pacific Flyway which extends from Alaska to Mexico and South America. The proposed project will not interfere with the Pacific Flyway and there is no evidence that this is an important part of the Flyway given it's already-developed status.

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

Given urban condition there is currently no wildlife on site save typical urban species. The project's increase in quantity and quality of vegetation, including the use of native plants, may enhance beneficial habitat.

5. List any invasive animal species known to be on or near the site.

None known.

Energy and Natural Resources

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

Natural Gas and Electric Service by PSE. Electricity will be used for heating and lighting. Natural gas may be used as well for ranges in the residential units, commercial kitchen serving the Independent Living facility, and retail. Natural gas will also be used for heating common areas, such as corridors.

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

Varying shading patterns from the tower structure may partially shade existing or future adjacent properties to the north and west at times throughout the day, thereby affecting solar energy production at times. In no instance do we anticipate this project eliminating the potential for solar energy production on adjacent properties.

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

The proposal will meet City of Bellevue energy code.

Environmental Health

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

No risks beyond those associated with typical construction practices.

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

None known.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Small amounts of diesel fuel will be present during construction and operations. All fuel will be contained within fuel tanks of the equipment.

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

N/A

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

No health hazards are anticipated beyond those associated with typical urban development. To address this, the project will adhere to building code requirements and maintain air quality with proper ventilation and building envelope designs throughout of the garage and building.

2. Noise

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

Typical urban noise exists, including traffic noise from adjacent streets and freeway to the east.

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

Typical construction noise associated with mid- and high-rise construction will be produced during the project's construction with the allowable jurisdictional thresholds. Once the building is operational no additional noise impacts are anticipated as all building systems will comply with jurisdictional noise codes.

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

Parking will be located within structure and underground when and where possible. The parking access, loading and service will also be set back from the property line. During construction, machine operators will be encouraged to limit unnecessary idling and workers will be encouraged to utilize public transportation to the extent feasible to limit noise impacts to and from the property.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The existing site use is an office building. Adjacent existing properties include office, and religious uses. There are no known impacts that this proposal would have on current nearby or adjacent land uses.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

Existing two story office building.

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

Yes, the current office building (all structures).

5. What is the current zoning classification of the site? DT-MU (A-3 & B-3 Overlays)

6. What is the current comprehensive plan designation of the site? DOWNTOWN

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

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

9. Approximately how many people would reside or work in the completed project? +/- 300

10. Approximately how many people would the completed project displace? None

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

N/A

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

Compliance with city zoning codes and design review requirements.

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

N/A

Housing

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

147 market rate Independent Living units, and 189 market rate multi-family units

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

N/A

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

N/A

Aesthetics

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

Tower Mechanical roof is 245'-6" above the average grade plane. The tower will primarily consist of Metal panel, and a glass/ metal panel wall system.

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

The views in the North and South direction along 112 street may be slightly altered by the tower.

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

Not applicable will follow all zoning and building code regulations

Light and Glare

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

All of the materials that are currently proposed are commonly used in the Bellevue area.

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

No

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

Project will adhere to all local Lighting Codes to minimize light pollution.

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

Project will adhere to all local Lighting Codes to minimize light pollution.

Recreation

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

There a variety of parks less than a mile way from the site including Bellevue Downtown Park, Surrey Downs Park and Wilburton Hill Community Park. The site provides direct access to the Lake-to- Lake Trail on Main Street.

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

No.

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

The project will provide over 6,000 square feet of outdoor plaza space for gathering and passive recreation opportunities.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is located in Downtown Bellevue, WA at the northwest corner of 112th Avenue NE and Main Street. Access to the site is currently provided via a right-in/right-out driveway along 112th Avenue NE located at the northern side of the project site, as well as an unrestricted entry/exit on Main Street.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Sound Transit is constructing a regional light rail station across the street on Main Street. Other existing public transit service in the study area is provided by King County Metro Transit. The nearest bus stops to the proposed development are located along 112th Avenue NE at Main Street and north of NE 2nd Street. These bus stops are served by 2 bus routes with service provided to Renton and Shoreline.

Additionally, the Bellevue Transit Center is located approximately one-half mile northwest of the project location, or a 10-minute walk. The Bellevue Transit Center includes numerous additional transit routes as well as the Rapid Ride B Line. The Rapid Ride B line provides service along NE 8th Street between the Bellevue Transit Center and downtown Redmond.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project as proposed will include 253 parking stalls which would replace the existing 90 parking stalls.

4. 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).

The project will be required to widen public sidewalks to 16 feet including 5 foot planter strip on 112th Ave NE and Main Street. Additionally the project will be required to provide a 5 foot wide public bike lane on Main Street.

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

Sound Transit is constructing a regional light rail station across the street at the SW corner of Main Street and 112th Ave NE that is scheduled to be complete and operational in 2023.

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

The future development is forecast to generate 2,040 daily trips with 1,720 being considered net new to the area. During the PM peak hour the site is forecast to generate a total of 148 trips, with 122 considered net new when accounting for the existing use.

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

No.

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

In addition to being located close to Downtown employment centers that promote walkability, as well as frequent transit options, off-street parking will be provided for building residences. The construction of the bike lane on Main Street as well as on-site bicycle storage and amenity space will encourage bike use.

Public Service

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

No

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

None.

Utilities

1. Check the utilities currently available at the site:

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

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

Water: City of Bellevue / King County
Sewer: City of Bellevue / Cascade Water Alliance
Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy

Signature

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

Signature US Alliance Gateway, LLC
By: Broadstone Gateway, LLC
By: Jeremiah Jolicoeur, Member  _____

Name of signee Jeremiah Jolicoeur _____

Position and Agency/Organization US Alliance Gateway, LLC
By: Broadstone Gateway, LLC
By: Jeremiah Jolicoeur, Member _____

Date Submitted 11/7/2019 _____



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Indicate proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Indicate proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Indicate proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Broadstone Bellevue Gateway





CENTER COURTYARD VIEW FROM 112TH AVE



CENTER COURTYARD VIEW SEATING AREA, WATER FEATURE



NORTH COURTYARD VIEW FROM 112TH AVE SIDEWALK LOOKING SOUTH



CENTER COURTYARD VIEW FROM 112TH AVE SIDEWALK LOOKING SOUTH

DATE	2019-11-07	REVISION	MDP
DATE	2019-11-07	REVISION	ADR
NO.	DATE	REVISION	
PROJECT #	18185.00		
DESIGN PROJECT #			
DESIGNER	TH UB JT JD		
PERMIT #			
DATE	11/07/2019		
EXTERIOR RENDERINGS LANDSCAPE			

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