DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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.	20-109940 LD
Project Name/Address:	The Artise 10635 NE 8th Street
Planner:	Toni Pratt, Senior Planner
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: July 23, 2020

Materials included in this Notice:

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

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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of 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 for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]

   The Artise (NE 8th & 106th) Office Development

2. Name of applicant: [help]

   SWB Bellevue II, LLC

3. Address and phone number of applicant and contact person: [help]

   Zeb Keck
   920 Fifth Avenue, Suite 2750
   Seattle, WA 98104
   206-626-3747

4. Date checklist prepared: [help]
   June 4, 2020

5. Agency requesting checklist: [help]

   City of Bellevue Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [help]

   Construction of the proposed project is planned to commence in January 2021 with completion by February 2024.

   Early utility work would commence in November 2020 and be completed by April 2021. Demolition would begin in February 2021 and be completed by March 2021. Potential environmental impacts associated with early work and demolition activity will be evaluated in a separate SEPA Checklist.

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

   No plans for future additions or expansions are known or anticipated. See Appendix A for a complete list of anticipated permits.

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

   -Geotechnical Due Dilligence Services (GeoEngineers, 2019)
   -Remedial Investigation Work Plan (Aspect Consulting, 2020)
   -Phase I and Phase II Site Investigations (Aspect Consulting, 2019)

-Phase II Site Investigation (URS, 2008 and 2009)
-Limited Phase II ESA (Terra Associates, LLC, 2008)
-Phase II ESA (URS Corporation, 2000)
-Trip Generation Summary (Transpo, 2020)

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]

   There are no known applications pending for approval that would directly affect property associated with the proposed action.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

    See Appendix A (A.10) for a complete list of anticipated permits.

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 NE 8th Street & 106th Avenue NE Office Development project is located in downtown Bellevue, on the northwest portion of a block that is bounded by NE 8th Street on the north, 108th Avenue NE on the east, NE 6th Street on the south, and 106th Avenue NE on the west. The project borders a new mixed use office/residential and hotel development that is proposed by Onni to the south and Symetra, an existing office tower to the east.

    The site currently contains surface parking (53-spaces) and two commercial/retail buildings on the east and central portions of the site. The building on the east portion of the site is a two-story structure built in 1963. The building in the center portion of the site is a three-story retail structure built in 1959.

    The site of the proposed NE 8th Street & 106th Avenue NE Office Development is 63,675 sq. ft. with a maximum 8.0 FAR (509,400 sq. ft.). This is achieved by complying with the Amenity Incentive system (LUC 20.25A.070) by prociding amenities such as outdoor plazas, public art, and enhanced streetscapes.

    The proposed project would include an approximately 25-story building containing approximately 509,400 sq. ft. of office space, 7,532 sq. ft. of retail space, and five and a half levels of below-grade parking to accommodate approximately 890 vehicles. Access to the parking would be from NE 8th Avenue and a newly constructed vehicular access at 106th Avenue NE. An

approximately 3,191 sq. ft. outdoor plaza would be provided on the northeast corner of the site, fronting NE 8th Street.

See Figures 1-4 in Appendix A to this Environmental Checklist.

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 proposed project would be located on the northwest portion of a block that is bounded by NE 8th Street on the north, 108th Avenue NE on the east, NE 6th Street on the south, and 106th Avenue NE on the west. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Please see Figures 1-4 in Appendix A of this Environmental Checklist for vincity maps and a site plan of the project.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Site grades range from approximate Elevation 172 to 153 feet, and the site slopes down from northeast to southwest.*

b. What is the steepest slope on the site (approximate percent slope)? [help]

The steepest slope on the site is approximately 25 percent.

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 site is underlain mainly by glacially overridden Quarternary Vashon advance outwash deposits. Previous explorations at the site documented 2 to 10 feet of fill across the site, underlain by glacially consolidated soils to depths ranging from approximately 16 to 35 feet below ground surface, followed by advance outwash deposits.

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

No. There does not appear to be surface indications or history of unstable soils in the immediate vicinity of the site. The Geotechnical Report (Appendix B) indicates that the soils that underlie the project site have a risk of liquefying. Due to the location of the site and the site's topography, however, the risk of adverse impacts resulting from seismically induced slope instability, differential settlement, surface displacement due to faulting, or lateral spreading is considered to be low.

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]

Approximately 136,640 bank cubic yards of mass excavation and 11,971 bank cubic yards of structural excavation would be required for the project overall. Approximately 5,000 cubic yards of fill would be necessary (depending on final footing design) and would be expected to be sourced locally, if needed. At this point in the process, an authorized deposit site for excavated material has not been selected.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Demolition would result in clearing of the site. Erosion is always possible as a result of any demolition/construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the building is operational, no erosion would be anticipated.

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

Presently, approximately 97 percent of the site is covered with impervious surfaces. The completed project is projected to result in roughly 83 percent of the site (within the property line) covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plan set.

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]

The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide) due to construction vehicles, equipment and activities. Emissions, however, would not be expected to result in exceedance of ambient air quality standards.

The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).

In order to evaluate the climate change impacts of the proposed project, a King County Greenhouse Gas Emissions Worksheet has been prepared to estimate the emissions associated with demolition (see Appendix C of this Environmental Checklist). The emissions estimates are based on the emissions associated with:

- Embodied Emissions – extraction, processing, transportation construction and disposal of materials and landscape disturbance;
- Energy-related Emissions – energy demands create by the development after it is completed; and,
- Transportation-related Emissions – transportation demands created by the development after it is completed.

The worksheet estimates are based on building use and size. In total, the estimated lifespan emissions estimate for the NE 8th Street & 106th Avenue NE project is approximately 693,115 MTCO2e.

The worksheet used to estimate the project emissions is contained in Appendix C of this Checklist.

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

There are no offsite sources of air quality emissions or odors that may affect the proposed project.

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

No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during constructiom work:

-Use of well-maintained equipment would reduce emissions from construction equipment and construction-related trucks, as would avoiding prolonged periods of vehicle idling;
-Use of electrically operated small tools in place of gas powered small tools, wherever feasible;
-Trucking materials to and from the project site could be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways; and
-Demolition dust would be handled in accordance with PSCAA regulations and sprinklering would occur during demolition.

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 nearest surface water bodies are Lake Washington, located approximately 0.70 mile west of the site, and Lake Bellevue, located approximately 0.70 miles northeast of the site.

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]

No. The project will not require any work over, in, or adjacent (within 200 feet) to any water body.

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]

No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.

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

No. The proposed project would not require any surface water withdrawals or diversions.

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

No. The proposed project does not lie within a 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. There would be no discharge of waste materials to surface waters.

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]

No. A Geotechnical Due Diligence Report (Appendix B) that has been prepared for this project identified groundwater conditions on-site. The report indicates that the regional groundwater table is anticipated to be present below Elevation 86.4 feet. Perched groundwater is present locally above the regional groundwater table (near approximately Elevation 132 feet). Groundwater levels are anticipated to vary as a function of location, precipitation, season and other factors.

Based on review of the existing monitoring well data, the regional groundwater table is located below the planned bottom of excavation elevation. Casual dewatering with sumps and pumps is anticipated to be necessary for the planned excavation to manage perched groundwater above the regional groundwater table. Active dewatering is not anticipated for the current planned excavation depth.

No groundwater would be withdrawn from a well and no water would be discharged to groundwater.

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

Waste material will not be discharged into the ground from septic tanks or other sources.

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]

Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project.

There is an existing 54-inch concrete storm main located within 106th Avenue NE. A connecting drain is located on the southwest side of the site. Two additional connection drains are located on the north and northwest portions of the site; these connect to a 12-inch concrete main on the westbound side of NE 8th Street. The site is fully located within the Meydenbauer Drainage Basin and connects to a dedicated storm system that discharges to Lake Washington.

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

No. The proposed stormwater collection system and the TESC and BMPs implemented during construction would prevent waste materials from entering ground or surface waters.

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

No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on the site is currently collected and conveyed to the City's storm drainage system and the proposed system will continue the same drainage patterns.

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

No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the 2017 City of

Bellevue Storm and Surface Water Engineering Standards.

4. Plants [help]

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

b. What kind and amount of vegetation will be removed or altered? [help]

There are seven trees located on the site that would need to be removed in order to accommodate the proposed project. These trees include six deciduous trees (ranging from 6-inch diameter to 28-inch diameter) and one 24-inch conifer. Two street trees would also be removed and replaced.

c. List threatened and endangered species known to be on or near the site. [help]

The site is located in an urban developed area and is largely covered with impervious surfaces. No threatened or endangered species are known to be on or near the site.

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

The City of Bellevue requires street frontages to be landscaped with street tree species per city code. Trees would be planted in continuous planter strips and/or tree pits. Street trees would be a minimum of 2.5-inch caliper . The site requires medium street trees along NE 8th Street spaced at 25 feet on-center and large street trees along 106th Avenue NE spaced at 30 feet on-center.

The proposed project design will meet the city tree requirements in the right-of-way with approximately 10 trees located along NE 8th Street and two trees along the 106th Avenue NE right-of-way. The right-of-way shrub planter strips would be planted with native and adapted plant species meeting city code.

Onsite landscaping is not required for this site, however, the project must meet the City of Bellevue' green and sustainability score of 0.3. To achieve this requirement, the site would contain landscaped open spaces, plazas within building setbacks and green roof areas or other green measures to achieve the code requirements. All landscaping onsite would follow the guidelines and requirements of the Green and Sustainability factor requirements.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

There are no known noxious weeks or invasive species known to be on or 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: *seagulls, pigeons*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *squirrels, rats*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None*

b. List any threatened and endangered species known to be on or near the site. [help]

The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain. [help]

Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources heading to breeding grounds, or travelling to overwintering sites.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

The proposed project would provide on-site landscaping, which could provide limited habitat for urban wildlife.

e. List any invasive animal species known to be on or near the site. [help]

Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

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]

Electricty and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, hot water, cooking and lighting.

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

The proposed project would not significantly affect solar access. While some shadow impacts to nearby private properties are anticipated to result from the proposed office tower, impacts are not expected to be signficant.

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]

The proposed project will comply with the City of Bellevue's current Energy Code standards.

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]

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses. [help]

Numerous studies have been completed evaluating the presence of contaminants of potential concern (COPCs) at the project site (see Appendix C). These investigations have identified impacts to soil by petroleum-associated constituents associated with a former auto service station that was located on the western portion of the site, as well as to soil and groundwater by chlorinated solvent-associated constituents related to upgradient releases at a

former dry cleaner to the north (Tinker Toys site), which have migrated beneath the site.

A Remedial Investigation Work Plan has been developed and the Department of Ecology has accepted this project into the Voluntary Cleanup Program.

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]

None are known to be present.

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]

No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development, construction or once the building is operational.

4) Describe special emergency services that might be required. [help]

No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Bellevue.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

Following completion of the Remedial Investigation, a Feasibility Study will be conducted to meet the requirements of MTCA to develop and evaluate cleanup action alternatives to enable a preferred cleanup action to be selected for the site. The Feasibility Study will include cleanup action alternatives that protect human health and the environment by eliminating, reducing, or otherwise controlling risks posed through explosure pathways and migration routes. The results of the Feasibility Study will be documented in a Draft report and will provide the basis for preparation of a draft Cleanup Action Plan.

b. Noise [help]

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

Traffic noise associated with adjacent streets is relatively high at certain times of the day. Traffic noise, however, is not expected to adversely affect the proposed project.

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

Construction-related noise would occur as a result of on-site construction activities associated with the project. Construction noise would be short-term and would be the most noticeable sound levels that are generated from the project. The proposed project would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18).

3) Proposed measures to reduce or control noise impacts, if any: [help]

As noted, the project would comply with provisions of the City's Noise Controls. Specifically, construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohitibed on Sundays and legal holidays.

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]

As noted previously, the project site currently includes two commercial/retail buildings on the east and central portions of the site, with associated paved surface parking, and a gravel surface parking lot located on the west portion of the site. The building on the east portion of the site is a two-story structure (built in 1963) that contains five tenant units -- four on the main level and one lower, partial basement unit on the east side of the building. A parking garage open to the south is located beneath the building. The building in the center portion of the site is a three-story retail structure (built in 1959) that contains eight tenant units.

Directly to the north of the site are four retail buildings, ranging in height from one- to two-stories. To the east is the 25-story Symetra Financial Center (office building). A Barnes & Noble retail store is located to the south; this site is planned to be redeveloped by Onni Group into a new office and residential complex. To the west is the 14-story Paccar Business Center and a three-story Bank of America building. A two-story Chase Bank is located to the northwest.

The proposed project would result in an increase in on-site population associated with the proposed office and retail uses, which would result in increased activity levels on-site and within the immediate surrounding neighborhood.

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]

No. There is no evidence that the site has been used for agriculture in the past 50 years.

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

No. The proposal will not affect or be affected by a working farm or forest land.

c. Describe any structures on the site. [help]

As noted, the project site currently contains two buildings. The building on the east portion of the site is a two-story structure built that contains five tenant units -- four on the main level and one lower, partial basement unit on the east side of the building. A parking garage open to the south is located beneath the building. The building in the center portion of the site is a three-story retail structure that contains eight tenant units.

d. Will any structures be demolished? If so, what? [help]

Both existing buildings on the site would be demolished.

e. What is the current zoning classification of the site? [help]

The site is zoned Downtown Office 0-1 (DT-O1).

f. What is the current comprehensive plan designation of the site? [help]

The site is located within the Downtown Neighborhood Area (subarea).

g. If applicable, what is the current shoreline master program designation of the site? [help]

The project site is not located within the City's designated shoreline boundary.

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

No part of the site has been classified as a critical area by the City of Bellevue or King County.

i. Approximately how many people would reside or work in the completed project? [help]

Approximately 1,273 to 1,697 people could work in the office building, although the occupancy allowed by the building code could be higher. Employee estimates are based on the 2014 King County Buildable Lands Report, and assumes approximately 300 to 400 sq. ft. per employee in the Bellevue Urban Center.

j. Approximately how many people would the completed project displace? [help]

The completed project would not displace any people. There are no residences on the project site. The existing businesses that lease space in the existing buildings would relocate prior to the start of demolition.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

No impacts would occur and no measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The project site is located within the Downtown Subarea, which is one of 14 distinctive subareas within the City of Bellevue. The Downtown Subarea is intended to be a dense, mixed-use urban center and to serve as the continued location of cultural, commercial, entertainment, residential and regional uses. More specifically, the site is located within the Downtown Subarea's City Center District; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.

The proposed project would promote increased mixed-use density (office and retail) on a site that is underutilized from a density perspective. As noted, the site is currently occupied by two low-rise buildings and nearly half the site area is in surface parking. The project would provide employment-generating uses onsite in a compact, mixed use pattern. This is consistent with regional goals to focus growth within urban centers. The proposed development would be consistent with the type and scale of existing and planned uses surrounding the site within the Downtown Subarea, and is consistent with the City's Land Use Code.

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

No measures are proposed. The project site is located within a dense urban center and is not located in the immediate vicinity of agriculatural or forest lands.

9. Housing [help]

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

No housing units would be provided as part of this proposed project.

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

Currently, no housing exists on the site and, therefore, none would be eliminated.

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

No housing impacts would occur and no measures are proposed.

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 approximate height of the office tower on the site would be approximately 351.5 feet above the average finish grade, including mechanical space and the elevator over-run.

It is anticipated that principal building materials that are proposed for the building would include a glass curtainwall system, with precast panel/ceramic glazed units such as brick

or terra cotta at the podium level. Please see the ADR plans that are on file with the City of Bellevue for more detailed information.

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

See Appendix A (B.10.b) for a detailed response to this question.

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

No significant adverse aesthetic impacts are anticipated and no measures are proposed.

The proposed project is complying with applicable design guidelines, the application of which are evaluated through the City's ADR approval process.

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]

Principal sources of light and glare produced by the proposed project would include both stationary sources of light(e.g. interior lighting, pedestrian-level lighting, illuminated signage) and mobile sources, principally from vehicles maneuvering and operating within the site to access the parking garage. Lighting from the proposed project could be visible from locations proximate to the project site and would mainly be visible at nighttime. Specific information relative to stationary sources, such as exterior building light fixtures, signage, façade materials (in terms of specular or reflective characterstics) and glazing are evaluated as part of the City's ADR review process.

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

No. Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.

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

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

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

No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed. The proposed project would comply with the City's guidelines on glare and lighting.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

To the south of the project site is the Bellevue Pedestrian Corridor, which serves as the main east-west spine for the City of Bellevue's proposed 'Grand Connection' – a proposition to connect Meydenbauer Bay to the Eastside Rail Corridor with a non-motorized pathway.

There are also three parks in the immediate vicinity of the project site (i.e. within a half mile or less), including:

- Downtown Park, located approximately 2 blocks southwest of the site;
- Bellevue Library Open Space, located approximately 2 blocks north of the site; and
- Wildwood Park, located approximately 3 blocks southwest of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No, the proposed project would 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]

No significant adverse recreational impacts would occur and no measures are proposed. The project would be landscaped with the intention of enriching and enlivening the pedestrian experience for office tenants, as well as the general public.

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]

There are no buildings, structures, or sites located on or near the site that are listed in or eligible for listing in

national, state or local preservation registers.

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]

There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.

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]

Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).

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]

No significant adverse impacts are anticipated and no mitigation measures are 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]

A Trip Generation Memo (TENW, 2020) was completed for this project and is included as Appendix E to this checklist.

The project site is located in downtown Bellevue on the southeast corner of NE 8th Street and 106th Avenue NE. The proposed access for the site would be through two private streets off of NE 8th Street and 106th Avenue NE. These driveways will also serve the Onni development to the south, and Symetra and Key Center to the southeast. The driveways will be limited to right-in/right-out operation only.

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]

Yes, the site is currently served by public transit. The nearest transit stops are located on NE 8th Street at 106th Avenue NE and 108th Avenue NE.

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 completed project would include approximately 890 parking spaces in the office/retail complex.

The project would eliminate approximately 53 existing surface parking spaces.

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]

Modifications would include City of Bellevue standard curb, gutter and sidewalk improvements along site frontage at 106th Avenue NE and NE 8th Street.

The proposed project also includes widening of NE 8th Street along the project frontage which will accommodate increased vehicular capacity in the future, consistent with the City's Transportation Facilities Plan.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No, the project will not occur in the immediate vicinity of water, rail or air transportation.

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]

Full buildout of the project is estimated to generate 4,168 net new weekday daily vehicle trips. Peak volumes are expected to occur 7-9 AM and 4-6 PM. Less than 3% truck traffic is assumed. Estimates are based on the ITE Trip Generation Manual, 10th Edition, and assumptions used in the City of Bellevue Impact Fee Program. See Appendix E for further details.

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]

No, the proposal would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

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. Office buildings 50,000 sq. ft. or greater are also required to implement a Transportation Management Program consistent with City code requirements to encourage use of non-SOV modes of transportation.

The proposed project also includes widening of NE 8th Street along the project frontage, which will accommodate increased vehicular capacity in the future consistent with the City's Transportation Facilities Plan.

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]

It is anticipated that the Proposed Action would generate an incremental need for increased public services due to the addition of office and retail employees and visitors associated with the site. To the extent that emergency service providers have planned for gradual increases in service demands consistent with the comprehensive plan, no significant impacts are anticipated.

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

While the increase in employees and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within Downtown Bellevue to preclude the need for additional public facilities/services.

16. Utilities [help]

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

All utilities are currently available at the 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]

- *Water – New, multiple domestic water connections, irrigation, and fire service connections (Bellevue Utilities);*
- *Stormwater – New, multiple storm drain connections (Bellevue Utilities);*
- *Sewer – New, multiple side sewer connections to combined sewer System (Bellevue Utilities);*
- *Natural Gas – New gas service (Puget Sound Energy); and*
- *Electrical – New electrical feed (Puget Sound Energy).*

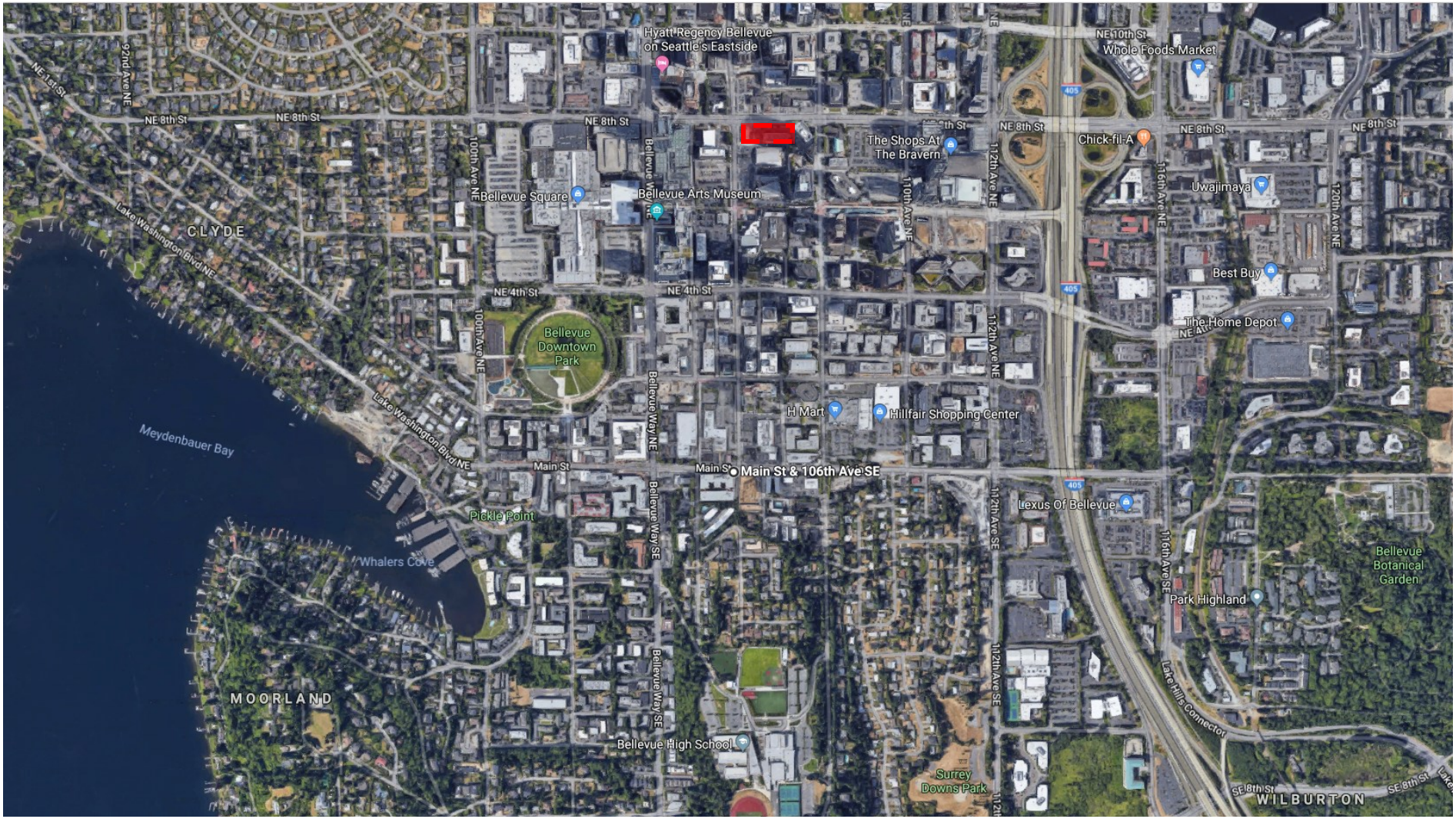
C. Signature [help]

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: Michele Sarlitto

Name of signee: *Michele Sarlitto*
Position and Agency/Organization: *Senior Planner, EA Engineering, Science & Technology, Inc., PBC*
Date Submitted: *June 4, 2020*

NE 8th Street & 106th Avenue NE Development
Environmental Checklist



Source: EA, Google Earth, 2020

EA Engineering, Science, and Technology, Inc.

Figure 1

Vicinity Map