



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. 19-130679-LD

Project Name/Address: FANA 305 / 305 108th Ave NE

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: February 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; Christa.Heller@dfw.wa.gov;
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- 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



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 FANA 305
2. Name of applicant FANA 305, LLC
3. Contact person Jeff Johnson Phone 425-505-2514
4. Contact person address 10655 NE 4th Street, Suite 700 Bellevue, WA 98004
5. Date this checklist was prepared 11/25/2019
6. Agency requesting the checklist City of Bellevue Development Services Department

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

Design: June 2019 to May 2012
Construction: October 2020 to March 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.

Traffic Impact Analysis, TENW
Geotechnical Engineering Design Report, Hart Crowser, 10/11/2019
Phase 1 Environmental Site Assessment, by AESI, July 13, 2012

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.

No applications are pending for government approvals of other proposals directly affecting the property covered by this proposal.

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

Administrative Design Review (ADR) and various building construction related permits including but not limited to Demolition, ROW Commercial Development, Clear and Grading, Smoke Control, Structural Peer Review, Major Commercial Below Grade, and Major Commercial Above Grade

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.)

Construct a new high-rise, 33 story mixed use building that will contain a hotel, restaurant, and residential units. Total area of the building is proposed to be roughly 381,500 sf. Site area is .788 acres

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.

Street address is the following:

305 108th Avenue NE
Bellevue, WA

The rest of the items requested are submitted with the ADR submittal.

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)? 14.7%

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.

Please refer to the Geotechnical Engineering Design Report, by Hart Crowser dated 10/11/19

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

No

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.

We anticipate excavation and removal of approximately 55,000 cubic yards of soil in preparation for a below-grade parking structure and foundation of the building, and also 1,000 cubic yards of import for structural fill for foundation, slabs on grade, utility backfill and pavement.

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

Temporary Erosion and Sedimentation control measures will be implemented in accordance with Department of Ecology and City of Bellevue recommendations to minimize short-term construction impacts.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 100%

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

Best practices will be implemented during construction to protect all exposed soil.

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: dust and diesel exhaust related to the demolition and construction of this project. Completed building: emissions from mechanical equipment due to heating of the building and vehicle exhaust.

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

Normal traffic emissions from 108th Avenue NE may affect our proposed project.

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

We will follow the dust suppressant measures required by the City of Bellevue as part of our clearing and grading permit. Effective measure to control construction vehicle dirt will be employed. No others are anticipated to be required or necessary.

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.

None

- 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.

No

- 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.

None

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. Stormwater runoff from rooftops will be collected via a system of roof drains and conveyed offsite to a municipal stormwater system. Stormwater runoff from the site will be collected and transported via a series of curbs, gutters, catch basins, and underground storm drainage pipes to a municipal stormwater system.

- 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.

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?

All existing vegetation will be removed.

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

None

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

Proposed landscaping will consist of a combination of natives and other trees, shrubs and groundcover adapted to the pacific northwest climate. The design of the planting plan will meet or exceed the applicable Green Factor score of .25 for this site.

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

None observed.

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 _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other _____

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

None

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

Yes, because most of western Washington is located within the pacific flyway for migratory waterfowl.

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

Landscaping will be provided at the street and upper-level terraces.

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

None

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.

The types of energy resources involved relating to the building systems include electrical utility power for lighting, heating/cooling and natural gas for heating and hot water.

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

It is not likely that the development will affect the potential for solar energy of 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.

Design of heating/cooling systems utilizing energy efficient water source heat pumps (WSHP) for the hotel rooms and condo ventilation makeup air; machine room less (MRL) type elevators; as well as energy efficient LED lighting and automated controls.

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.

None anticipated

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

Please see Phase 1 Environmental Assessment submitted with application.

- 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 anticipated

- 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.

None anticipated

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

None beyond typical safety measures during construction and during occupancy.

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

Spill prevention and control plans will be utilized by contractors working on site.

2. Noise

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

Noises typical of any downtown urban environment are anticipated.

- 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.

Short-term noises created by the project would be consistent with other construction projects produced during hours allowed by the City of Bellevue for construction activities. Long-term noises associated with the project will be those typical of any high-rise residential project with ground floor retail, primarily the additional noise of pedestrians, the noise associated with outdoor gathering spaces at the ground floor, level 2, and level 12, tenant and hotel guest automobiles, and services associated with the building (garbage pickup, delivery, etc.) Mechanical equipment will be screened at the roof level, mitigating noise impacts.

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

Project, during construction and once construction is finished, will comply with local noise ordinances. Also parking is located below ground which will also reduce noise impacts.

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.

Commercial office is the current use and the primary use surrounding the property. The project could affect these uses in a positive way by providing housing and a hotel close to places where people work.

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.

A two-story office building.

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

Yes, the current building will be demolished.

5. What is the current zoning classification of the site? DT-O-2, South of NE 4th

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?

Not applicable

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? 400

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

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

None. There are no dwelling units on the site. The existing building is an office use.

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

Project will comply with all land use regulations.

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

Not applicable

Housing

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

The project is proposing to provide 146 high income condominium units and 19 affordable (middle income) condominium units.

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

No housing units are being eliminated.

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

Project is proposing to include 19 affordable housing units.

Aesthetics

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

Tallest height is 365 feet above 108th Avenue NE. Primary building materials include glass and metal panel.

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

The project would reduce the views from the surrounding office buildings because it is replacing a two-story building.

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

The project will undergo a design review as part of the ADR process. It is designed to be complimentary to the buildings to the north and south. The project will be designed with high quality materials and features, sympathetic to the surrounding conditions.

Light and Glare

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

No unusual light or glare is anticipated. Residential and hotel uses would provide light during the night hours. Adjacent walkways would be lighted, but light spillage to adjacent properties would be limited by fixture selection.

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

No. Lighting and materials of the project will be consistent with typical buildings in the downtown core. Underground parking will eliminate vehicle headlight glare.

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

None anticipated.

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

All exterior lighting will be shielded.

Recreation

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

Bellevue downtown park is three blocks west and retail shopping is provided at Bellevue Square.

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 proposes to include a public plaza just off of 108th that is intended to be used by the public and also residents or customers of the project. It also has a landscaped outdoor terrace on the second level that could be used by customers as a recreation space.

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. The existing building was built in 1979.

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.

None anticipated.

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.

None anticipated.

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.

Access to the site will be provided via a driveway onto 108th Avenue NE. Just north of the site, NE 4th Street provides access to/from I-405 (the nearest highway).

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?

Yes, Downtown Bellevue is serviced by multiple bus routes and in 2023, light rail. The Bellevue Transit Center is located less than 1/4 mile north of the site on the east side of 108th Ave NE at NE 6th Street. The nearest transit stops are located on 108th Avenue NE just south of NE 2nd Street and on NE 4th Street just west of 108th Ave NE (both stops are approximately 400 ft. from the site).

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

The completed project would provide approximately 236 stalls in a below grade parking garage. The project would eliminate 89 surface 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 does not anticipate providing new or improved roads or other transportation facilities.

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

In 2023, the Sound Transit Eastlink Light Rail Downtown Bellevue Station will open less than 1/4 mile north of the site.

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 completed project is estimated to generate approximately 1,750 new weekday vehicle trips per day. Peak volumes would occur between 7-9 AM and 4-6 PM. The percentage of trucks is anticipated to be less than 3%. These estimates are based on City of Bellevue adopted trip rates and ITE Trip Generation Manual data.

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.

The payment of transportation impact fees will be required at building permit issuance which will help fund the City of Bellevue's planned transportation improvements throughout the City.

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.

None beyond the typical demand of high-rise mixed use projects.

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

The increased tax base provided by the development will offset impacts created.

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.

City of Bellevue: water, sewer and stormwater
Puget Sound Energy: electricity and natural gas
Third party communications: multiple vendors of phone, cable and data
Solid Waste Recycling: Republic Services
Construction will require access to all of the above and will make connections to all per utility design standards.

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 _____ Jeff Johnson Digital signed by Jeff Johnson
DN: cn=Jeff Johnson, o=City of Bellevue, ou=City of Bellevue, email=jeff.johnson@cityofbellevue.wa.gov, c=US

Name of signee Jeff Johnson

Position and Agency/Organization Vice President, FANA Group

Date Submitted 11/26/2019



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.

