



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. 21-103195-LD; 21-103192-LP
Project Name/Address: Pinnacle Bellevue North/10112 NE 10th Street
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: April 22, 2021, 5PM

Materials included in this Notice:

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



SEPA Environmental Checklist

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

Instructions

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

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

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

Background

1. Name of proposed project, if applicable _____
2. Name of applicant _____
3. Contact person _____ Phone _____
4. Contact person address _____
5. Date this checklist was prepared _____
6. Agency requesting the checklist _____

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

Subject to change.

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

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

Studies can be requested through Development Services Records Department.

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

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

LT
4/8/21

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

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

Environmental Elements

Earth

1. General description of the site:
 - ☐ Flat
 - ☐ Rolling
 - ☐ Hilly
 - ☐ Steep Slopes
 - ☐ Mountainous
 - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? _____

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

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

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

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

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

Approximately 77.84% of the existing site is covered with impervious surfaces and approximately 80.07% of the site would be covered with impervious surfaces after project construction.

Subject to change.

Maximum impervious surface is 75% per Perimeter Overlay dimensional requirements.

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

Air

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

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

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

Construction dust
mitigation
measures per
Clear & Grade
Code BCC 23.76

Water

1. Surface Water

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

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

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

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

- e. Does the proposal lie within a 100-year floodplain? _____
If so, note the location on the site plan.

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

2. Ground Water

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

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

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

3. Water Runoff (including stormwater)

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

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

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

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

Plants

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

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

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

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

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

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

Animals

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

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other _____

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

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

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

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

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

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

Energy and Natural Resources

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

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

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

Environmental Health

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

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

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

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

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

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

2. Noise

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

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

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

Land and Shoreline Uses

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

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

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

3. Describe any structures on the site.

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

5. What is the current zoning classification of the site? _____

Perimeter Overlay B-1, B-2, A-1

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

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

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

9. Approximately how many people would reside or work in the completed project? _____

10. Approximately how many people would the completed project displace? _____

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

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

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

Housing

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

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

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

Aesthetics

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

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

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

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

Light and Glare **Project subject to Light and Glare requirements of LUC 20.20.522**

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

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

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

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

Recreation

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

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

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

Historic and Cultural Preservation

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

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

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

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

Transportation

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

101st Avenue NE is an internal street proposed by the development.

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

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

Parking to be evaluated during Design Review.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

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

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

To be reviewed during Design Review.

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

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

Public Service

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

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

Utilities

1. Check the utilities currently available at the site:

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

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

Signature

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

Signature Michelle Sorlito

Name of signee _____

Position and Agency/Organization _____

Date Submitted _____

APPENDIX A
SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

APPENDIX A

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

*The following contains supplemental information to the SEPA Environmental Checklist prepared for the **Pinnacle Bellevue North Development**.*

A. BACKGROUND INFORMATION

11. 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

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

The **Pinnacle Bellevue North** project is a proposed mixed-use, multi-tower development that would be located on a 195,595 sq. ft. site in downtown Bellevue. The site is part of a large block that is bounded by NE 10th Street on the south, 100th Avenue NE on the west, NE 12th Street (extended) on the north, and 102nd Ave. NE on the east. The site currently contains a 66-unit apartment complex (5 buildings, 3-stories each, built in 1967), a two-story office building (11,570 sq. ft. built in 1954) and surface parking (approximately 223 spaces).

The proposed ***Pinnacle Bellevue North*** development will include residential, office, retail, open space plazas and structured parking. Seven high-rise towers are proposed – ranging in height from 9 stories to 26 stories. Towers 1, 2 and 3 would be built above a shared, four-story podium. Overall, the project would contain approximately 129,500 sq. ft. of retail space (including a 50,000 sq. ft. pharmacy and a 51,700 sq. ft. supermarket), 60,200 sq. ft. of office space, and 1,181 residential units. Approximately 1,814 parking spaces would be provided in a shared, three-level below-grade parking garage that would be accessed off 102nd Avenue NE. As well, approximately 18,885 sq. ft. of plaza areas (10 percent of the site, excluding right-of-way) would be incorporated into the project at two locations including an 11,050 sq. ft. plaza fronting on the north side of NE 10th Street, and a 7,320 sq. ft. plaza fronting on the west side of 102nd Avenue NE.

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 detailed breakdown of areas associated with each of the seven proposed buildings.

Pinnacle Bellevue North Environmental Checklist

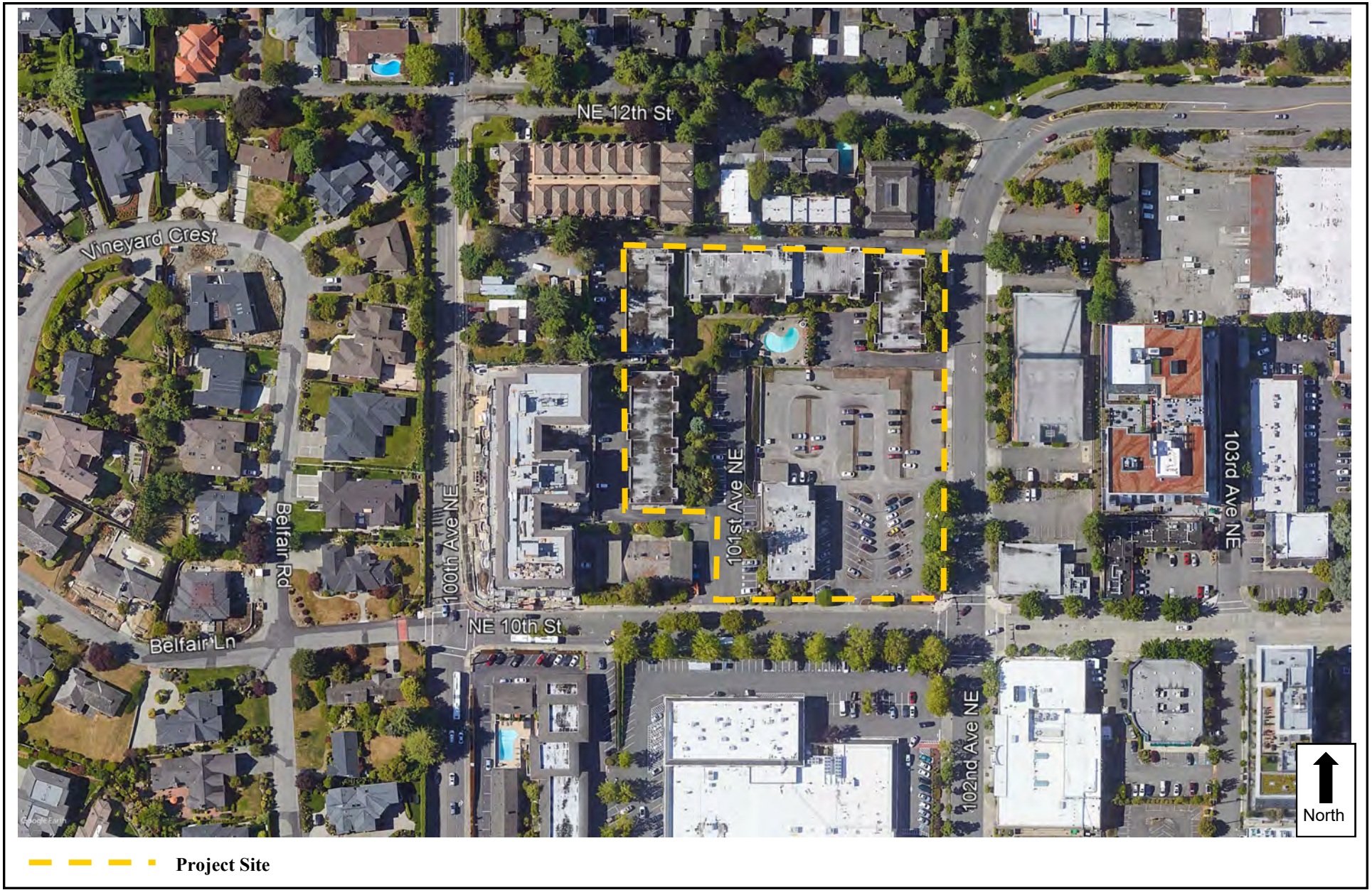


Source: EA, Google Earth, 2021



Figure 1
Vicinity Map

Pinnacle Bellevue North Environmental Checklist



Source: EA, Google Earth, 2021

Figure 2
Existing Conditions

Pinnacle Bellevue North Environmental Checklist

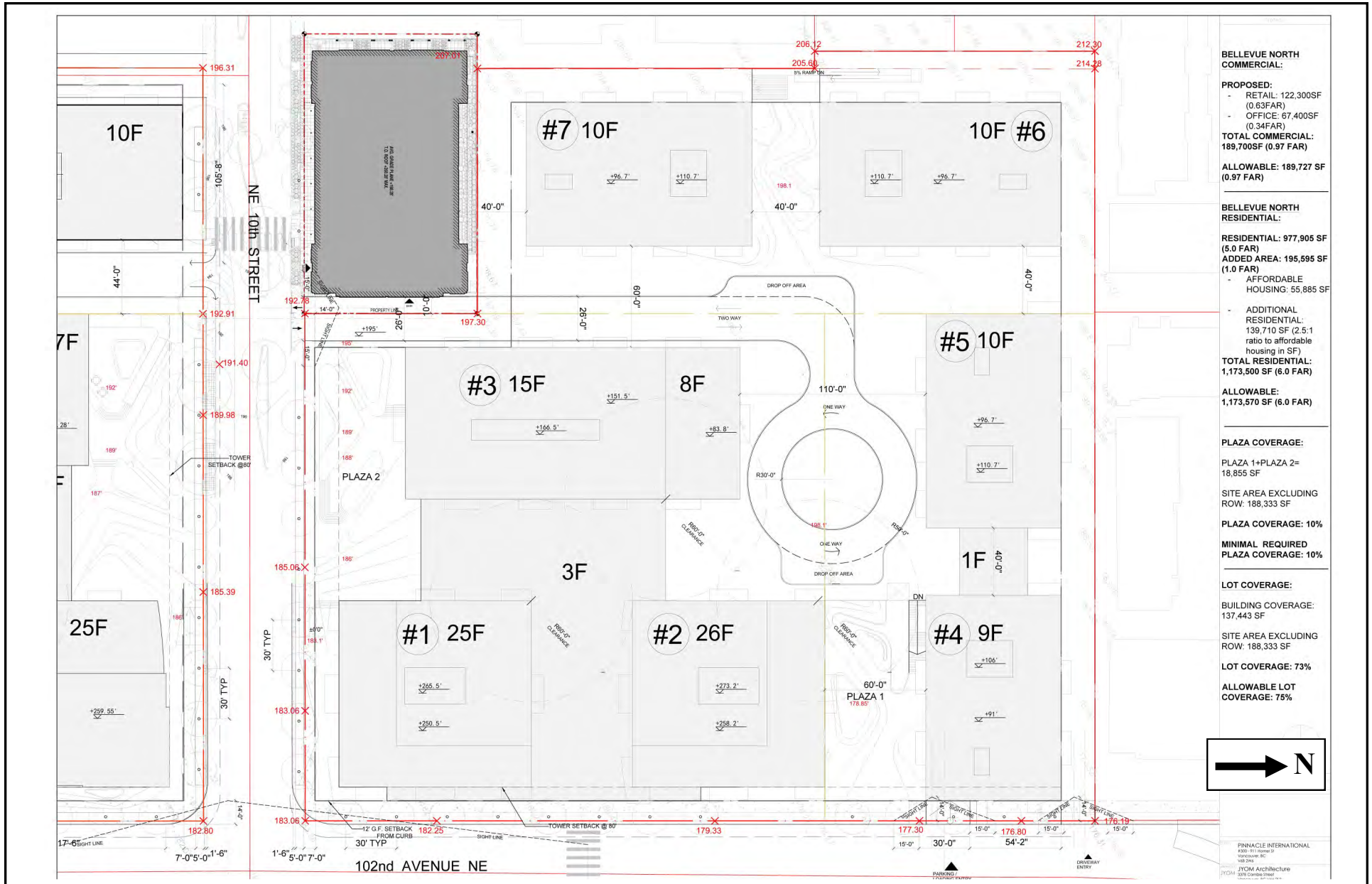
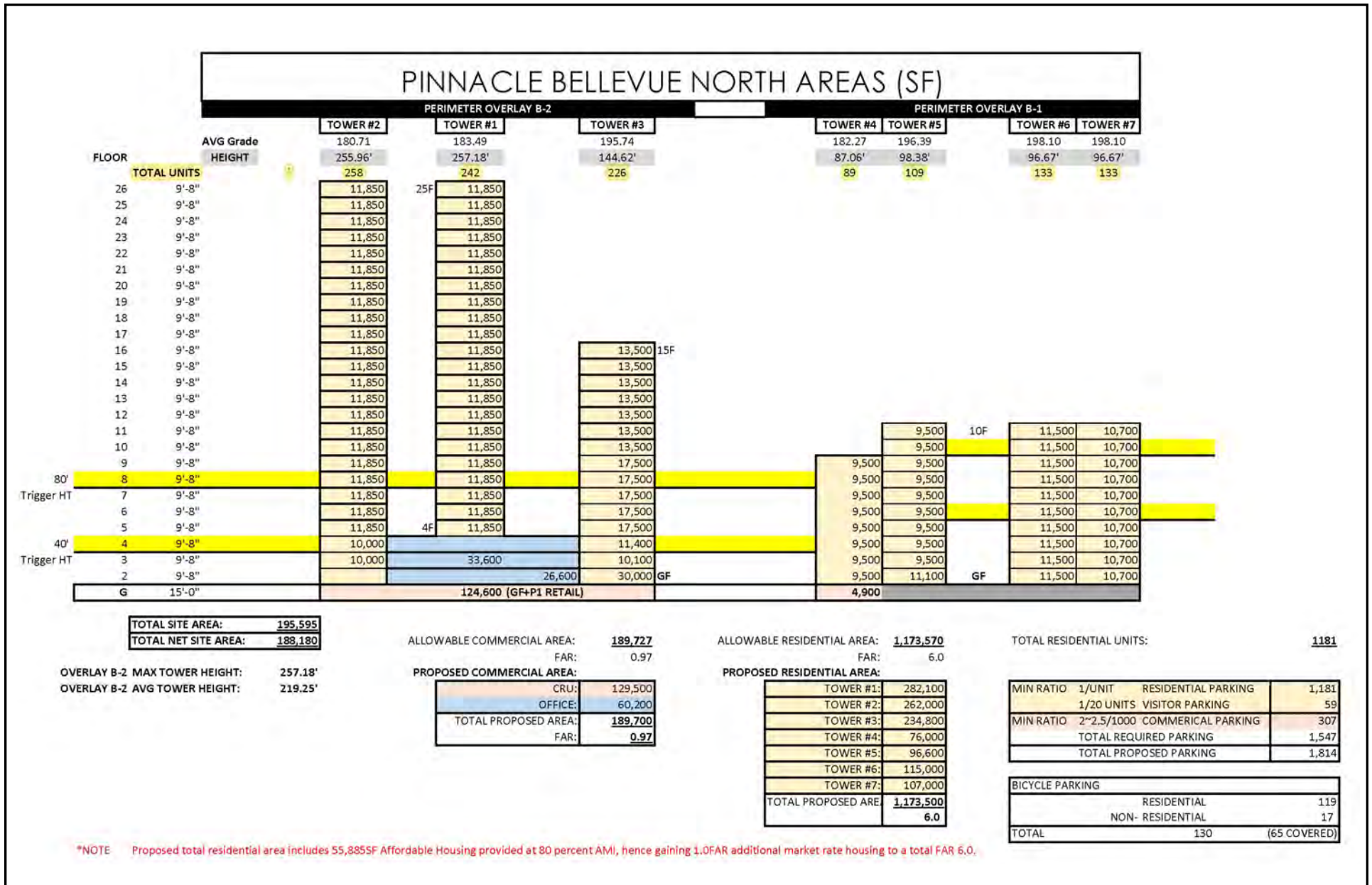


Figure 3
Site Plan

Pinnacle Bellevue North Environmental Checklist



Source: JYOM Architecture, 2021

Figure 4

Pinnacle Bellevue North Areas (SF)

B. ENVIRONMENTAL ELEMENTS

Land and Shoreline Uses

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

Current site uses include an office and surface parking in the south portion of the site and multi-family residential uses (Le Chateau Apartments) with a pool and associated surface parking on the north portion of the site. The Chateau Apartments are a 66-unit apartment complex (5 buildings, 2- to 3-stories each) that was built in 1967. The office is a two-story, 11,570 sq. ft. structure that was built in 1954.

Surrounding land uses within the block that includes the project site are residential and include the following:

- **North** – the three-building, 20-unit Cambridge Village Condominiums, and the four-building, 18-unit Polynesia Condominiums
- **West** – the five-story, 137-unit LUX Apartment building, and the NE 10th residential building site (a 7-story residential building at 10050 NE 10th Street that is under construction).

Other surrounding land uses include the following:

- **North** – the 12-building, 23-unit Regents Park Condominiums (2-stories)
- **East** – a one-story warehouse/office (CenturyLink) and a one-story CenturyLink service building
- **South** – the future Pinnacle South Development site (presently a QFC grocery store and Rite Aid drug store)
- **West** – the Vuecrest neighborhood, which consists of approximately 200 single-family residences

Development of the proposed ***Pinnacle Bellevue North*** project would result in an intensification of on-site land uses. The project and its associated uses would result in a substantial increase in on-site population and activity levels on the site and within the immediately surrounding area as compared to existing conditions. The general nature of increased site activity would include increases in pedestrian, vehicle and truck traffic, increases in the number of residents living on the site, increases in the number of visitors to the retail/commercial uses on-site, and an increase in the number of employees on-site associated with the office and retail/commercial development. The overall site activity and increases associated with the project would be compatible with the surrounding urban environment and would not be expected to significantly affect current land uses on nearby or adjacent properties.

9. Approximately how many people would reside or work in the completed project?

Employee estimates are based on the 2014 King County Buildable Lands Report, which assumes approximately 300 to 400 sq. ft. per employee in the Bellevue Urban Center.

Overall, the proposed project could employ approximately 324 to 432 people in the 129,500 sq. ft. of retail development and 150 to 200 people in the 60,200 sq. ft. of office development.

Approximately 3,000 residents could live in the 1,180 residential units.

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

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 Northwest Village District; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity. The City of Bellevue Comprehensive Plan notes that no large-scale development has occurred in the Northwest Village during past growth cycles, and that the district will evolve over time as it has a significant amount of growth potential. Additionally, the Plan states:

There will need to be public investments for parks and open space. Additional housing will add to the village feel that currently exists in and around the pedestrian-scaled 102nd Avenue NE area. The development of "alleys with addresses" will add to the village feel of the area. With both infill development and large-scale redevelopment this area will evolve into a vibrant urban neighborhood.¹

Consistent with the Comprehensive Plan, the **Pinnacle Bellevue North** project represents a large-scale redevelopment project that would promote increased mixed-use density on a site that is underutilized from a density perspective. As noted previously, the site is currently occupied by low-rise residential buildings (66-units) with associated lawn area and an outdoor pool, and a two-story office building; the remainder of the site area is in surface parking. Development of the project would include approximately 1,180 residential units (including 64 affordable units), 129,500 sq. ft. of retail space, and 60,200 sq. ft. of office uses. Surface parking would be moved below-grade. The project 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.

The three tallest buildings associated with the project (Towers #1 and #2, at 26-stories each and Tower #3 at 16-stories) would be situated on the southeast portion of the site, providing a buffer between existing multi-family residential uses on the west and north

¹ City of Bellevue Comprehensive Plan, Downtown Subarea Plan. 2015.

portions of the block. The remaining four buildings, at 9- to 11-stories, would frame the north and west site borders providing a transition in height to the taller towers.

Aesthetics

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

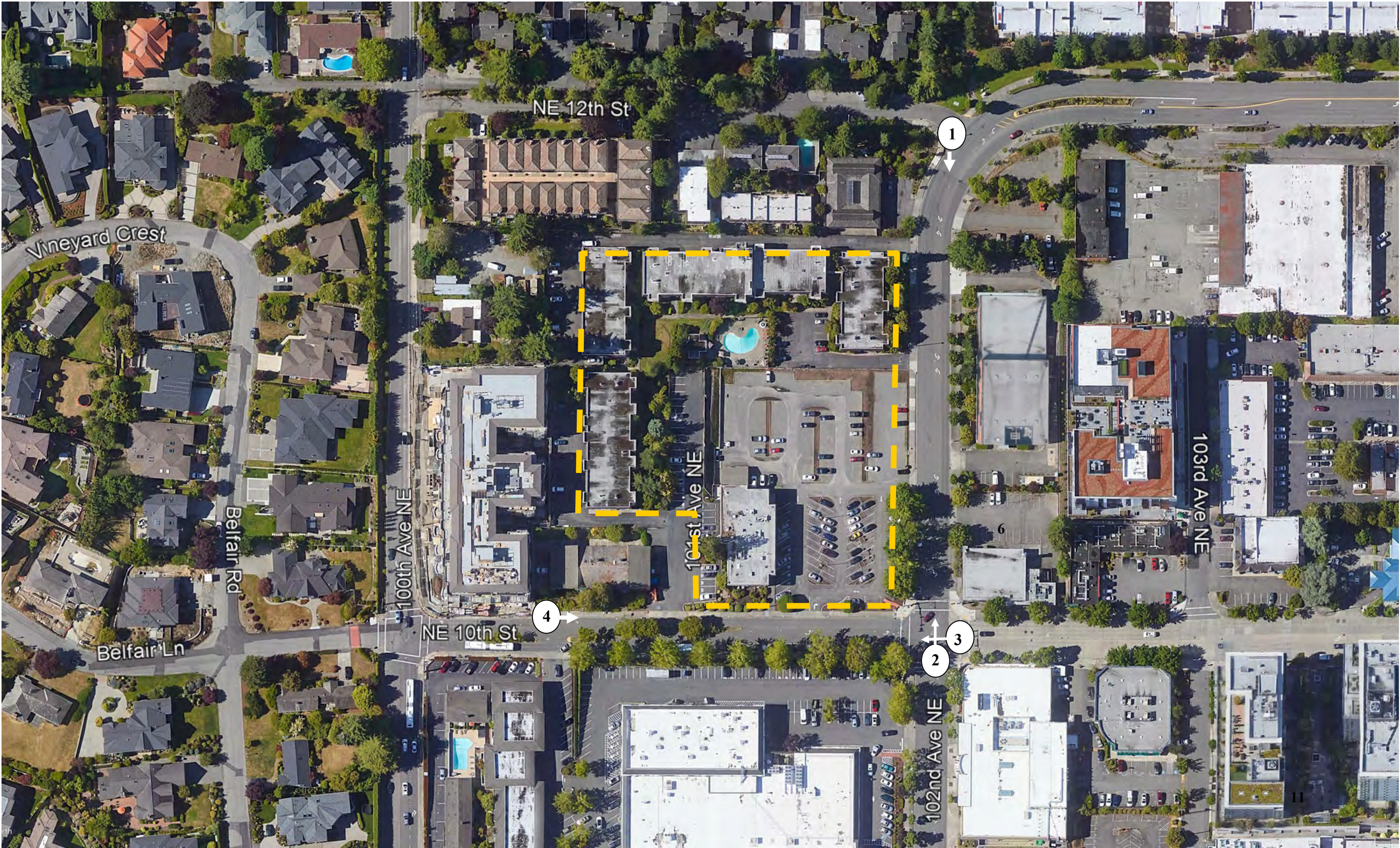
The project will require demolition of the Le Chateau Apartments (a five-building complex consisting of two and three-story residential buildings with 66-residential units), an office building and surface parking. Views of the project site would therefore be altered from that of a site occupied by low-rise structures framed by mature vegetation and by surface parking, to a modern, mixed-use development containing seven high-rise buildings ranging in size from 9- to 26-stories that would cover 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, four photosimulations were prepared including one looking south from 102nd Avenue NE, one looking north from 102nd Avenue NE, one looking west from NE 10th Street and one looking east from NE 10th 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 102nd Avenue NE looking south towards the project site. As depicted, the existing view includes the tree-lined 102nd Avenue NE right-of-way in the foreground, with the project site largely obscured by existing, mature vegetation in the mid-field view on the west (right) side of the street. Under the proposed view, portions of the new towers would be prominently visible in the mid-field view; including the 9-story *Tower 4* building in the foreground, and the new 26-story *Tower 1* and *Tower 2* buildings to the rear. 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 102nd Avenue NE street corridor. No significant impacts would be anticipated.

Viewpoint 2 – Figure 7 shows the existing and potential views from 102nd Avenue NE looking north towards the project site. As depicted, the existing view includes the tree-lined 102nd Avenue NE right-of-way in the foreground, with the project site and existing surface parking present in the southeast portion of the site partially visible on the west (left) side of the street. Under the proposed view, portions of the new **Pinnacle Bellevue North** towers would be prominently visible; including the *Tower 1* and *Tower 2* podium and portions of the 9-story *Tower 4* building in the rear. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with a large, tall buildings visible on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the 102nd Avenue NE street corridor. No significant impacts would be anticipated.

Pinnacle Bellevue North
Environmental Checklist



Project Site

Viewpoint Location

Figure 5
Viewpoint Location Map

Pinnacle Bellevue North Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 6

Viewpoint 1—102nd Avenue NE, Looking South

Pinnacle Bellevue North Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 7

Viewpoint 2—102nd Avenue NE, Looking North

Viewpoint 3 – Figure 8 shows the existing and potential views from NE 10th Street, near the intersection with 102nd Avenue NE, looking west towards the project site. As depicted, the existing view includes the project site on the north (right) side of the street with the existing two-story office building and surface parking partially visible in the mid-field view. In the background, behind the project site, the five-story LUX Apartment building is partially visible (directly to the west of the project site). Under the proposed view, portions of the new ***Pinnacle Bellevue North*** 26-story Tower 1 would be prominently visible, partially obscuring background views of the LUX Apartment building. 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 visible on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the NE 10th Street corridor. No significant impacts would be anticipated.

Viewpoint 4 – Figure 9 shows the existing and potential views from NE 10th Street looking east towards the project site. As depicted, the existing view includes the project site on the north (left) side of the street with portions of the site's existing two-story office building and surface parking partially visible in the mid-field view. In the foreground, a fenced construction area is partially visible; this is the site of the NE 10th Street project, a seven-story residential building that is under construction (10050 NE 10th Street). Under the proposed view, portions of the new ***Pinnacle Bellevue North*** 26-story Tower 1 would be prominently visible. 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 visible on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the NE 10th Street corridor. No significant impacts would be anticipated.

Summary

As described above, while the ***Pinnacle Bellevue North Development*** would include seven buildings ranging in height from 9- to 26-stories, which would be taller than the existing low-rise structures that presently occupy the project site. However, 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 buildings on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the street corridors that frame the site. However, no impacts to views of Lake Washington, the Seattle skyline, the Olympic Mountains or Cascade Mountains would be anticipated from major roadways surrounding the site.

Pinnacle Bellevue North Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 8

Viewpoint 3—NE 10th Street, Looking West

Pinnacle Bellevue North Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 9

Viewpoint 4—NE 10th Street, Looking East

Light and Glare

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

Principal sources of light and glare produced by the proposed **Pinnacle Bellevue North Development** 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 internal site roundabout and to access the underground parking garage. Lighting from the proposed project could be visible from locations proximate to the project site and would mainly be visible at nighttime. Specific information relative to stationary sources, such as exterior building light fixtures, signage, façade materials (in terms of specular or reflective characteristics) and glazing would be provided as part of the construction-level plans associated with the City's Building Permit process.



Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR LP/LD		
CLIENT:	PINNACLE INTERNATIONAL #300 - 911 Homer St Vancouver, BC V6B 2W6		
ARCHITECT:	JYOM Architecture 3378 Cambie Street Vancouver, BC V6H 2L2 604-576-2222		
SITE:	PINNACLE BELLEVUE NORTH		
TITLE: BIRD'S EYE VIEW			
SCALE: AT 3/4"=1'-0" 1/16" = 1'-0"	DATE: 2021.02.15	DRAWN:	CHECKED:
PROJECT NO: 19001.80	DRAWING NO: A0.17	REVISION:	



Notes:

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STATUS: ISSUED FOR LP/LD

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

ARCHITECT: JYOM Architecture
JYOM 3378 Cambie Street
Vancouver, BC V6H 2L2
604-576-2222

SITE: PINNACLE BELLEVUE NORTH

TITLE: 102ND STREET VIEW

SCALE: AT 3/16"=1'-0"	DATE: 2021.02.15	DRAWN:	CHECKED:
PROJECT NO: 19001.80	DRAWING NO: A0.14		REVISION:



Notes:

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#300 - 911 Homer St
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ARCHITECT: JYOM Architecture
JYOM 3378 Cambie Street
Vancouver, BC V6H 2L2
604-576-2222

SITE: PINNACLE BELLEVUE NORTH

TITLE: 102nd/NE10th CORNER

SCALE: AT 3/8"=1'-0"	DATE: 2021.02.15	DRAWN:	CHECKED:
PROJECT NO: 19001.80	DRAWING NO: A0.15		REVISION:



Notes:

REV: DESCRIPTION: BY: DATE:
STATUS: ISSUED FOR LP/LD

CLIENT: PINNACLE INTERNATIONAL
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Vancouver, BC
V6B 2W6

ARCHITECT: JYOM Architecture
JYOM 3378 Cambie Street
Vancouver, BC V6H 2L2
604-576-2222

SITE: PINNACLE BELLEVUE NORTH

TITLE: NE10th ST. PERSPECTIVE

SCALE: AT 3/8"=1'-0"	DATE: 2021.02.15	DRAWN:	CHECKED:
PROJECT NO: 19001.80	DRAWING NO: A0.16		REVISION: