



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. 21-108724-LD

Project Name/Address: Plaza 200 200 105th Ave NE

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: July 1, 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



Please contact the City of Bellevue Development Services Records division to request a complete copy of the SEPA Environmental Checklist. DSRecords@bellevuewa.gov

Development Services

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 206 105th Avenue NE Development
2. Name of applicant City Investors LLC
3. Contact person Alicia Stedman Phone 206-342-2921
4. Contact person address Vulcan Inc., 505 Fifth Avenue South, Suite 900, Seattle, WA 98104
5. Date this checklist was prepared 5/10/2021
6. Agency requesting the checklist City of Bellevue Development Services Dept.

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

It is anticipated that construction of the proposed 206 105th Avenue NE project could begin in September 2022 with occupancy occurring by July 2024, approximately.

This timeline may be 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.

There are no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

Geotechnical Engineering Services (GeoEngineers, 2021)
Phase I Environmental Site Assessment Report (Farralon Consulting, 2021)
Greenhouse Gas Emissions Worksheet (EA, 2021)
Level 1 Traffic Study (TENW, 2021)

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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.

There are no other applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal.



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

Please see Appendix A (A.,11) for a complete list of anticipated permits.

Administrative Design Review, Demolition, Shoring, Excavation, Clear and Grade, Building, Mechanical, Plumbing, Electrical, Fire Alarm, Sprinkler and ROW Use.

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.)

Please see Appendix A (A.,12.) for a detailed project description.

The project will include 180 residential units above 3 levels of below grade parking, including and 150 parking spaces.

Approximately 5,200 SF of retail and service uses are proposed on the ground level

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.

The proposed 206 105th Avenue NE project would be located on the southwest portion of a block that is bounded by NE 4th Street on the north, 106th Avenue NE on the east, NE 2nd Street on the south, and 105th Avenue NE on the west. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Please see Figures 1-4 in Appendix A for a vicinity map and a site plan for the project.

Project address has been corrected as: 200 105th Ave NE

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)? **Approximately 9%**
Approximately 24%

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.

Soils on the site consist of fill overlying competent glacially consolidated soils. The fill generally consists of loose sand and gravel. Glacially consolidated soils include till-like deposits and cohesive silt and clay. See Appendix B for additional information.

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

There are no indications of unstable soils in the immediate vicinity.

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.

Approximately 25,700 cubic yards of excavation and 38 cubic yards of fill would be required for the project.

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

Erosion is possible as a result of any construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the building is operational, no erosion would be anticipated. See Appendix B for additional information.

Sedimentation & Temporary Erosion and Sedimentation 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)? Approximately 95.5 percent of the project site.

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

No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plans set.

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.

The proposed project could result in localized increases in air quality emissions due to construction vehicles, equipment and activities. Emissions, however, would not be expected to result in exceedance of ambient air quality. A King County Greenhouse Gas Emissions Worksheet has been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis (see Appendix C). In total, the estimated lifespan emissions estimate for the project is approximately 213,743 MTCO₂e.

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

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

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

Please see Appendix A (Air., 3.) for a detailed response to this question.

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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.

There are no surface water bodies on or in the immediate vicinity of the site.

- 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.

No, the project will not require any work over, in or adjacent to surface water bodies; there are no waters in the immediate vicinity of the site.

- 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.

No fill or dredge material would be placed in or removed from surface water or wetlands.

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

No, the proposal will not require surface water withdrawals or diversions.

- e. Does the proposal lie within a 100-year floodplain? No
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.

No. There would be no discharge of waste materials to surface waters.

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.

No groundwater would be withdrawn from a well for drinking water or other purposes. Active temporary dewatering is not anticipated to be required to complete shoring or excavation at the site. See Appendix B for additional information.

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- 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.

No waste material would be discharged into the ground from septic tanks or other sources. The proposed building would connect to the City's sewer system and would discharge directly to that sewer system.

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.

Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project. The site is situated within the Maydenbauer Creek Basin and is exempt from flow control. Downstream analysis will be conducted to ensure adequate conveyance capacity is available.

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

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

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

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

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

No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the City of Bellevue Storm and Surface Water Engineering Standards.

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

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?

All existing vegetation would be removed from the site.

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

No threatened or endangered species are 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.

New street trees would be planted at 30' on center and would include: four English Oak trees on NE 2nd Street, and five Worpleston Sweet Gums on 105th Ave NE (per 20.25A.110.A.1 Plate B). Irrigated shrubs and groundcovers appropriate to withstand urban conditions would be planted in the planter strips with the new trees.
On-site landscaping is not required by code for this project. However, ornamental shrubs and groundcovers will be provided at the corner.

City of Bellevue Parks will provide guidance on tree species and planting strip landscaping

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

No noxious weeds or invasive species are 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: crows, gulls, owls, jays, 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: In Lake Washington

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

No threatened or endangered species are known to be on or near the site.
Endangered salmonid species are found in Lake Washington, near the site. Bald eagles, hawks, and other raptors have been seen in the area.

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

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

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

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

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

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

numerous insect species such as bronze birch borer, gypsy moths

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.

Electricity and natural gas are the primary sources of energy that would be used to meet the completed project's energy needs.

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

The project would not be expected to affect the potential use of solar energy by adjacent properties.

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.

The project will target LEED Platinum certification.

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.

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

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

Please see Appendix A (Environmental Health, 1.,a.) for a detailed response to this question.

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- 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.

Please see Appendix A (Environmental Health, 1.,b.) for a detailed response to this question.

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- 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.

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

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

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

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

Please see Appendix A (Environmental Health, 1.,e.) for a detailed response to this question.

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2. Noise

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

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

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

Construction noise shall comply with the requirements of BCC 9.18

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

No significant adverse noise impacts are anticipated and no measures are proposed. As noted, the project would comply with provisions of the City's Noise Controls. Specifically, construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal holidays.

Project shall comply with the requirements of 9.18

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.

The project site currently includes surface parking and two buildings, including: a one-story retail building with multiple business, and a one-story retail building containing a florist (Lawrence the Florist). Adjacent properties include: North - a one-story retail building; East - three buildings, including: a one-story restaurant building (Taco Time), and two one-story retail buildings (Michael's Fine Dry Cleaning and Rose's and Kennedy Lamp & Shade) - this is the future site of the 201 106th Ave NE residential building; South - construction of the 200 112th Ave. NE project (a mixed-use 16-story office tower); and, West - a one-story restaurant building (Sushi Maru Restaurant). The proposal would not be expected to adversely affect current land uses on nearby or adjacent properties.

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?

No the project site has not recently been used as working farmlands or working forest lands.

- 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?

No, the proposal will not affect or be affected by surrounding working farm or forest land.

3. Describe any structures on the site.

There are two buildings on the site, including:
-the one-story, approximately 26,400 sq. ft. 200 Plaza retail building containing multiple retail businesses; and,
-a one-story, approximately 4,000 sq. ft. retail building (Lawrence the Florist).

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

Yes. Both existing buildings on the site would be demolished.

5. What is the current zoning classification of the site? DNTN-MU (Downtown Mixed Use District)

6. What is the current comprehensive plan designation of the site? Downtown - City Center South

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

N/A

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

No part of the site has been classified as a critical area.

9. Approximately how many people would reside or work in the completed project? Approx 2

The project proposes 180 residential units of a variety of sizes.

10. Approximately how many people would the completed project displace? zero. existing busin

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

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

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

Please see Appendix A (Land and Shoreline Uses, 12.) for a detailed response to this question.

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

No measures are proposed. The project site is located in an urban area (Downtown Bellevue) and no agricultural or forest land is located in the immediate vicinity of the project site.

Housing

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

Approximately 180 units of market-rate housing would be provided by the project.

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

No housing units would be eliminated by the project.

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

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

Aesthetics

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

The tallest height of the building would be approximately 195 ft., not including mechanical equipment. Principal exterior building materials would include brick, metal panel and fiber cement.

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

See Appendix A (Aesthetics, 2.) for a detailed response to this question.

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

No significant adverse aesthetic impacts are anticipated and no measures are proposed. The proposed project is complying with applicable design guidelines, the application of which are evaluated through the City's ADR approval process.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The project shall comply with Light and Glare requirements of LUC 20.20.522**

See Appendix A (Light and Glare, 1.) for a detailed response to this question.

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

No. Light and glare associated with the proposed project is not expected to cause a safety hazard or interfere with views.

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

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

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

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

Project lighting shall be shielded to reduce light impacts to other sites

Recreation

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

Bellevue's Downtown Park is located approximately one block to the west of the project site, and City Hall Park is located approximately two blocks to the northeast.

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

No, the proposed project would not displace any existing recreational uses.

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

No significant adverse recreation impacts are anticipated and no measures are proposed. The project will incorporate at-grade open areas including a 375 sq. ft. area on NE 2nd St. under the building overhang with seating and bike racks, a 203 sq. ft. area at the corner straddling the garage entry with planting and seating at the sidewalk, and 550 sq. ft. at the ground floor of the north end of the building with plantings, accessible to building occupants only.

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.

No. There are no buildings on the site that are over 45 years old that are listed in or eligible for listing in national, state or local preservation registers.

One of the existing structures is 62 years old, but has been significantly remodeled over the years. It holds no landmark status

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.

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

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.

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

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.

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

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.

The project site is located in downtown Bellevue on the northeast corner of 105th Ave NE and NE 2nd Street. Primary vehicular access to/from the site would be provided via a proposed driveway on 105th Ave NE near the north edge of the project site. Loading/service access would be provided via the alley on the east side of the project site.

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?

Yes, the site is currently served by public transit. The nearest transit stops are located along NE 4th Street to the north of the project site, along Bellevue Way NE to the west of the project site, and the Bellevue Transit Center, which is located 1/3 mile northeast of the project site. The transit stops provide access to many Sound Transit and King County Metro routes.



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

The completed project would contain approximately 150 parking spaces. The project would eliminate 62 existing parking spaces including 20 surface parking spaces and 42 garage spaces beneath the 200 Plaza retail building.

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).

Modifications to the adjacent streets would include widening of 105th Ave NE and NE 2nd St. Frontage improvements will be in accordance with City requirements. 105th Ave NE, NE 2nd Street, and the alley are all public facilities.

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

The project will not occur in the immediate vicinity of water or air transportation. The future Sound Transit East Link Light Rail Downtown Station is planned to open in 2023 and will be located 6 blocks northeast of the project site on 110th Ave NE. The future Sound Transit East Link East Main Station is planned to open in 2023 and will be located 6 blocks southeast of the project site on 112th Ave NE.

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?

Full buildout of the project is estimated to result in approximately 21 net new weekday daily trips when accounting for credit for removal of the existing uses on-site. Peak volumes are expected to occur between 7-9 AM and 4-6 PM. Less than 3% trucks are expected. Trip generation was based on standard City of Bellevue trip rates and ITE Trip Generation Manual, 10th Edition. See Appendix E for additional information.

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.

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

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

No significant adverse traffic impacts are anticipated. The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. The proposed project also includes widening of 105th Ave NE and NE 2nd Street in accordance with City plans to increase capacity on those streets.



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.

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



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

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

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.

Please see Appendix A (Utilities, 2.) for a detailed response to this question.

Contact Development Services Records to view the complete document: DSRecords@bellevuewa.gov

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 Kristy Hollinger

Name of signee Kristy Hollinger

Position and Agency/Organization Planner, EA Engineering, Science, and Technology, Inc., PBC

Date Submitted 5/10/2021

APPENDIX A

EXPANDED ENVIRONMENTAL CHECKLIST RESPONSES

Contact Development Services Records to view the complete document: DSRecords@bellevuewa.gov

APPENDIX A

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

*The following contains supplemental information to the SEPA Environmental Checklist prepared for the **206 105th Avenue NE 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
- Demolition Permit
- Clearing and Grading Permit
- Building Permits
- Stormwater Review
- Street Use Permits (construction – temporary)
- Street Improvements
- Mechanical Permits
- Plumbing Permit
- Elevator Permits
- Occupancy Permits

Puget Sound Clean Air Agency

- Demolition Permit

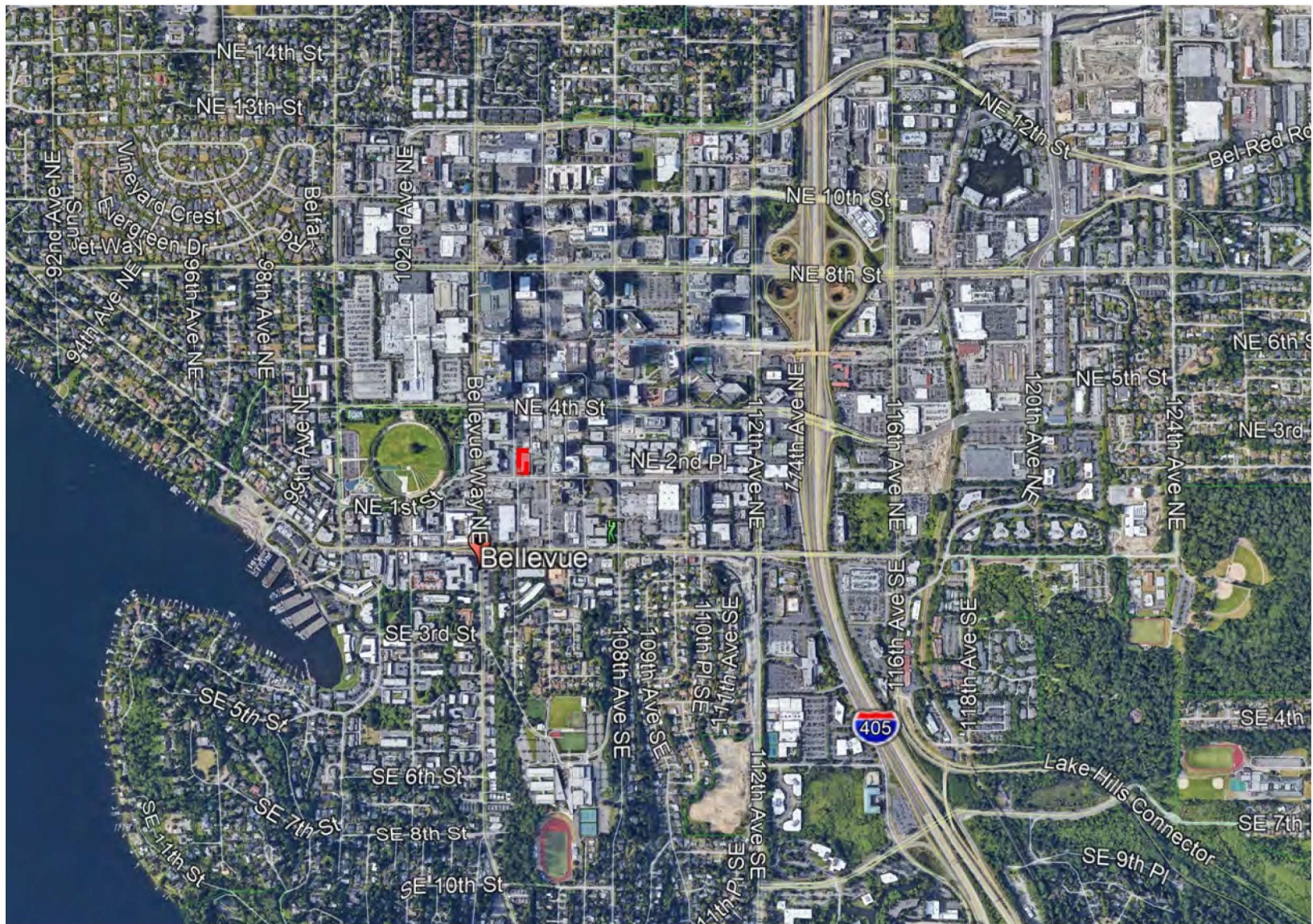
Washington Department of Ecology

- Construction General NPDES Permit

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

The **206 105th Avenue NE Development** project is a new residential development located in downtown Bellevue on the southwest portion of a block bounded by NE 4th Street on the north, 106th Avenue NE on the east, NE 2nd Street on the south and 105th Avenue NE on the west. The 31,130 sq. ft. project site currently contains two buildings including: a one-story retail building containing multiple tenants/businesses (200 Plaza), and a one-story retail building (Lawrence the Florist). The proposed project will consist of an 8-level residential building containing approximately 180 residential units, 3,500 sq. ft. of retail space, 2,000 sq. ft. of real estate services, and two and a half levels of below-grade parking for approximately 150 vehicles. See **Figure 1** for a vicinity map, **Figure 2** for an existing conditions map, **Figure 3** for a site plan, and **Figure 4** for a conceptual rendering of the building.

206 105th Avenue NE Development
Environmental Checklist



 Project Site

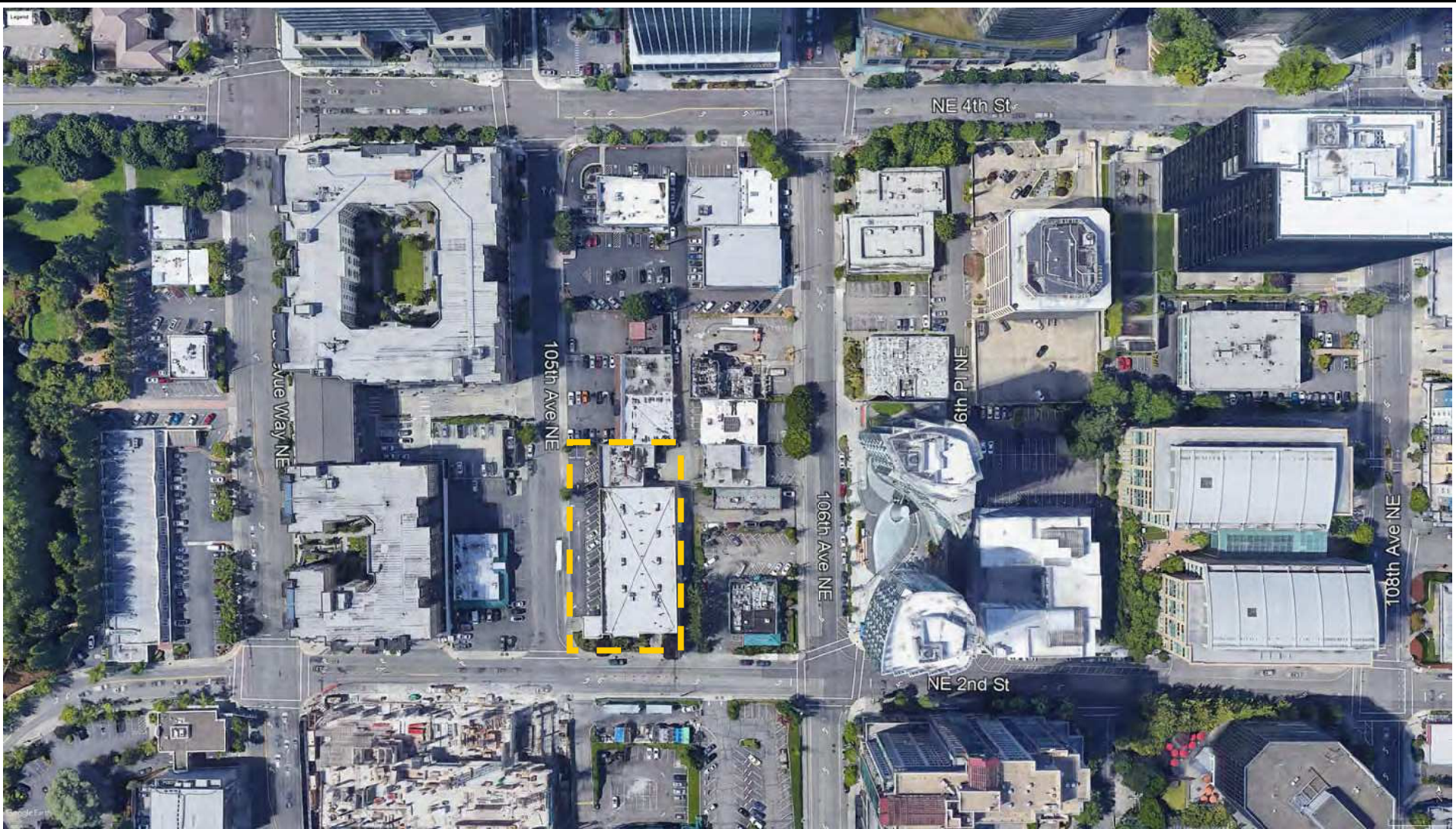


Source: EA, Google Earth, 2021



Figure 1
Vicinity Map

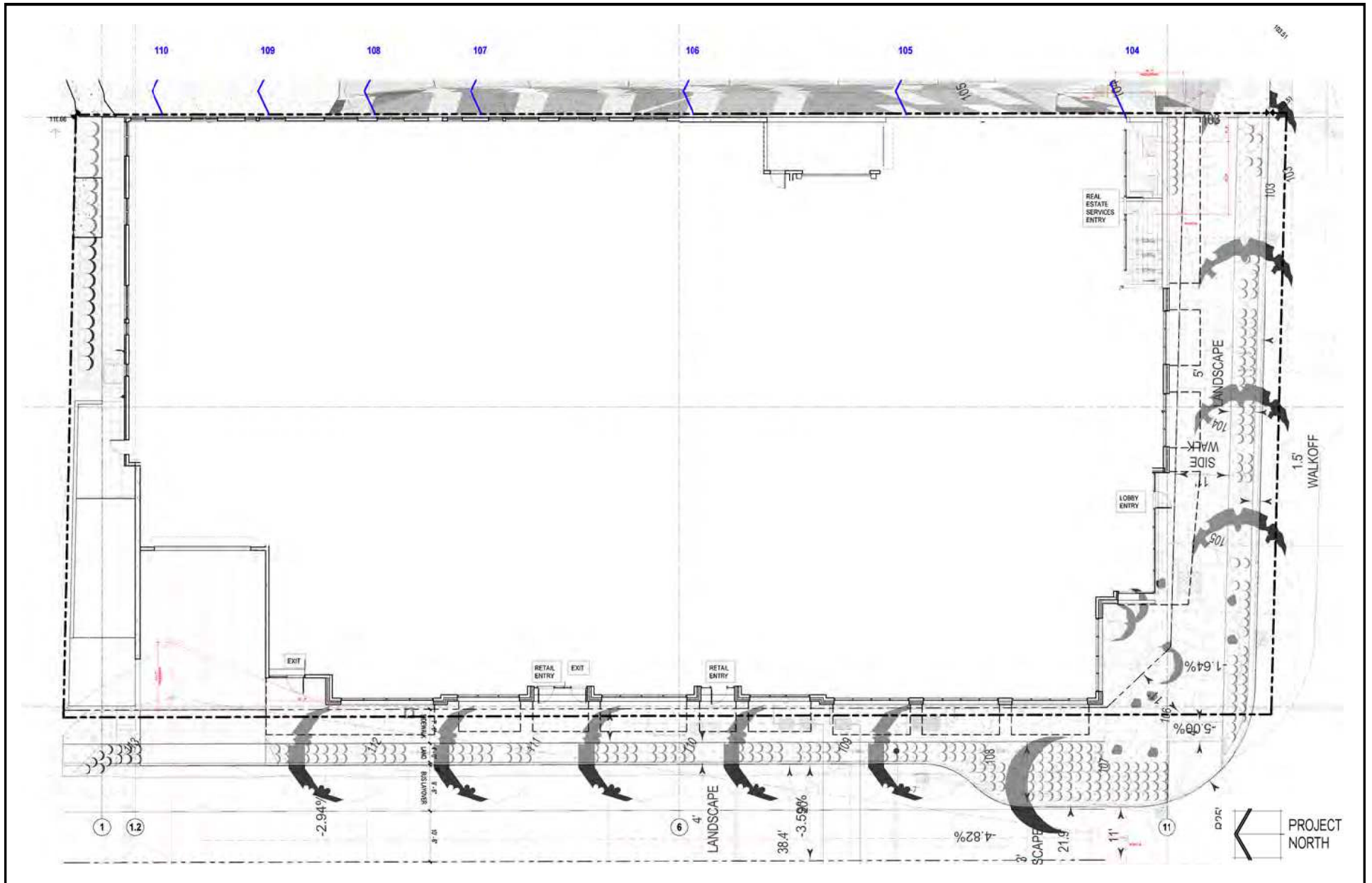
206 105th Avenue NE Development
Environmental Checklist



Source: EA, Google Earth, 2021

Figure 2
Existing Conditions

206 105th Avenue NE Development Environmental Checklist



Source: Encore Architects, 2021

Figure 3

Site Plan

206 105th Avenue NE Development
Environmental Checklist



Source: Encore Architects, 2021

Figure 4
Rendering

B. ENVIRONMENTAL ELEMENTS

Air

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

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

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

Environmental Health

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

There is no known contamination from present or past uses at the site. However, there is a contaminated groundwater plume with halogenated volatile organic compounds (HVOCs) migrating beneath the site from an off-site source property located north of the site, which is identified as the Town & Country Cleaners Site by the Washington State Department of Ecology (Ecology). Confirmed releases from the Town & Country Cleaners Site have contaminated the groundwater-bearing zone present at approximately 50 feet below ground surface at the site.

1. 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.

There is a contaminated groundwater plume with HVOCs migrating beneath the site from an off-site source property located north of the site, which is identified as the Town & Country Cleaners Site by Ecology. Confirmed releases from the Town & Country Cleaners Site have contaminated the groundwater-bearing zone present at approximately 50 feet below ground surface at the site. The HVOC groundwater plume will continue to migrate beneath the site following completion of the new building, which likely will require a vapor barrier mitigation system to prevent intrusion to indoor air in the new building.

There are also localized areas of shallow soil impacted with petroleum hydrocarbons in the northwestern portion of the site and HVOCs on the northeastern portion of the property that will require special handling and off-site disposal to an Ecology approved disposal facility during excavation for the underground parking garage for the new building. Based on the available data and current design depths of the underground parking garage, it is anticipated that the localized areas of shallow petroleum and/or HVOC impacted soil will be removed during excavation for construction of the new building.

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

The following measures to address on-site contamination are recommended:

Based on the available information and an understanding of the planned redevelopment, the main components of a feasible remedial action for the project site would include:

1. Conducting additional phases of remedial investigation to further refine the lateral and vertical extent of petroleum hydrocarbons and HVOC concentrations in soil and groundwater at the project site.
2. Preparing a combined remedial investigation/feasibility study and cleanup action plan to provide protocols for managing confirmed and potentially contaminated media that will be encountered during the construction/redevelopment activities planned for the site, and to protect human health and the environment in accordance with MTCA.
3. Preparing a Contained-In request letter required by Ecology in order to approve the transport and disposal of HVOC-contaminated soil as non-hazardous waste to a Subtitle D Landfill.

4. Preparing a Vapor Barrier Intrusion Mitigation Design for the new building, likely including design and installation of a vapor barrier system compatible with HVOCs in conjunction with the construction of the new building, to mitigate potential vapor intrusion into the new building from the HVOC plume in the deeper groundwater zone in accordance with Ecology's design and performance expectations.
5. Implementing the permanent cleanup action for the site.
6. Preparing a cleanup action report following completion of the remedial action to document the cleanup action and request an NFA determination from Ecology for the site.

Land and Shoreline Uses

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 *City Center South District*; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity. According to the Comprehensive Plan, the *City Center South District* is emerging as a mixed-use neighborhood with new restaurant, retail, and residential uses adding to a greater level of activity. As noted previously, the site is currently occupied by two low-rise buildings, with the remainder of the site area largely in surface parking. The proposed project would introduce residential use with some retail on a site that is underutilized from a density perspective. The project would be consistent with the type and scale of existing and planned uses surrounding the site within the Downtown Subarea.

Aesthetics

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

The project will require demolition of surface parking and the two existing low-rise building that are currently present on the site. Views of the project site would therefore be altered from that of a site occupied by low-rise structures framed by surface parking on the west, to a modern development containing an eight-story residential building covering the majority of the site, with parking hidden from view, underground.

It is City policy to consider the impact of a building on views of "Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor." In addition, public views from public spaces and areas of pedestrian concentration are to be considered. To address these

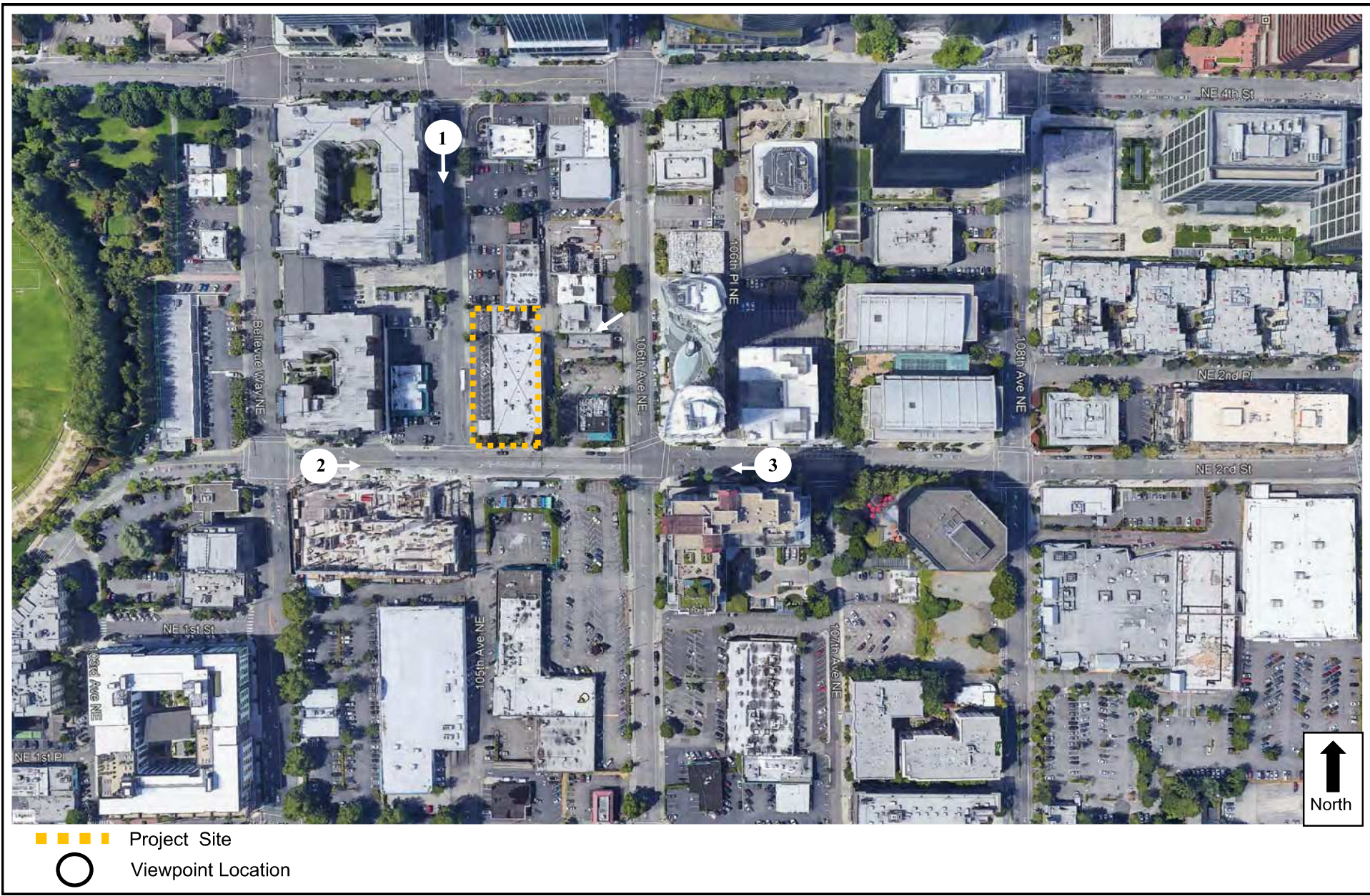
considerations, three photosimulations were prepared including one from 105th Avenue NE looking south towards the project site, one from NE 2nd Street looking east towards the project site, and one looking west from NE 2nd Street. See **Figure 5** for a viewpoint location map. The existing and proposed views from these locations are described below.

Viewpoint 1 – Figure 6 shows the existing and potential views from 105th Avenue NE looking south towards the project site. As depicted, surface parking, several low-rise retail buildings and the existing one-level buildings on the project site are partially visible in the mid-field view on the east (left) side of the street. On the opposite side of the street (west – right), the west edge of the 7-story, mixed-use Avalon Meydenbauer building is partially visible. Under the proposed view, the new 8-story residential building on the project site would be visible in the mid-field view, together with the 8-story *200-106th Avenue NE Bellevue Development* residential building that is proposed directly to the east of the project site (Taco Time site). From this location, the overall visual character 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 105th Avenue NE street corridor. No significant impacts would be anticipated.

Viewpoint 2 – Figure 7 shows the existing and potential views from NE 2nd Street looking east towards the project site. As depicted, the existing view includes the northwest corner of the one-story 200 Plaza building in the mid-field view on the north (left) side of NE 2nd Street. The high-rise SOMA Towers are visible in the background, together with a number of other high-rise buildings that are also partially visible. Under the proposed view, the new 8-story residential building on the project site would be visible in the mid-field view; the new 8-story *200-106th Avenue NE Bellevue Development* residential building that is proposed directly to the east of the project site (Taco Time site) would be partially visible behind the **206 105th Avenue NE** building. From this location, the overall visual character 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 NE 2nd Street corridor. No significant impacts would be anticipated.

Viewpoint 3 – Figure 8 shows the existing and potential views from NE 2nd Street, looking west towards the project site. As depicted, the existing view includes the south SOMA Towers apartment building (19-stories) in the foreground, with the one-story Taco Time site and the 206 105th Avenue NE project site partially visible in the mid-field view on the north (right) side of NE 2nd. The mixed-use 7-story Avalon Meydenbauer building can be seen in the background. On the opposite side of the street, the 24-story Bellevue Pacific Tower is partially visible in the background. Under the proposed view, the new 8-story **206 105th Avenue NE Development** building on the project site would be partially visible in the mid-field view, behind the new 8-story *200-106th Avenue NE Bellevue Development* project (Taco Time site) located across the alley and to the east. From this location, the overall visual character 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 NE 2nd Street corridor. No significant impacts would be anticipated.

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Source: Google Earth and EA, 2021

Figure 5
Viewpoint Location Map

206 105th Avenue NE Development Environmental Checklist

Existing View



Proposed View



- 200 106th Ave NE bldg.
- 206-105th Ave NE bldg.

Source: *Encore Architects, 2021*

Figure 6
Viewpoint 1—105th Avenue NE, Looking South

206 105th Ave NE Development Environmental Checklist

Existing View



Proposed View



■ 206-105th Ave NE bldg.

■ 200 106th Ave NE bldg.

Source: EA, Google Earth, 2021



Figure 7

Viewpoint 2—NE 2nd Street, Looking East

206 105th Avenue NE Development Environmental Checklist

Existing View



Proposed View



- 200 106th Ave NE bldg.
- 206-105th Ave NE bldg.

Source: *Encore Architects, 2021*

Figure 8
Viewpoint 3—NE 2nd Street, Looking West

Summary

As described above, while the **206 105th Avenue NE Development** at 8-stories would be taller than the two existing one-story buildings that presently occupy the site, no significant view impacts would be anticipated. It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor.” The proposed building would change views to include a more urban development with a larger, taller building on the site as compared to existing conditions, and the overall visual effect would be to further vertically define the street corridor. However, no impacts to views of Lake Washington, the Seattle skyline, the Olympic Mountains or Cascade Mountains would be anticipated from nearby streets. The project would generally be similar to or less than the building heights of existing and proposed surrounding development.

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 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 to access the parking garage. Lighting from the proposed **206 105th Avenue NE Development** 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.

Utilities

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.

- Water – New water connections to existing mains within 105th Ave NE (Bellevue Utilities);
- Stormwater – New storm drain connections to existing mains within NE 2nd Street (Bellevue Utilities);
- Sewer – New side sewer connections to combined sewer system existing mains within NE 2nd Street (Bellevue Utilities);
- Electrical – New vaults and associated ductwork to be relocated but remain within frontage of NE 2nd St. (Puget Sound Energy);

- Natural Gas - New natural gas connection off existing main within 105th Ave NE (Puget Sound Energy);
- Communication – New vaults and associated ductwork to be relocated but remain within frontage of NE 2nd Street (Century Link).