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.	20-112403 LP and 20-112548 LO
Project Name/Address:	Eastgate Housing Campus 13620 SE Eastgate Way
Planner:	Toni Pratt, Senior Planner
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: September 10, 2020

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
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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.

8/21/2020

A. Background [help]

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

2. Name of applicant: [help]
   Polaris at Eastgate, LLC

3. Address and phone number of applicant and contact person: [help]
   Brent Parrish
   120 W Cataldo Ave
   Spokane, WA 99201
   509-321-3228

4. Date checklist prepared: [help]
   July 13, 2020

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Phase I (also referred to as the lower bench)- Permitting 2019-2020, construction to begin early 2021, end early 2022
   Phases II and III (also referred to as the upper bench) - Permitting 2019-2020, construction to begin late 2021 end late 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   None that are not already discussed in the proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   - *Steep Slope Topographic Survey*
   - *Critical Areas - Wetland Delineation Report - Polaris at Eastgate/Congregations for the Homeless, dated February 26, 2020*
   - *Preliminary Environmental Assessment Lakeside Industries Parcel, prepared by Hart Crowser, dated December 10, 1991*
   - *Environmental Site Assessment - Lakeside Industries Parcel, prepared by Hart Crowser, dated January 29, 1992*
   - *Environmental Site Investigations, Eastgate Way Property, prepared by SCS Engineers, dated October, 1993*
   - *Closure Report - Lakeside Industries, prepared by Hart Crowser, dated November 17, 1993*
   - *Environmental Site Investigation - Phase II, Eastgate Way Property, prepared by SCS Engineers, dated February 7, 1995*
   - *Independent Remedial Action Report (DRAFT), Phase I Cleanup Activities, Eastgate Way Property, prepared by SCS Engineers,*

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dated November 30, 1995
- Phase I Environmental Site Assessment, 13620 Eastgate Way, prepared by Adapt Engineering, dated March 6, 2019
- Draft Phase II Environmental Site Assessment, Eastgate Property, prepared by Zipper Geo, dated December 16, 2019
- Geotechnical Investigations/Report
- Drainage Report
- Stormwater Pollution Prevention Plan
- Traffic Impact Analysis
- Preliminary/Final On-Site Stormwater TIR

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]
None that we are are aware of.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Master Development Plan
Critical Areas Land Use Permit
Binding Site Plan
SEPA Determination
Land Use, Demolition, Grading, and Building Permits
Construction Stormwater Pollution Prevention Plan (CSWPPP)
Tree Protection Plan
Utility Service Approval
    Puget Sound Energy - Power and Gas
    City of Bellevue - Water and Sewer
    Franchise - Comcast, Centurylink, etc.
    Misc - Streetlighting, ROW, KC Metro Review, DOE NPDES Permit, Republic Services Waste Collection

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 project site is approx. 9.81 acres. As a part of the proposed project, the existing parking lot will be demolished. The proposed development will be constructed in three Phases:

Phase I, located on the western two-thirds of the site: an approximately 58,000-square-foot multi-family residential building which will include an approximately 10,000-square-foot early learning center, an approximately 8,200-square-foot leasing amenity space and two levels of below-grade parking surrounded by paved drive lanes, above-ground parking, sidewalks, courtyards and landscaping. Phase I will provide 354 units of affordable multi-family housing with studio through three-bedroom units within two mid-rise towers over the proposed parking structure. A combination of surface and sub-surface

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parking will meet the minimum criteria as outlined within the recently adopted City of Bellevue Ordinance #6513, providing 269 total parking spaces.

Phase II, located on the northern half of the eastern one-third of the site: an approximately 20,250-square-foot men's shelter. The shelter is proposed to provide 100 beds, as well as a day center, admin, and support services.

Phase III, located on the southern half of the eastern one-third of the site: an approximately 13,460-square-foot footprint, with 53,534 gross square feet multi-family residential building including property management and supportive space. The multi-family residential building will provide 95 apartments designed for and programmed for people exiting homelessness and associated services.

The overall development, all phases included, will provide 449 units and 100 shelter beds in total, and will provide approximately 131 surface parking stalls and 221 sub-surface parking stalls, 352 in total.

The project will also include associated utility infrastructure per the City of Bellevue Municipal Code, including stormwater facilities per the most recent City of Bellevue Surface Water Engineering Standards and the Department of Ecology 2019 Stormwater Management Manual For Western Washington. The project will require frontage improvements on SE Eastgate Way, including sidewalk, bicycle lane, landscaping, curb ramps, street lighting, and retaining walls. Vehicle access to the site is from SE Eastgate Way in two locations.

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]

13620 SE Eastgate Way
Bellevue, WA 98005

King County Tax Parcel No. 102405-9101

Legal Description:
PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-114500-LW, RECORDED MARCH 23, 2012, UNDER RECORDING NUMBER 2012032390003, IN KING COUNTY, WASHINGTON.

AQ

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT FOR TITLE INSURANCE NUMBER 193774-NCS, UPDATE SECOND COMMITMENT, DATED DECEMBER 20, 2019.

From King County Assessor:
PCL B BELLEVUE BLA #11-114500-LW REC #20120323900003 SD BLA BEING LOT 32 TGW POR LOT 31 MERCER SLOUGH GARDEN TRS TGW W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 STR 10-24-5 TGW LOT 2 BELLEVUE BLA #88-6830 REC #8811039001 BEING POR SW 1/4 STR 10-24-5 LY NLY OF SE EASTGATE WAY & WLY OF SUNSET RIDGE I-90 CORPORATE CAMPUS BSP TGW VAC SE 32ND ST SUBJ TO TRANS LN ESMT

See site plan, vicinity map, and topographic map attached.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approximately 150-200% located on the eastern and western portions of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Based on a Geotechnical Engineering Study and Critical Areas Report for the site prepared by Earth Solutions NW, LLC, dated December 19, 2019, the site consists of mostly fill to approximately 35 feet below ground surface (bgs), over native outwash sands (SM, SP, SP-SM, SW-SM), silt (ML), gravels (GM, GP), and glacial till. The fill material consists primarily of silty sand materials with some areas of concrete and asphalt rubble and organic debris interspersed.

The site is identified in geologic map resources as recessional outwash (Qvr) and subglacial till (Qvt).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None that are described in the Geotechnical Report or that we are aware of. According to the Geotechnical Report, indications of severe or chronic erosion were not observed at the site.

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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]
This will be a primarily export site. Total approximate grading quantities are listed below in cubic yards (CY):

CUT:	*±46,857 CY*
FILL:	*±32,345 CY*
NET (CUT TO EXPORT):	*±14,512 CY*

Grading quantities noted above are approximate and preliminary, and are subject to change through the design process.

Due to the past use of the site as a gravel pit, asphalt and concrete batch plant and the presence of undocumented fill (discussed further in Section 7 below), exported material will be waste profiled and disposed of in accordance with all applicable local and state regulations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Depending on weather conditions during demolition and construction, erosion could occur. The project will implement Best Management Practices (BMPs) and a Stormwater Pollution Prevention Plan (SWPPP) per the current City of Bellevue Surface Water Engineering Standards and the Department of Ecology 2019 Stormwater Management Manual for Western Washington to limit the potential for erosion to the maximum extent feasible.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 60-70%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
As part of the construction, the Contractor will implement a SWPPP, which will include various BMPs to limit the possibility of erosion. During periods of extended dry weather, dust suppression methods compliant with current local and state regulations will be implemented.

Wetlands and a stream were identified in previous topographical surveys and a Wetlands Delineation Report for the site, as well as steep slopes. These Environmentally Critical Areas (ECAs) are discussed in detail later in this Checklist.

2. Air [help]

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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]
Dust and vehicle emissions will occur during construction of the proposed project. Vehicle emissions will occur after completion of the project due to tenant, customer, and delivery vehicles.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
None that are known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
There are no proposed measures for the control of vehicle emissions. Water will be used as needed during construction to control dust. Soil stockpiles during construction will be covered when not in use. Following construction, any remaining soils will be landscaped to minimize the potential for wind erosion.

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]
Three wetlands (Wetland A, B, and C) are located on the northern portion of the property or offsite to the north, with buffers that extend onto the subject property. Two streams were identified including Sunset Creek (Stream A) along the west property boundary and Stream B to the northeast.

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]
Yes. Measures will be taken during construction to prevent any impacts to Sunset Creek and the wetlands.

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]
Dredging or filling within stream and/or wetland is not anticipated.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
None are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
Based on FEMA Flood Insurance Rate Map No. 53033C0658F Panel 658 of 1725, dated May 16, 1995, and the topographic survey, an approximate 30-foot strip of the project site located along the western site boundary adjacent to Sunset Creek was identified as Zone AE, which is denoted as a Special Flood Hazard Area by 100-Year Flood with "Base flood elevations determined." The same creek was identified on the FEMA Flood Map as Richards Creek. The remaining site area was identified as Zone X, which is denoted as an area "outside 500-year floodplain." There is no planned work within the area designated as Zone AE.

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]
None are proposed. Surface waters will be protected during construction and discharges are not anticipated from the finished project with the exception of surface water runoff from landscaped and pervious surfaces.

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.

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. The project will incorporate a stormwater detention and infiltration system, discussed below. Sewage will be directed to City facilities.

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]
Surface runoff on impervious surfaces of the proposed development are collected in stormwater catch basins and conveyed to water quality treatment system meeting City of Bellevue LID requirements, then one of three below-ground infiltration/detention galleries located on-site. Overflow from the two infiltration/detention galleries in Phase I of

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the project will discharge to the public storm drain main north of the site. Overflow from the infiltration/detention gallery in Phase II/III of the project will discharge to the public storm drain main south of the site in the SE Eastgate Way ROW.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
With the development of the proposed project, there is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented in accordance with the City of Bellevue Surface Water Engineering Standards and Department of Ecology Stormwater Management Manual for Western Washington to prevent this occurrence to the greatest extent feasible.

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
The proposed project will incorporate stormwater flow control in the design to eliminate the impacts to surrounding and downstream properties as well as low impact design to the maximum extent feasible.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Black cottonwood, red alder, big leaf maple, western hemlock, madrone*
☒evergreen tree: fir, cedar, pine, other: *Douglas fir, western red cedar*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *soft rush, giant horsetail*
☐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]
The vegetation within the central portion of the site (located between Phases I and II) and the southern portion of the site along SE Eastgate Way will be maintained to protect the integrity of the steep slope area. Vegetation located in the

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existing storm pond and the relatively flat area on the eastern portion of the site will be removed in the construction of the proposed buildings. Vegetation along SE Eastgate Way to accommodate the proposed street section and frontage improvements. A portion of this area is considered a steep slope. Revegetation will occur to the maximum extent feasible following construction.

c. List threatened and endangered species known to be on or near the site. [help]
None that we are aware of.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
All surfaces at the site not consisting of impervious area will be stabilized with landscaping if disturbed. Landscaping will consist of native and ornamental plantings. Wherever possible, existing trees and vegetation will be pereserved. Significant areas of on-site wetland and stream buffers will be enhanced with native trees, shrubs, and groundcover.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
The site includes English ivy, which is prevalent and has developed into dense understory monocultures in some areas. Other invasive colonizers include Japanses knotweed and Himalayan blackberry.

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: *pileated woodpecker*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Rodents*
fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other: *coho, river lamprey*

b. List any threatened and endangered species known to be on or near the site. [help]
None that we are aware of.

c. Is the site part of a migration route? If so, explain. [help]
Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Existing vegetation at the site will be preserved to the maximum extent feasible. Surface waters and wetlands on the site and near the site will be protected during construction.

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Any disturbed areas at the site will be restored with native and ornamental plants or stabilized as impervious surface. Significant areas of on-site wetland and stream buffers will be enhanced with native trees, shrubs, and groundcover.

e. List any invasive animal species known to be on or near the site. [help]
Sunset Creek is known to be impacted by the New Zealand Mud Snail.

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 - Power, heating, hot water, and lighting
Natural gas - heating, hot water

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
Not to our knowledge.

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]
High-efficiency building envelopes, mechanical systems, and electrical systems are included in the project design.

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 site was identified in previous environmental investigations as a former gravel pit, asphalt and concrete batch plant. Soil and groundwater impacts at the site have been identified in previous environmental investigations, and include petroleum hydrocarbons and volatile organic hydrocarbons. The developer is engaged with the Pollution Liability Insurance Agency (PLIA) and the Department of Ecology in cleanup efforts at the site (Ecology Facility Site ID No. 2544, Cleanup Site ID No. 5142). As part of the proposed re-development, a cleanup of contaminated soil is proposed in conformance with State and Federal guidelines. The subgrade parking structure proposed is intentionally located in the area of the deepest soil contamination.

1) Describe any known or possible contamination at the site from present or past uses. [help]
According to the Cleanup Site Details available through The Department of Ecology Toxics Cleanup Program Online database, site soil and groundwater are impacted with

halogenated organics, unspecified Model Toxics Control Act (MTCA) metals, petroleum hydrocarbons, and polyclic aromatic hydrocarbons (PAHs).

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]
A gas transmission line is located approximately within the property along the eastern boundary. Contingency plans for working around gas mains, power mains, and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

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]
Typical chemicals and materials used in the construction of residential and commercial projects include petroleum, paints, and solvents. Refueling will occur on-site from fuel delivery trucks. Large quantities of fuel will not be stored at the site. Chemicals and materials stored at the site during construction will be addressed in the project SWPPP. Toxic or hazardous materials are not anticipated to be present after construction with the exception of potential emergency diesel generators that may be necessary.

4) Describe special emergency services that might be required. [help]
No special emergency services are anticipated to be required. Fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Risks will be addressed through workplace safety training and proper storage and handling of chemicals. All local, state, and federal required safety measures will be implemented and/or installed to prevent spills of toxic or hazardous materials on-site. The project will implement a SWPPP and Accidental Spill Prevention 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]
The primary source of noise in the area is related to traffic on the adjacent streets and the Factoria Recycling and Transfer Station north of the site. It is not anticipated to impact the proposed project.

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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]
The project will generate short-term noise associated with construction activities. Construction hours will conform to City requirements. Long term noise levels will be generated from residents' vehicles and possibly building mechanical equipment.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Construction work will be performed during specific hours as determined by the City of Bellevue. Mechanical equipment will be properly screened. 7am to 6pm, Mon-Fri
9am to 6pm, Saturdays

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The site is currently developed as a parking lot surrounded by undeveloped land.

The site is adjoined to the north by undeveloped land, SE 32nd Street, strip retail (some industrial uses) and the Factoria Recycling & Transfer Station; to the east by an office campus, to the south by SE Eastgate Way, I-90 and offices; and to the west by Seattle Humane adoption center.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The site is currently developed as a parking lot. Based on prior environmental investigations of the site, the site was previously developed as a gravel pit. Previous farm or forest land uses are not known.

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.

c. Describe any structures on the site. [help]
The site is currently developed with an asphalt-paved parking lot on the lower shelf, and a gravel drive on the upper shelf.

d. Will any structures be demolished? If so, what? [help]
The existing parking lot and gravel drive will be demolished.

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e. What is the current zoning classification of the site? [help]
The current zoning classification is Office and Limited Business District 2 (OLB2).

f. What is the current comprehensive plan designation of the site? [help]
The current comprehensive plan designation is Office, Limited Business (OLB).

g. If applicable, what is the current shoreline master program designation of the site? [help]
Based on a review of Shoreline Conditions layers in King County iMap, the site is not currently given a shoreline master program designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
There are numerous steep slopes on the site (>40% grade), identified primarily on the western property boundary, southern property boundary, and the central-right third of the site, between the upper and lower benches. These are addressed in the Geotechnical Report for the site.

Sunset Creek was identified on the western portion of the site.

The northwestern portion of the site resides in the 110-foot buffer of a delineated wetland.

A wetland was delineated on the northeastern portion of the site.

i. Approximately how many people would reside or work in the completed project? [help]
Phase I Apartments and Early Learning: 23 employees and 797 residents.

Phase II Shelter:
27 employees, 5 volunteers, 50 guests daily (8am-5pm);
5 employees and 100 residents overnight

Phase III HHA: 95 Studio units will be occupied by 95 residents and 8 staff.

j. Approximately how many people would the completed project displace? [help]
None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land

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uses and plans, if any: [help]
The project is subject to permitting by the City of Bellevue. The project will comply with all required conditions and applicable code to ensure land use compatibility. Project will incorporate the use of architectural elements, landscaping, and pedestrian amenities to fit into the surrounding areas. Furthermore, frontage improvements are proposed to improve access for cyclists and pedestrians.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
Not applicable.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
Phase I Apartments: 354 low-income units.

Phase II Shelter: 100 beds, no units provided. These beds will sleep 100 homeless, low-income shelter guests.

Phase III HHA: 95 Studio units for 95 low-income residents.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None.

c. Proposed measures to reduce or control housing impacts, if any: [help]
None.

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]
Phase I Apartments: Fiber cement
Height approx. 70′

Phase II Shelter: Metal panel, fiber cement panel, storefront.
Height approx. 42′ from lowest level.

Phase III HHA: Fiber cement
Height approx. 55′

b. What views in the immediate vicinity would be altered or obstructed? [help]
Significant impacts to views in the immediate vicinity are not anticipated.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The buildings will be designed in accordance with the

guidelines presented in the City of Bellevue Building Code and Municipal Code.

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]
Lighting will be designed to comply with the City of Bellevue Municipal Code and a photometric will be prepared to identify potential issues. Parking will be located in the garage of the building located on the western portion of the site, and in surface parking on both the western and eastern portions of the site. Exterior lighting will be fully shielded and downward-directed.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
See above. Light and glare from the completed project are not anticipated to be a safety hazard or to interfere with views.

c. What existing off-site sources of light or glare may affect your proposal? [help]
None anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Light and glare impacts will be mitigated through a photometric analysis, fixture placements, and shielding to minimize light trespass. Meet req. of BMC 20.20.522.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
The site is in the vicinity of trails for walking and running as well as a bicycle path in SE Eastgate Way ROW. The development is near Sunset Park, several athletic facilities, and a commercial center at Factoria Village.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
None.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Frontage improvements along SE Eastgate Way are anticipated to increase access to the surrounding areas for pedestrians and cyclists.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45

ADP

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]
Based on information obtained from the King County iMap website, there are no buildings structures or sites located on or near the site that are over 45 years old. Based on a search of the Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural & Archaeological Records Data (WISAARD) database, there are no buildings on or near the site that are listed in local preservation registers or that are eligible for listing.

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]
Based on a search of the DAHP WISAARD database, historical landmarks, features, or other historically significant information were not found in connection with the site or surrounding area.

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]
Local registries were searched, and no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

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]
Not applicable.

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 is bound to the north by SE 32nd Street and to the south by SE Eastgate Way. Access to the site is proposed via two driveways along SE Eastgate Way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
The site is approximately 1,000 feet west of the Eastgate Park and Ride, which is served by King County Metro Bus lines 212, 216, 217, 218, 219, 221, 226, 240, 241, 245, 246, 271, 554, 555 and 556.

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 existing parking lot contains 239 parking spaces, based on the topographic survey. The proposed project will provide 131 surface parking spaces and 221 parking spaces in the sub-surface garage.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
The project will include the construction of required frontage improvements along the SE Eastgate Way frontage. These improvements will include construction of city standard sidewalks as well as reconstruction of the existing bike lane. In addition to the frontage improvements on-site pedestrian connections will be provided between the east and west portions of the site.

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.

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]
The site would generate 1,482 daily trips with 232 trips occurring in the AM peak hour and 224 trips occurring in the PM peak hour. Peak volumes would occur between 7am-9am and 4pm-6pm. Less than 1% of volumes would be trucks. Estimates are based on City of Bellevue trip generation rates.

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.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
No offsite improvements are required based on the results of the Traffic Impact Analysis.

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]
No. Current available fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The project will incorporate automatic fire detection and

sprinkler systems per the current building code, fire code, and National Fire Protection Association. The project will result in an increased need for fire, police, and medical services typically associated with residential and commercial development.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity - Puget Sound Energy
Natural Gas - Puget Sound Energy
Water - City of Bellevue
Refuse Service - Republic Services
Telephone - CenturyLink, Comcast, or other
Sanitary Sewer - City of Bellevue
Storm Sewer - City of Bellevue
Internet - CenturyLink, Comcast, or other

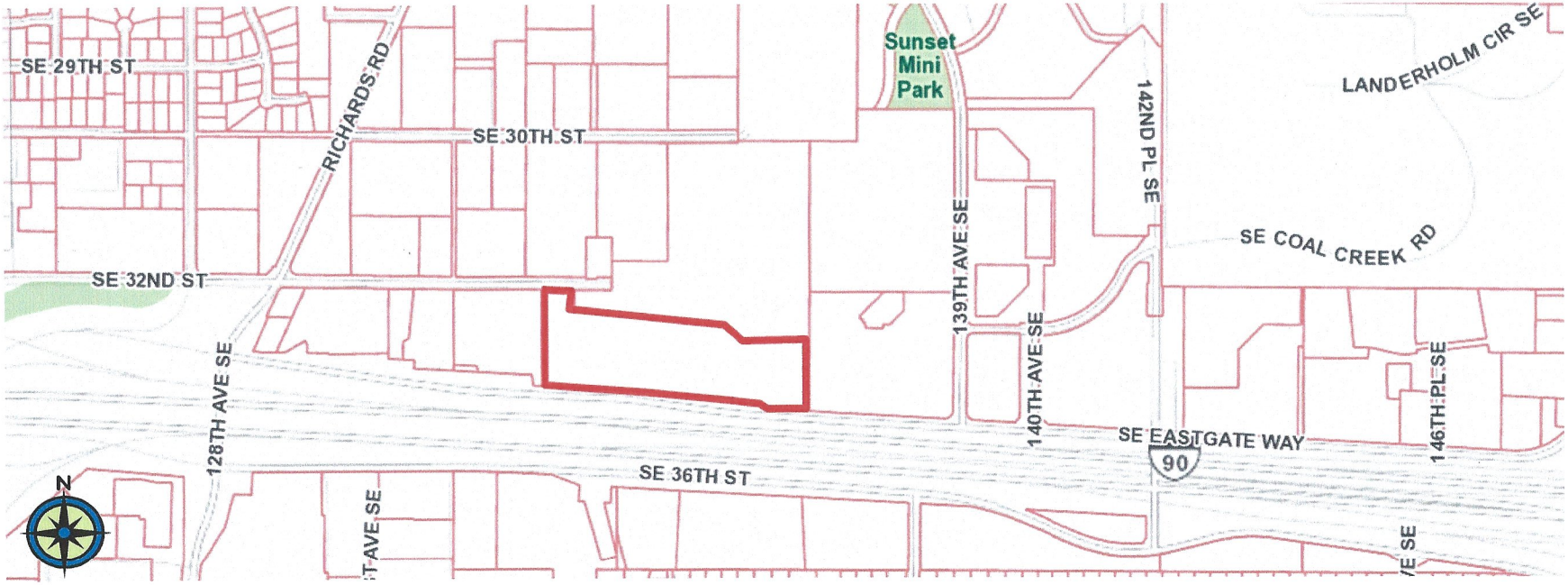
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
Electricity - Puget Sound Energy
Natural Gas - Puget Sound Energy
Water - City of Bellevue
Refuse Service - Republic Services
Telephone - CenturyLink, Comcast, or other
Sanitary Sewer - City of Bellevue
Storm Sewer - City of Bellevue
Internet - CenturyLink, Comcast, or other

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: Brent Parrish
Position and Agency/Organization: Development Manager, Polaris at Eastgate, LLC
Date Submitted: 7-31-2020


SE 29TH ST
SE 32ND ST
128TH AVE SE
RICHARDS RD
SE 30TH ST
SE 36TH ST
Sunset Mini Park
139TH AVE SE
140TH AVE SE
142ND PL SE
SE COAL CREEK RD
SE EASTGATE WAY
90
LANDERHOLM CIR SE
146TH PL SE
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