



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. 21-104954-LP

Project Name/Address: Pinnacle South Master Development Plan
10116 NE 8th Street

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: April 29, 2021

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



SEPA Environmental Checklist

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

Instructions

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

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

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

Background

1. Name of proposed project, if applicable _____
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 DSRecords@bellevuewa.gov

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.

Appendix to the Environmental Checklist is extremely long, an abbreviated version has been attached to this checklist. To view the appendix in its entirety, contact DSRecords@bellevuewa.gov.

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.) **Approximately 1,500 residential units, 170 hotel rooms, 114,000 SF commercial/retail space, 125,000 SF office space, and 2,500 parking spaces**

Appendix to the Environmental Checklist is extremely long, an abbreviated version has been attached to this checklist. To view the appendix in its entirety, contact DSRecords@bellevuewa.gov.

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.

KC Parcel #: 570900-0240

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.

Due to the dense to very dense soils underlying the site, the risk of soil liquefaction is negligible, and special design considerations for soil liquefaction are not necessary. See Appendix E for additional information.

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.

Sedimentation & Temporary Erosion Control will be reviewed per BCC 23.76

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

Subject to Change. Maximum Impervious Surface is 75% in Perimeter B1 and B2 of the DNTN-MU district.

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 shall be reviewed per 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.

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.

Water runoff, including stormwater will be reviewed per BCC 24.06

- 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.

Drainage will be reviewed per BCC 24.06

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

Water runoff, including stormwater and drainage will be reviewed per BCC 24.06

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 peregrines, gulls, owls, woodpeckers, doves

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other coyote, raccoon, chipmunk, squirrel, rabbits, opossum, bats, and other small mammals such as voles, mice and shrews.

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.

**insect species such as bronze birch borer & gypsy moths
are present within the City of Bellevue, as are New Zealand Mud Snails**

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.

Construction noise shall comply with the requirements of BCC 9.18

- 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? _____

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?

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

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

Project shall comply with Light and Glare requirements of LUC 20.20.522

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.

Project is adjacent to the Annual Bellevue Arts and Crafts Fair, which spills over from a variety of sites.

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.

Existing structure on site is 55 years old, constructed in 1966. It has been remodeled a number of times.

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.

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?

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.

The nearest East Link light rail station will be located at NE 6th and 110th Avenue NE, approximately a half mile as the crow flies

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?

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 Meluh Sartito

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 South 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 Permits

Washington Department of Ecology

- Construction General NPDES Permit

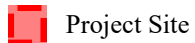
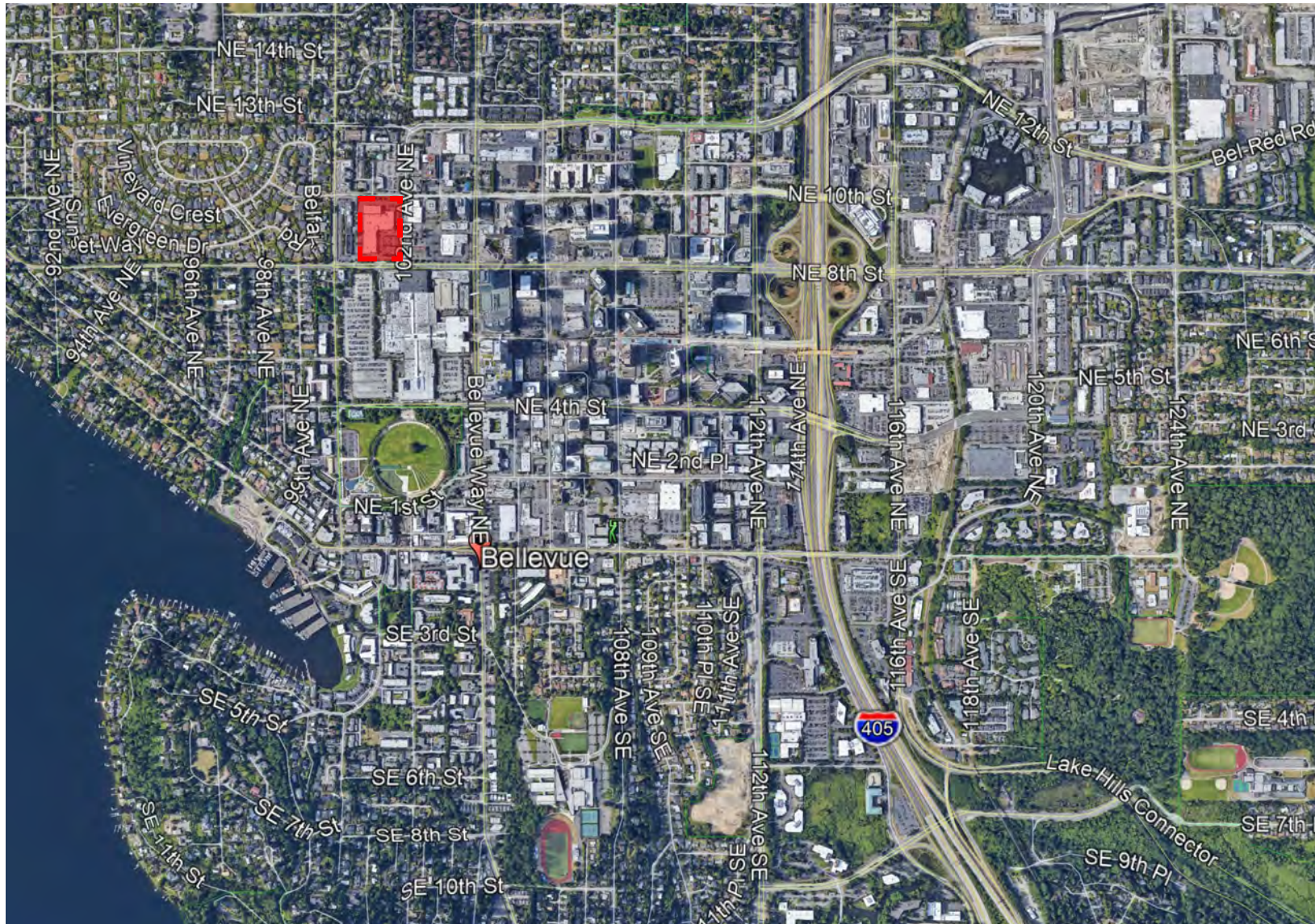
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project site.

The **Pinnacle Bellevue South** project is a proposed mixed-use, multi-tower development that would be located on a 264,800 sq. ft. site in downtown Bellevue. The site is part of a large block that is bounded by NE 10th Street on the north, 102nd Avenue NE on the east, NE 8th Street on the south and 100th Avenue NE on the west. The site currently contains a one-story, approximately 66,643 sq. ft. grocery store (QFC) with a two-story office that was built in 1969, a one-story approximately 19,677 sq. ft. Bartell Drugs store that was built in 1967, and surface parking for approximately 359 vehicles.

The proposed ***Pinnacle Bellevue South*** development would include residential, hotel, office, retail, open space plazas and structured parking. Eight high-rise towers are proposed – ranging in height from 10 stories to 26 stories. Overall, the project would contain approximately 114,000 sq. ft. of retail space, 125,000 sq. ft. of office space, 177 hotel rooms, and 1,518 residential units. Approximately 2,500 parking spaces would be provided in a shared, four-level below-grade parking garage that would be accessed off 102nd Avenue NE and an internal street. As well, approximately 26,480 sq. ft. of street level plaza areas would be incorporated into the project at two locations including 12,900 sq. ft. plaza fronting on the south side of NE 10th Street, and a 13,490 sq. ft. plaza internal to the site and 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 eight proposed buildings.

Pinnacle Bellevue South Environmental Checklist



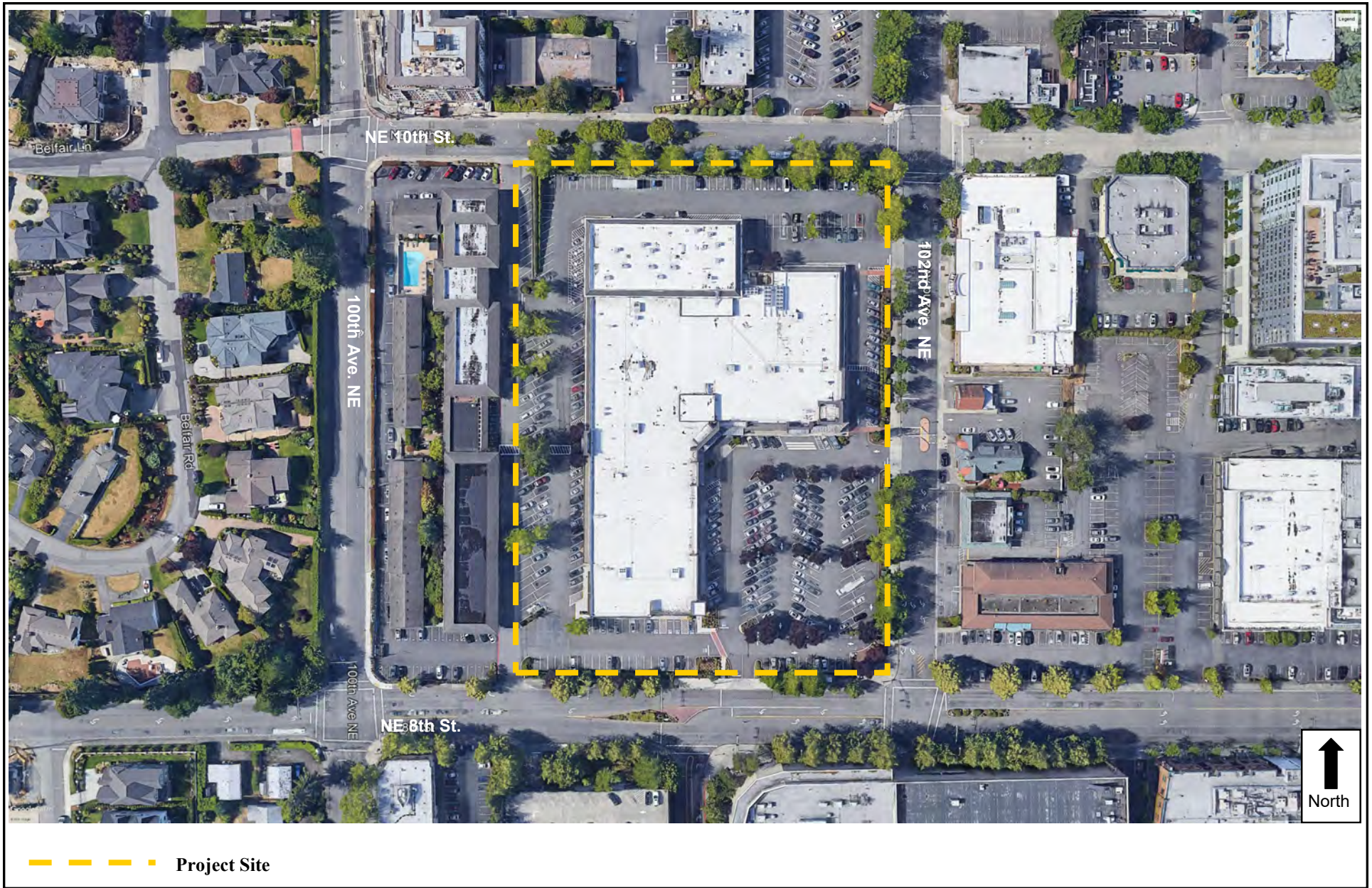
Source: EA, Google Earth, 2021



Figure 1

Vicinity Map

Pinnacle Bellevue South Environmental Checklist



Source: EA, Google Earth, 2021

Figure 2
Existing Conditions

Pinnacle Bellevue South Environmental Checklist



Source: JYOM Architecture, 2021

Figure 3
Site Plan

Pinnacle Bellevue South Environmental Checklist

PINNACLE BELLEVUE SOUTH AREAS (SF)

		PERIMETER OVERLAY B-2				PERIMETER OVERLAY B-1			
		TOWER #1	TOWER #2	TOWER #3	TOWER #4	TOWER #5	TOWER #6	TOWER #7	TOWER #8
		184.71	177.91	188.17	174.78	175.43	177.83	182.33	190.16
		248.96	255.76	158.5	262.22	171.24	93.84	99	98.51
		288	300	175	216	108	139	153	139
FLOOR	AVG Grade HEIGHT (ft)								
TOTAL UNITS									
25	9'-8"	12,530	12,530		12,530				
24	9'-8"	12,530	12,530		12,530				
23	9'-8"	12,530	12,530		12,530				
22	9'-8"	12,530	12,530		12,530				
21	9'-8"	12,530	12,530		12,530				
20	9'-8"	12,530	12,530		12,530				
19	9'-8"	12,530	12,530		12,530				
18	9'-8"	12,530	12,530		12,530				
17	9'-8"	12,530	12,530	13,500	12,530	13,500			
16	9'-8"	12,530	12,530	13,500	12,530	13,500			
15	9'-8"	12,530	12,530	13,500	12,530	13,500			
14	9'-8"	12,530	12,530	13,500	12,530	13,500			
13	9'-8"	12,530	12,530	13,500	12,530	13,500			
12	9'-8"	12,530	12,530	13,500	12,530	13,500			
11	9'-8"	12,530	12,530	13,500	12,530	13,500			
10	9'-8"	12,530	12,530	13,500	12,530	13,500			
9	9'-8"	12,530	12,530	13,500	12,530	13,500			
8	9'-8"	12,530	12,530	13,500	12,530	13,500			
80'	9'-8"	12,530	12,530	13,500	12,530	13,500			
Trigger HT	7	12,530	12,530	13,500	12'-4"	20,000	9'-8"	19,150	13,000
	6	12,530	12,530	13,500	12'-4"	21,000	9'-8"	19,150	13,000
	5	12,530	12,530	13,500	12'-4"	21,000	9'-8"	19,150	13,000
40'	4	12,530	12,530	13,500	12'-4"	21,000	9'-8"	19,150	13,000
Trigger HT	3	12,530	12,530	13,500	12'-4"	21,000	9'-8"	25,000	13,000
	2	12,530	12,530	13,500	12'-4"	21,000	9'-8"	25,000	13,000
	G	15'-0"	15'	85,000	3,440	3,440	1,800	29,000	2780

TOTAL SITE AREA: 265,200
TOTAL NET SITE AREA: 249,364

OVERLAY B-2 MAX TOWER HEIGHT: (ft) 261.21
OVERLAY B-2 AVG TOWER HEIGHT: (ft) 219.34

ALLOWABLE COMMERCIAL AREA: 397,800
FAR: 1.50

PROPOSED COMMERCIAL AREA:	
CRU	114,000
HOTEL	158,400
OFFICE	125,000
TOTAL PROPOSED	397,800
FAR	1.50

177KEYS

ALLOWABLE RESIDENTIAL AREA: 1,591,200
FAR: 6.0

PROPOSED RESIDENTIAL AREA:	
TOWER #1:	304,160
TOWER #2:	316,690
TOWER #3:	217,800
TOWER #4:	228,320
TOWER #5:	124,630
TOWER #6:	128,800
TOWER #7:	141,800
TOWER #8:	128,800
TOTAL PROPOSED AREA:	1,591,000
FAR:	6.0

TOTAL RESIDENTIAL UNITS: 1518

MIN RATIO	1/UNIT	RESIDENTIAL PARKING	1,486
	1/20UNITS	VISITOR PARKING	76
MIN RATIO	2/1000 NSF	CRU PARKING	229
MIN RATIO	2.5/1000 NSF	HOTEL/OFFICE PARKING	709
TOTAL REQUIRED PARKING			2,500
TOTAL PROPOSED PARKING			2,500

RESIDENTIAL BICYCLE PARKING	1/10UNITS	152
COMMERCIAL BICYCLE PARKING	1/10,000NSF	40
TOTAL		191 (96 TO BE COVERED)

Source: JYOM Architecture, 2021

Figure 4

Pinnacle Bellevue South 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 are retail and include a QFC grocery store with a two-story office and a Bartell Drugs store, with a dry-cleaning drop-off business in the same building. Surface parking, which consists of approximately 359 spaces, occupies the balance of the site.

Directly to the west of the project site are the Bellevue Park Apartments (within the same block). This is a seven building, 79-unit apartment complex containing buildings ranging from one to three-stories in height.

Other surrounding land uses include the following:

- **North** – the Pinnacle Bellevue North project site (presently contains the five-building, 66-unit Le Chateau Apartment complex and a one-story, 11,570 sq. ft. office building). The proposed Pinnacle Bellevue North project (currently under review by the City of Bellevue) will include 129,500 sq. ft. of retail space (including a grocery store and pharmacy), 60,200 sq. ft. of office space, and 1,181 residential units.
- **East** – a one- and two-story retail building containing a private school/daycare and restaurant (Zeeks Pizza), as well as four, two-story retail buildings;
- **South** – the Bellevue Square shopping center and associated three-story structured parking garage.
- **West** - the Vuecrest neighborhood, which consists of approximately 200 single-family residences (located to the west of 100th Avenue NE).

Development of the proposed ***Pinnacle Bellevue South*** 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, the introduction of residents living on the site, increases in the number of visitors to the retail/commercial uses and hotel use, and an increase in the number of employees on-site associated with the office, hotel and retail/commercial development. The overall site activity and increases associated with the project would be expected to 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?

Approximately 3,800 residents could reside in the completed project's residential units.

Overall, approximately 598 to 797 people could work in the office and retail space associated with the 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.

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

The **Pinnacle Bellevue South** project 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 a low-rise retail uses (grocery store, drug store and dry cleaners); the remainder of the site area is in surface parking. Development of the project would include approximately 1,518 residential units, 125,000 sq. ft. of office space, 177 hotel rooms, and 114,000 sq. ft. of retail space. Overall, 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.

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

10. Aesthetics

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

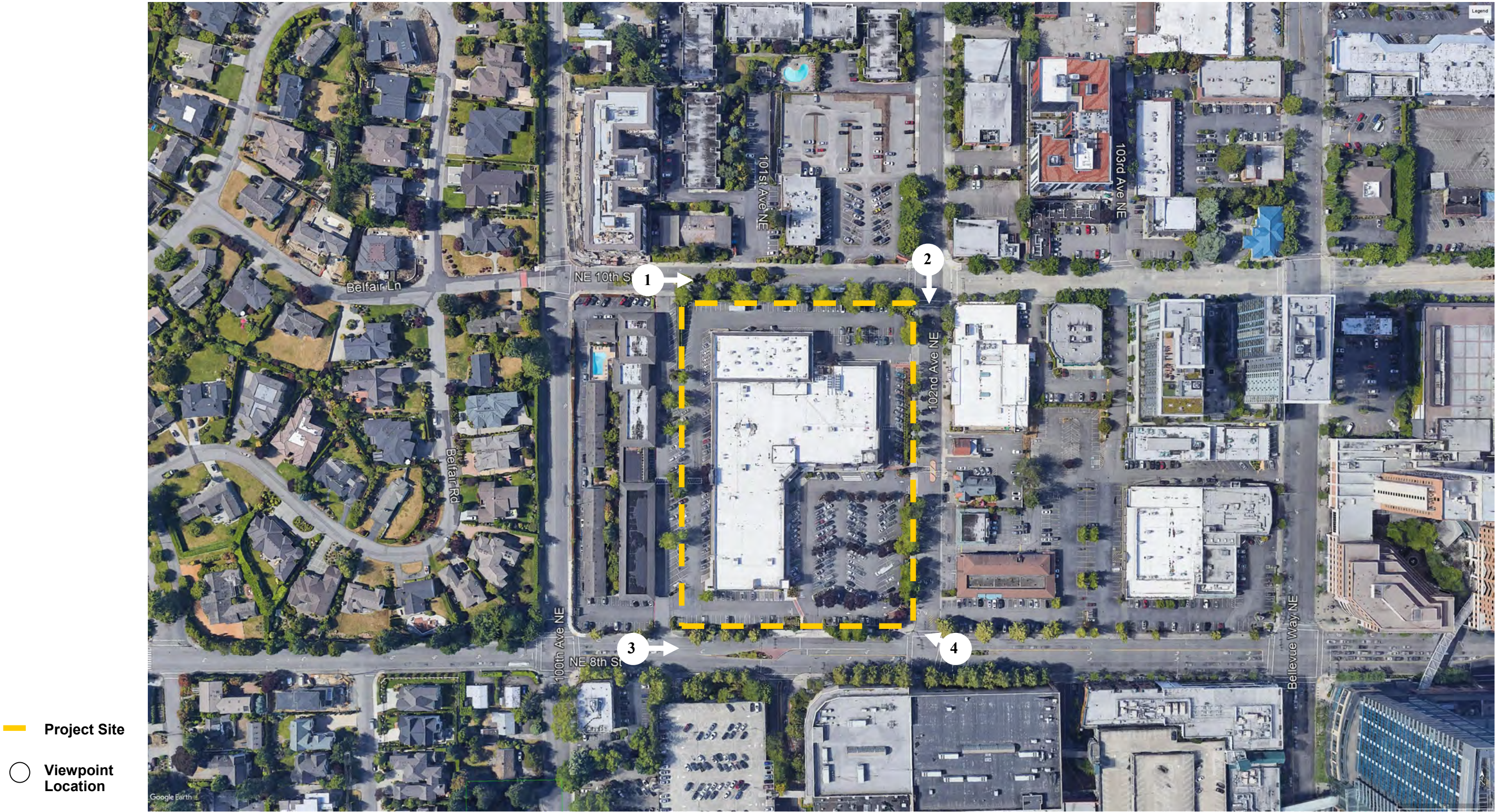
The project will require demolition of the existing QFC grocery store and Bartell Drugs store present on the site, as well as the existing surface parking. Views of the project site would therefore be altered from that of a site occupied by low-rise structures and surface parking, to a modern, mixed-use development of eight high-rise buildings, with two street-level plaza areas and parking hidden from view below-grade.

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 east on NE 10th Street, one looking south on 102nd Avenue NE, one looking northwest on NE 8th Street and one looking east on NE 8th 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 NE 10th Street, looking east towards the project site. As depicted, the existing view includes the tree-lined NE 10th Street right-of-way in the foreground, with the project site and the existing QFC grocery store with 2-level office building partially visible in the mid-field view on the south (right) side of the street. Surface parking is also visible. In the background, several high-rise buildings are visible. Under the proposed view, portions of the new **Pinnacle Bellevue South** 10-story *Tower 8* building and the 25-story *Tower 1* would be visible. The background view of high-rise buildings visible behind the site would be obscured. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with larger, taller buildings on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the NE 10th Street corridor. Overall, no significant impacts would be anticipated.

Viewpoint 2 – Figure 7 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 street, with existing surface parking and the QFC grocery store partially visible through the trees on the project site. A portion of the Bellevue Square shopping center is visible at the street terminus in the distance, and a one-story retail building is visible on the opposite side of the street. Under the proposed view, portions of the new **Pinnacle Bellevue South** 25-story *Towers 1*, 26-story *Tower 2*, and 25-story *Tower 4* buildings would be visible. The overall visual character of the view from this location of the Downtown Bellevue Neighborhood would change to a more urban development with larger, taller buildings 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. Overall, no significant impacts would be anticipated.

Pinnacle Bellevue South
Environmental Checklist



Pinnacle Bellevue South Environmental Checklist

Existing



Proposed

Viewpoint 1



Source: JYOM Architecture, 2021

Figure 6
Viewpoint 1—NE 10th Street, Looking East

Pinnacle Bellevue South Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 7
Viewpoint 2—102nd Avenue NE, Looking South

Viewpoint 3 – Figure 8 shows the existing and potential views from NE 8th 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 the existing one-story Bartell Drugs store visible in the mid-field view. In the background, several high-rise buildings are partially visible. Under the proposed view, portions of the new ***Pinnacle Bellevue South*** 10-story *Tower 6* and 17-story *Tower 5* buildings would be prominently visible, partially obscuring background views of the high-rise buildings visible behind the site under existing conditions. 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 8th Street corridor. Overall, no significant impacts would be anticipated.

Viewpoint 4 – Figure 9 shows the existing and potential views from the vicinity of the NE 8th Street and 102nd Avenue NE intersection, looking northwest towards the project site. As depicted, the existing view includes the tree-lined project site in the center of the view, with surface parking and the QFC grocery store and Bartell Drugs store partially visible. Under the proposed view, the new ***Pinnacle Bellevue North*** 25-story *Tower 4* 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 street intersection corridor. Overall, no significant impacts would be anticipated.

Summary

As described above, the ***Pinnacle Bellevue South Development*** would include eight buildings ranging in height from 10- to 25-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 of the project site 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 affected from major roadways surrounding the site.

Pinnacle Bellevue South Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

Figure 8
Viewpoint 3—NE 8th Street, Looking East

Pinnacle Bellevue South Environmental Checklist

Existing



Proposed



Source: JYOM Architecture, 2021

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 South 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 site 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.