



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. 20-111596-LD
Project Name/Address: 200 112th Avenue NE
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: September 10, 2020, 5PM

Materials included in this Notice:

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



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

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: [\[help\]](#)

200 112th Bellevue

2. Name of applicant: [\[help\]](#)

BSOP 2, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Mr. Pete Aparico
Columbia Pacific Advisors
1910 Fairview Ave. E., Suite 300
Seattle, WA 98102
206-519-3961*

4. Date checklist prepared: [\[help\]](#)

July 14, 2020

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) **Subject to change.**

Construction of the proposed project is planned to commence in October 2022 with completion by approximately February 2025.

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 Engineering Services (GeoEngineers, 2020)
-Phase I Environmental Site Assessment (Farallon Consulting, 2020)
-Groundwater Monitoring Event Technical Memorandum (Farallon Consulting, 2020)
-Viewshed Analysis (EA, 2020)
-Solar Glare Analysis (EA, 2020)
-Greenhouse Gas Emissions Worksheet (EA, 2020)
-Trip Generation Summary and Request for Traffic Modeling (TENW, 2020)*

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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 200 112th Bellevue project is located in downtown Bellevue, on the south portion of a block that is bounded by NE 4th Street on the north, 114th Avenue NE on the east, NE 2nd Street on the south, and 112th Avenue NE on the west.

The site currently contains surface parking and a three level masonry office building (built in 1970). Office space occupies the two upper floors of the building (approximately 50,918 sq. ft.) and covered parking occupies the at-grade level beneath the building (19,015 sq. ft.).

The proposed project would include a 16-story building containing approximately 315,000 net sq. ft. of office space, 2,910 sq. ft. of retail space, and below-grade parking for approximately 550 vehicles. An approximately 6,775 sq. ft. street-level plaza would be provided as part of the project.

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 south portion of a block that is bounded by NE 4th Street on the north, 114th Avenue NE on the east, NE 2nd Street on the south, 112th Avenue NE on the west. Please refer to the plans on file with the City of

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Bellevue for a legal description of the project site. Please see Figures 1-4 in Appendix A of this Environmental Checklist for vicinity 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: *The site slopes generally down to the southeast. Existing site grades range from about elevation 87 feet in the northwest corner to about elevation 72 feet in the southeast corner.*

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

The steepest slope on the site is approximately 15 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 general subsurface conditions consist of asphalt pavement and relatively shallow fill and/or alluvial deposits overlying competent granular and fine grained glacially consolidated soils. See Appendix B for additional information.

- 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 there are no mapped erosion, landslide or seismic hazard areas on the project site or in the immediate vicinity of the site.

- 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 95,000 cubic yards of excavation and approximately 2,000 cubic yards of fill would be required for the project.

- 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

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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 91 percent of the site is covered with impervious surfaces. The completed project is projected to result in roughly 92 percent of the site 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

Construction
dust
mitigation
measures
per Clear &
Grade Code
BCC 23.76

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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 200 112th Bellevue project is approximately 427,546 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. [\[help\]](#)

While the site is adjacent to I-405, there are no offsite point 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 construction 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 0.85 mile west of the site, and Lake Bellevue, located approximately 0.55 miles northeast of the site.

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- 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. [\[help\]](#)

The geotechnical engineering report prepared for this project indicates that the excavation for the below-grade parking structure may extend up to about 40 to 60 feet below the measured groundwater levels at the site. Moderate groundwater flows may be encountered during excavation below the water table, where hydrostatic pressures will appear to be artesian and increasing with depth, requiring the installation of an active dewatering system to facilitate construction below the groundwater level. See Appendix B for additional information.

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

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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.

- 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. The stormwater management system will be designed in accordance with City of Bellevue stormwater management code requirements. The system will leverage on-site green (vegetated room, planting areas) to meet flow control requirements. No structural detention is anticipated to be provided.

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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? [\[help\]](#)

A total of 27 on-site trees and street trees are planned for removal from the site.

- 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: [\[help\]](#)

Street trees and landscaping would be provided in accordance with requirements identified in the Bellevue City Code (BCC) 20.25A.110A, as follows:

-5' wide planter strip provided along NE 2nd Street

-5' wide minimum planter strip, growing to 9' wide at existing power pole, provided along 114th Avenue NE

-8' wide planter strip provided along 112th Avenue NE, stopped short of the north property line to allow for bus load and unload

-2½ inch caliper trees would be provided, at minimum.

-vegetation that will withstand urban conditions would be provided.

On-site landscaping would be provided in accordance with BCC 20.25A.110.B, as follows:

-5' wide, Type III Buffer within a planter that is a minimum of 7' wide would be provided along the length of the open space. This planting area would be planted with a mix of evergreen and deciduous trees, shrubs and groundcover.

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Planting in the right-of-way at grade over structure and in grade and a mix of extensive and intensive green roof at levels 2 and 3 would be provided, utilizing evergreen and deciduous trees, shrubs and groundcovers to reach the required green and sustainability factor score of 0.3.

The amenity incentive system would be provided in accordance with BCC 20.25A.070D, as follows:

-20% of the defined outdoor plaza area would be planted with a variety of plants, adding seasonal and native interest to the plaza area.

-Layered planting with seasonal and native interest would be included in planting of areas included as Enhanced Streetscape.

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

*There are no known noxious ~~weeds~~ or invasive species known to be on or near the site. **weeds***

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.

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- 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. [\[help\]](#)

Electricity 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 significant.

- 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 and will target LEED Silver certification as a baseline goal.

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. [\[help\]](#)

A Phase I Environmental Site Assessment performed for the site identified a 'recognized environmental condition'

in connection with the potential release of hazardous substances in connection with known and suspected historical use and storage of heating oil on the site. See Appendix E for details.

- 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: [\[help\]](#)

If a heating-oil UST is encountered during site redevelopment, the UST should be removed and disposed of in accordance with local and state regulations. See Appendix E for additional information.

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 including I-405 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 prohibited 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 a three-level building with office space on the upper two floors and parking on the ground level beneath the building.

The current use of adjacent properties includes:

- North: a two-story medical/dental office building (Virginia Mason)*
- East: the I-405 freeway*
- South; the 6-story Sheraton Bellevue Hotel*
- Southeast; The 6-story Excalibur Apartment building*
- West; the 5-story Aventine Apartment building and a 3-story office building*

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.

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- 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 working farm or forest land.

- c. Describe any structures on the site. [\[help\]](#)

As noted previously, the project site currently contains one three-level office building.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes. The existing building on the site would be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is zoned DT-OLB-S.

- 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 788 to 1,050 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 assume 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 building would relocate prior to the start of demolition.

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- 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 East Main 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 a low-rise office building, with the remainder of the site area 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 agricultural 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.

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- 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? [\[help\]](#)

Project
subject to
Design
Review and
Design
Standards
in LUC
20.25A

The tallest height of the office tower would be approximately 240 feet, including mechanical space.

It is anticipated that principal building materials that are proposed for the building would include vision glass, spandrel glass, metal panels and gamma stone. 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? [\[help\]](#)

Project
subject to
Light and
Glare
requirements
of LUC
20.20.522

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

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fixtures, signage, façade materials (in terms of specular or reflective characteristics) and glazing are evaluated as part of the City's ADR review process.

A Solar Glare Analysis was prepared to address the potential impacts associated with solar glare reflecting from the building onto I-405, directly east of the site. See Appendix D for details.

- 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. See Appendix D for additional information.

- 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? [\[help\]](#)

City Hall Park is located approximately 1.5 blocks to the northwest 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.

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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. [\[help\]](#)

The project site is located in downtown Bellevue. Streets serving the site include 112th Avenue NE, NE 2nd Street and 114th Avenue NE.

- 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 112th Avenue NE, between

NE Third Street and NE 2nd Street, directly west of the project site.

- 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 550 parking spaces.

The project would eliminate approximately 166 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 to the adjacent streets would include potential widening of NE 2nd Street to accommodate an additional travel lane, wider sidewalks on all frontages on 112th Avenue NE and 114th Avenue NE, a new protected bike lane on NE 2nd Street, a new multimodal pedestrian/bicycle path on 114th Avenue NE, and a potential traffic signal at 2nd/114th. Street improvements to back of curb would be included in public right-of-way. Sidewalk and bike lanes would be within easements if not already within existing right-of-way. Frontage improvements will be in accordance with City requirements.

- 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 approximately 2,600 net new weekday daily trips (1,300 entering, 1,300 existing). Peak volumes are expected to occur between 7-9 AM and 4-6 PM. Less than 3% trucks are expected. Trip generation was based on standard City of Bellevue trip rates and the ITE Trip Generation Manual, 10th Edition. See Appendix F for 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

Parking to be evaluated during design review process.

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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 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 potential widening of NE 2nd Street to accommodate an additional travel lane, wider sidewalks on all frontages on 112th Avenue NE and 114th Avenue NE, a new protected bike lane on NE 2nd Street, a new multimodal pedestrian/bicycle path on 114th, Avenue NE and a potential traffic signal at NE 2nd Street /114thAvenue NE.

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.

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- 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: _____

Name of signee: *Michele Sarlitto*

Position and Agency/Organization: *Senior Planner, EA Engineering, Science & Technology, Inc., PBC*

Date Submitted: *July 14, 2020*

APPENDIX A
EXPANDED ENVIRONMENTAL CHECKLIST RESPONSES

APPENDIX A

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

The following contains supplemental information to the SEPA Environmental Checklist prepared for the 200 112th Bellevue Development.

A. BACKGROUND INFORMATION

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

City of Bellevue

- Design Review
- Master Development Plan
- Binding Site Plan
- Demolition Permit
- Clearing and Grading Permit
- Building Permits
- Stormwater Review
- Street Use Permits (construction – temporary)
- Street Improvements
- Mechanical Permits
- Plumbing Permit
- Elevator Permits
- Occupancy Permits

Puget Sound Clean Air Agency

- Demolition Permit

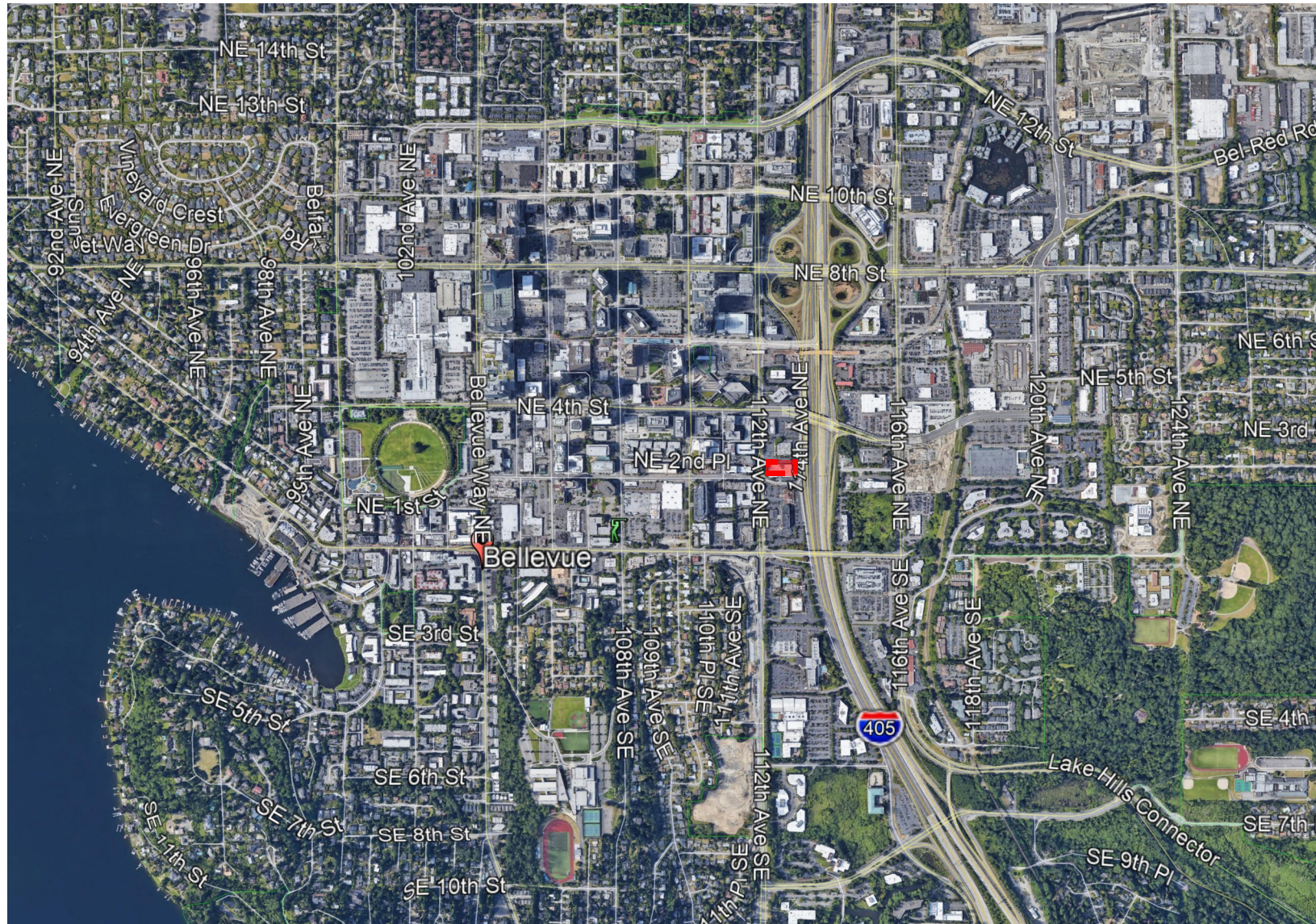
Washington Department of Ecology

- Construction General NPDES Permit

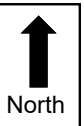
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project site.

See **Figure 1** for a vicinity map, **Figure 2** for an existing conditions map, **Figure 3** for a site plan, and **Figure 4** for a conceptual rendering of the building.

200 112th Bellevue Environmental Checklist



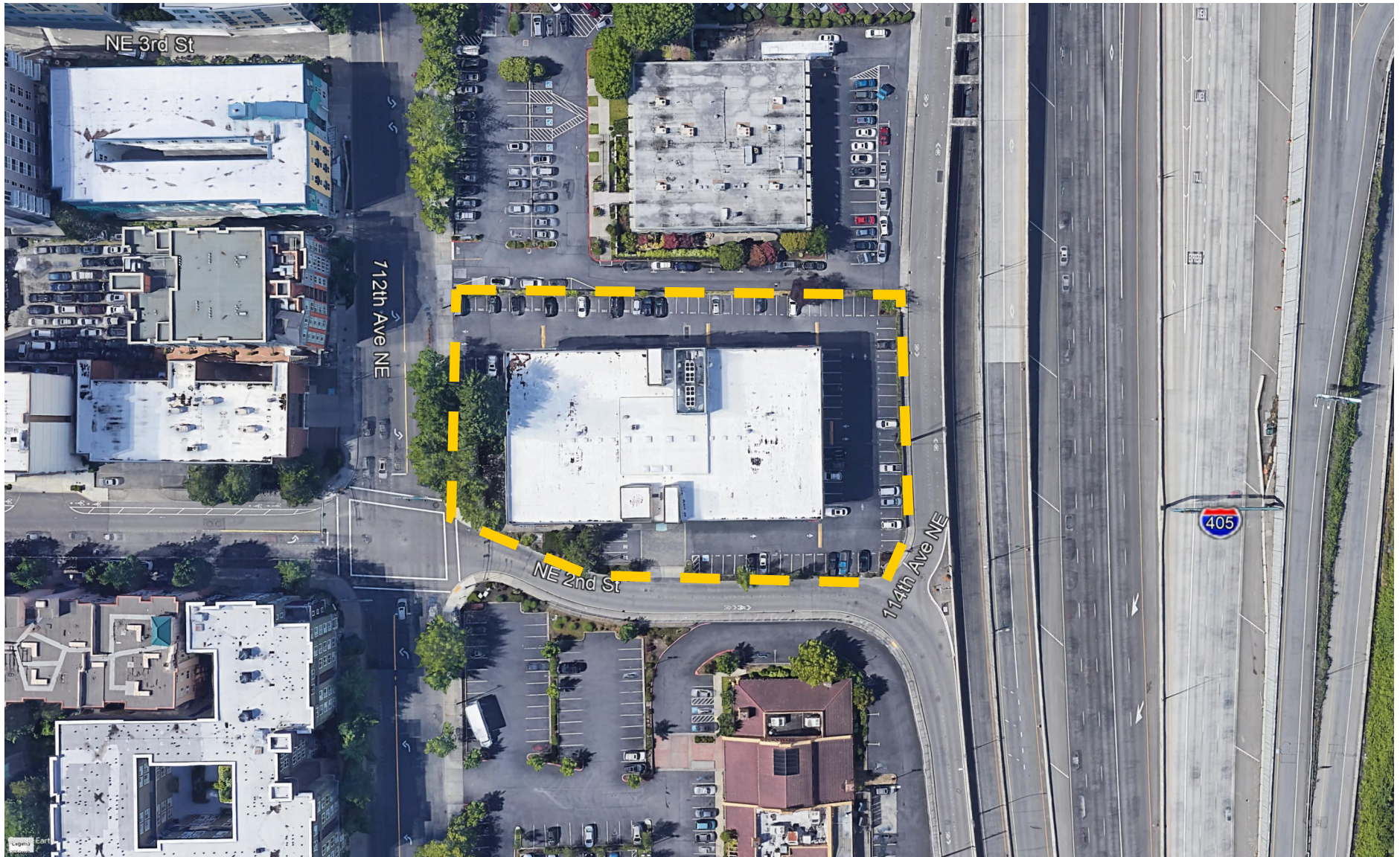
 Project Site



Source: EA, Google Earth, 2020

Figure 1
Vicinity Map

200 112th Bellevue Environmental Checklist

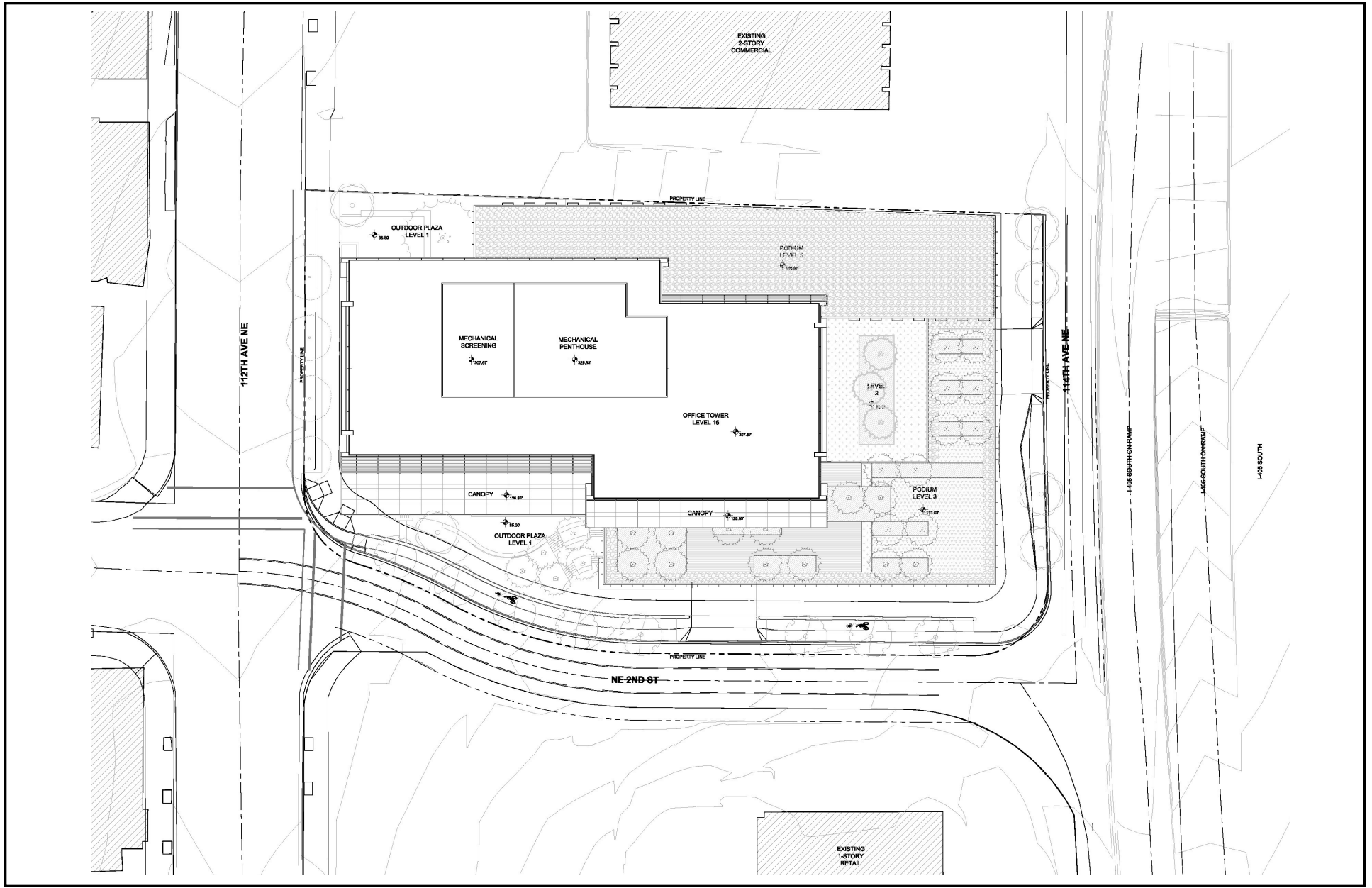


Project Site

Source: EA, Google Earth, 2020

Figure 2
Existing Conditions

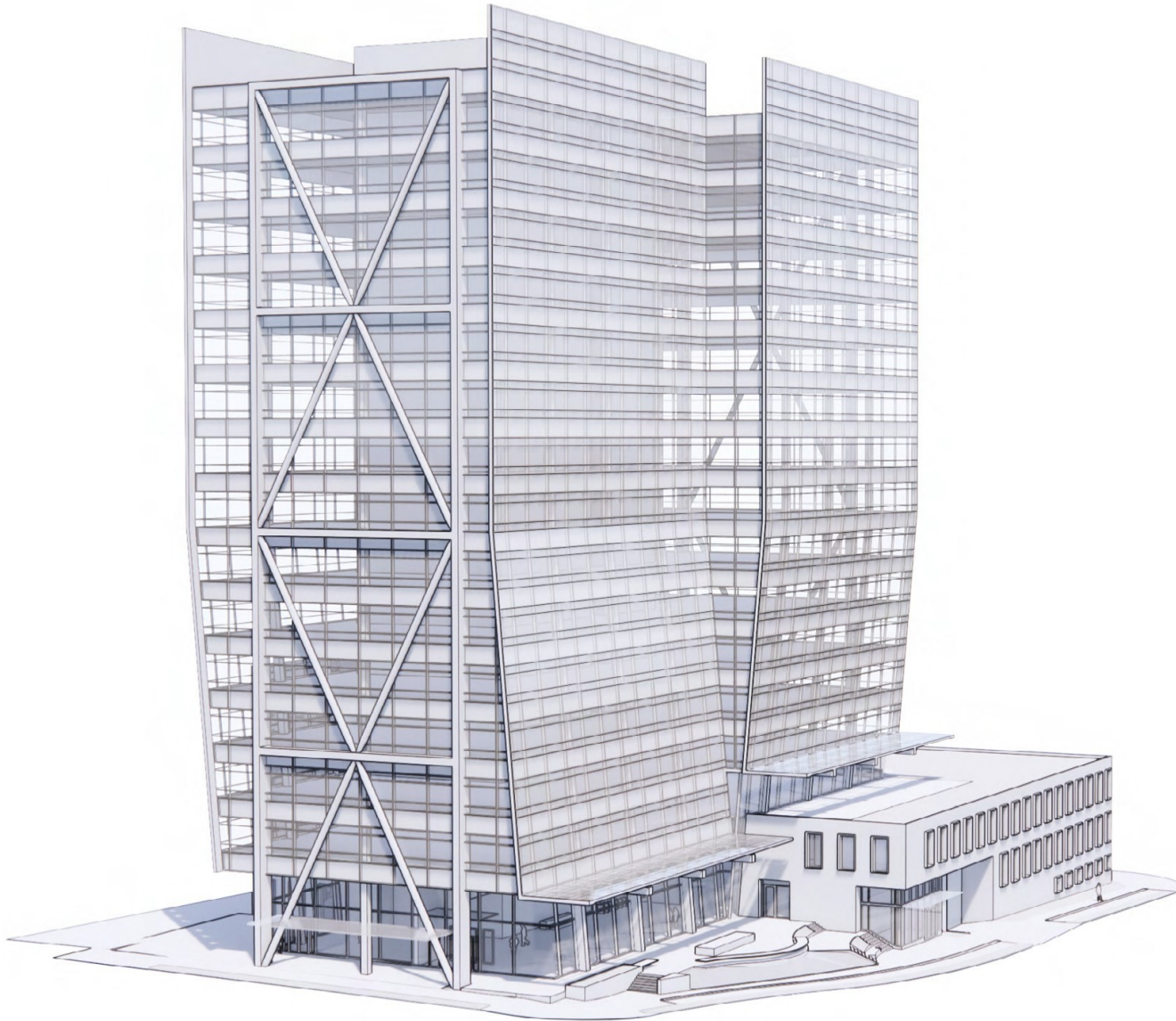
200 112th Avenue NE Development Environmental Checklist



Source: Compton Design Office, 2020

Figure 3
Site Plan

**200 112th Bellevue
Environmental Checklist**



Source: *Compton Design Office, 2020*

Figure 4

Conceptual Project Rendering

B. ENVIRONMENTAL ELEMENTS

10. Aesthetics

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

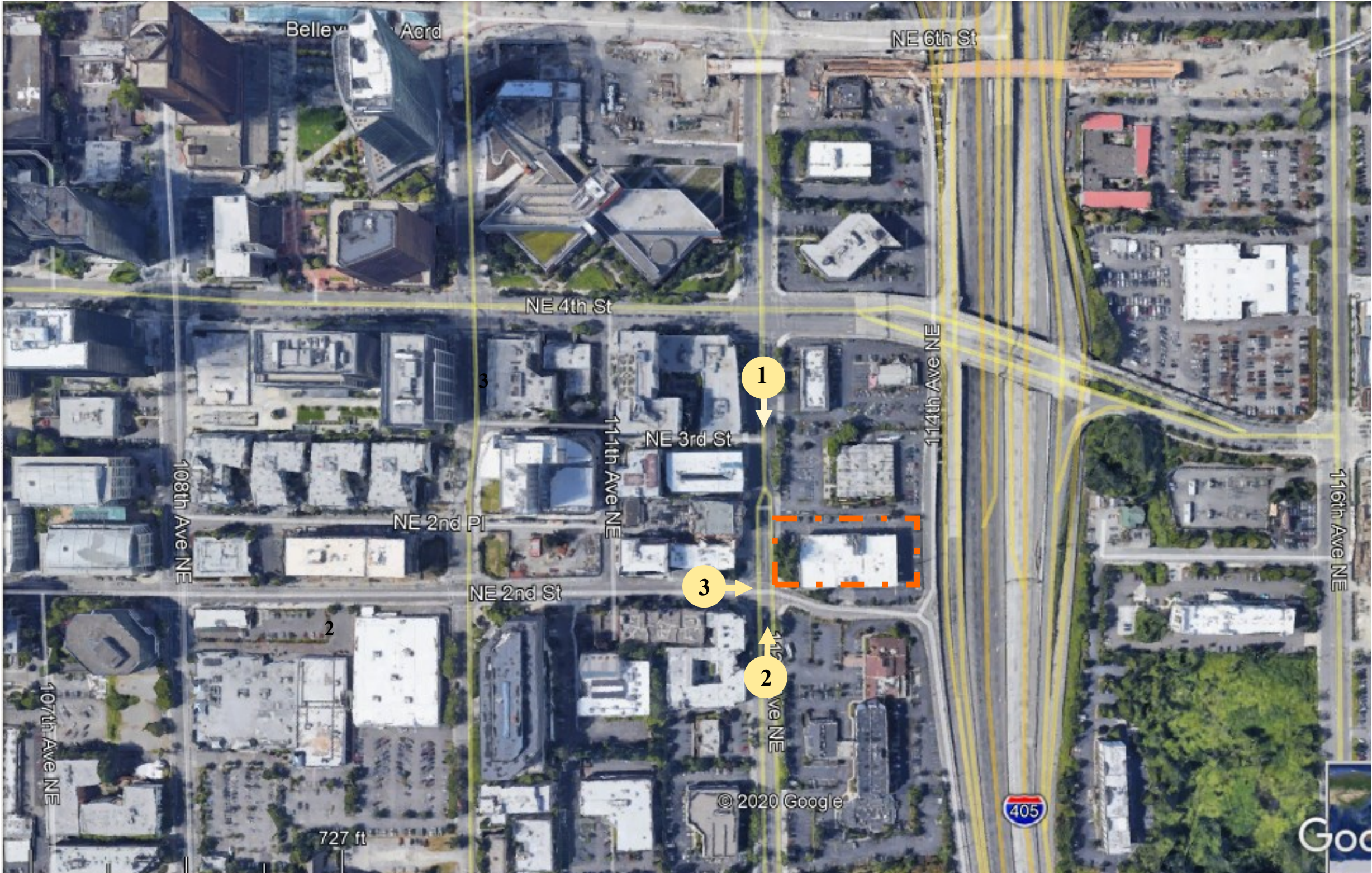
The project will require demolition of surface parking and the existing three-level office building on the site. Views of the project site would therefore be altered from that of a site occupied by a low-rise structure surrounded by surface parking, to a modern, mixed-use development containing a 16-story office building covering the majority of the site, with parking hidden from view, underground.

It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor.” In addition, public views from public spaces and areas of pedestrian concentration are to be considered. To address these considerations, three photosimulations were prepared including one looking south from 112th Avenue NE, one looking north from 112th Avenue NE, and one looking east from NE 2nd Street. See **Figure 5** for a viewpoint location map. The existing and proposed views from these locations are described below.

Viewpoint 1 – Figure 6 shows the existing and potential views from 112th Avenue NE looking south towards the project site. As depicted, the existing view includes the tree-lined 112th Avenue NE right-of-way in the foreground, with the project site and the existing 3-level office building partially visible in the mid-field view on the east (left) side of the street. Surface parking associated with the two low-rise office buildings north of the site are partially visible in the foreground. Under the proposed view, the new 16-story office building on the project site would be visible in the mid-field view. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with a larger, taller building on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the 112th Avenue NE street corridor. No significant impacts would be anticipated.

Viewpoint 2 – Figure 7 shows the existing and potential views from 112th Avenue NE looking north towards the project site. As depicted, the existing view includes the tree-lined street, with the existing three-story office building on the project site partially visible on the east (right) side of the street. Under the proposed view, the new 16-story office building on the project site would be partially visible in the mid-field view. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with a larger, taller building on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the 112th Avenue NE street corridor. No significant impacts would be anticipated.

200 112th Bellevue
Environmental Checklist



Source: EA. 2020

Figure 5
Viewpoint Location Map

200 112th Bellevue Environmental Checklist

**Existing
View**



**Proposed
View**



Source: Compton Design Office, 2020

200 112th Bellevue Environmental Checklist

Existing View



Proposed View



Source: Compton Design Office, 2020

Figure 7

Viewpoint 2—112th Avenue NE, Looking North

Viewpoint 3 – Figure 8 shows the existing and potential views from NE 2nd Street, looking east towards the project site. As depicted, the existing view includes the tree lined street corridor, with the landscaped, southwest corner of the project site visible in the mid-field view. Portions of the existing three-story office building are visible. Under the proposed view the new 16-story office building on the project site would be partially visible in the mid-field view. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with a larger, taller building on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the street corridor. No significant impacts would be anticipated.

Summary

As described above, while the **200 112th Bellevue Development** at 16-stories would be taller than the existing building that presently occupies the site, no significant view impacts would be anticipated. It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor.” The proposed building would change views to include a more urban development with a larger, taller building on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the street corridor. However, no impacts to views of Lake Washington, the Seattle skyline, the Olympic Mountains or Cascade Mountains would be anticipated.

200 112th Bellevue Environmental Checklist

Existing View



Proposed View



Source: Compton Design Office, 2020

Figure 8

Viewpoint 3—NE 2nd Street, Looking East



View From 112th
Avenue NE
Looking North

- 

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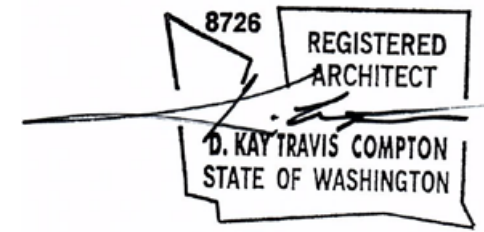
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3D Imagery

A-204D



View From 112th Avenue NE
Looking South

- 

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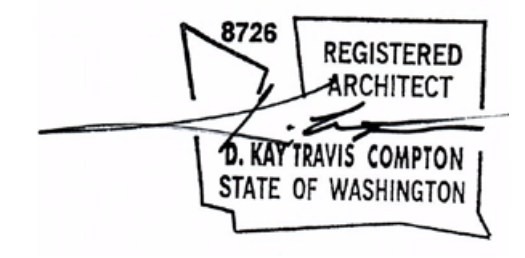
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3D Imagery

A-204E



View From NE 2nd
Street
Looking East

- 

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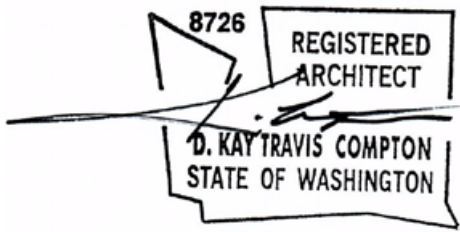
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3D Imagery


A-204F





Aerial View from
112th Ave NE
Looking North


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3D Imagery

A-204G