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. 21-109695-LP

Project Name/Address: Cascade Yard Master Development Plan/3380 146th Place SE

Planner: Mark Brennan
(425) 452-2973
MCBrennan@bellevuewa.gov

Minimum Comment Period: July 22, 2021, 5 PM

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

Annotated by Mark C. Brennan (MCB) on June 15, 2021

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 Cascade Yard MDP ✓
2. Name of applicant Cascade Yard Owner, LLC ✓
3. Contact person Penn DiJulio Phone 425.999.1341 ✓
4. Contact person address 1425 4th Avenue, Suite 200, Seattle, WA 98101 ✓
5. Date this checklist was prepared 2/28/2021 ✓
6. Agency requesting the checklist City of Bellevue, Development Services ✓

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Prior to construction, all buildings developed within the project limit approved under the Master Development Plan (MDP) will require review and approval under Administrative Design Review (ADR) and all other ancillary permits and approvals.

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

The project that is analyzed in this Environmental Checklist involves the pursuit of a Master Development Plan which will require preparation, permit application and review, construction, and ultimately operation of the buildings. The soonest any ground disturbance would start would be Q3 2023, with initial phase completion around Q4 2025. Additional phases could start concurrently with Phase 1 or follow after the completion of the first phase.

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

No future plans or further development of the project site are proposed.

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

Requirements for MDP:
Preliminary Geo Tech Report - (GeoEngineers 2020)
Traffic Impact Analysis - (TenW 2021)
ALTA Survey (BRH 2020)
Environmental Phase I Assessment (Terracon 2019).

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 approval affecting the property.

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

MDP pursuit does not require additional permits. Should the project enter Bellevue's ADR process, the following permits will be required:
Washington dept. of Ecology: Construction General NPDES
City of Bellevue: Critical Areas and Land use permits, Civil, drainage and utility permits, building permit, mechanical permit, plumbing permit, fire protection permit, electrical permit, Elevator permit (Washington State), Occupancy Permits, Street use and SWPP/erosion and settlement plan approval.

Prior to construction, all buildings developed within the project limit approved under the Master Development Plan (MDP) will require review and approval under Administrative Design Review (ADR) and all other ancillary permits and approvals.

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.) ✓

The Cascade Yard Master Development Plan proposal seeks to re-develop portions of the existing Cascade Yard business park located in the Eastgate neighborhood of Bellevue. The entire site is 652,841 SF with 48,055 SF designated as critical slope area. The site is bound to the south by SE Eastgate Way, to the west by 143rd Ave SE and to the north by the south property line of Bellevue College. 146th Place SE serves as the main entrance to the site. The property surrounds but does not include the Bank of America building on SE Eastgate Way. The MDP proposal seeks approval to plan approximately 600,000 SF of office in two buildings with ground floor active uses, a 10,000 SF park/open space a parking garage with room for 1,150 vehicles and 20,000 SF of active ground floor use, and a 280,000 SF, 300 unit multi-family residential building.

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 site is located in the Eastgate neighborhood of Bellevue. The site is bound to the south by SE Eastgate Way, to the west by 143rd Ave SE and to the north by the south property line of Bellevue College. 146th Place SE serves as the main entrance to the site. The property surrounds but does not include the Bank of America building on SE Eastgate Way. The ALTA survey included with the MDP application sufficiently defines the property and the project limits are also outlined in the same application.

Site is located in the Eastgate Transit-Oriented Development (EG-TOD land use zone within the Eastgate Comprehensive Plan Neighborhood.`

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

The site includes 48,055 SF of steep slope critical area along the north site boundary.

2. What is the steepest slope on the site (approximate percent slope)? 100% ✓

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. ✓

The soils encountered at the site generally consist of localized fill overlying cohesionless sand and gravel. Fill was encountered in some exploratory borings and consists of medium dense to dense sand and gravel with variable silt content and is generally 12 feet thick. Given the density and gradation of the fill, it is interpreted to be structural fill associated with previous site development. the sand and gravel deposits consist of medium dense to very dense sand and gravel with variable silt and cobble content. See the geotechnical report for additional information. There is no agricultural land of any long term commercial significance on site. Any removal of existing soils will be done during foundation excavation.

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

Refer to the Geo-technical Report by GeoEngineers dated April 16, 2021 in project file regarding history of unstable soils in the immediate vicinity.

The critical area steep slope along the north site boundary sRefer to the Geo-technical Report in project file regarding any on-site soil preparation if used as fill.hows some minor sluffing and exposed tree roots at certain places along the toe of the slope.

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 20,000 cubic yards of excavation would be required for the total project. The project anticipates approximately 10,000 cubic yards of fill for regrading efforts, aggregate base rock, etc.

Refer to the Geo-technical Report by GeoEngineers dated April 16, 2021 in project file regarding any on-site soil preparation if used as fill.

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

Erosion is possible in conjunction with any construction activity. Site work would expose soils, but the implementation of a Temporary Erosion Sedimentation Control (TESC) Plan would mitigate potential impacts. Once the building is operational, no erosion is anticipated.

Erosion control per Clearing and Grading inspection & BCC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 85% of the finished site will be covered with imp ✓

The proposed ratio (85%) of impervious surfaces exceeds the 60% maximum allowed by Code in EG-TOD. However, it may be approved if it does not exceed the existing impervious surface area on the site per the exemption in Land Use Code 20.20.460.F.

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

There are no significant adverse impacts to earth that would occur. However, comprehensive Drainage Control Plan approvals (Including Construction Best Management Practices (BMPs, Erosion and Sediment Control approvals) would be submitted as an element of the building permit. Potential BMPs could include silt fence, straw wattles, inlet protection, water treatment/settlement tanks, or other common TESC measures.

Erosion control per Clearing and Grading inspection & BCC 23.76

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.

Construction dust suppression measures per BCC 23.76

The proposed project could result in localized increases in air emissions (Primarily Carbon Monoxide) due to construction vehicles, equipment and a temporary increase in dust (non-point source) during earthwork for the project.
All air quality impacts would be temporary in nature, occurring only during construction activities. The mitigation measures described in item 3 below would ensure that the effects of construction activities on air quality would be minimized.

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

The project site is located across SE Eastgate Way from I-90, a major interstate and highly traveled commuter freeway.

✓

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

The contractor selected to construct the project would be required to comply with the Puget Sound Clean Air Agency (PSCAA) regulations which require the use of all known, available and reasonable means of controlling air pollution including dust. Dust emissions will be weather dependent and controlled with water if necessary. Other measures will include use of well maintained equipment/trucks, minimizing truck idling, use of electrically operated small tools where feasible, and planning trucking operations and deliveries during non-peak travel times.

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.

      No.
      Lake Washington is the nearest surface water body and is approximately 1 mile from the site. Phantom Lake is located to the northeast of the site.

      Erosion control per Clearing and Grading inspection & BCC 23.76

   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 (within 200 feet) of any water body.

   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. ✓

      None.

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

      No

   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.

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. However, groundwater, if encountered, would be withdrawn for temporary construction dewateirng measures. Temporary construction dewatering fluids will be treated with standard turbidity reduction methods and settlement prior to discharge to approved (stormwater or sewer) system.

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 will be discharged into the ground.

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.

      On-site stormwater encountered during construction will be routed to the on-site stormwater management BMPs prior to discharge to the approved (stormwater or sewer) system

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

      Since stormwater will be routed to on-site stormwater management BMPs, waste or sediment generated during construction will not enter ground water. BMPs such as temporary filter fabric "socks" for inlet protection will minimize sedimentation leaving the site. Waste and sediment laden water will be handled, treated and disposed of properly.

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

      Portions of the existing surface parking lot will be removed and replaced with buildings. New buildings will implement stormwater mitigation and drainage per local code.

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

the project will include green roof and bio retention facilities to reduce and control water runoff.

During construction, the TESC and BMPs mentioned above will reduce and control water runoff.

Per Utilities Code 24.06 Storm and Surface Water

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Plants

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

   - [x] deciduous tree: alder, maple, aspen, other _____
   - [x] evergreen tree: fir, cedar, pine, other _____
   - [ ] shrubs
   - [x] 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? ✓

   A number of deciduous trees currently existing within surface parking medians will be removed as part of the project's construction.

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. **Per Utilities Code 24.06 Storm and Surface Water**

   The site, including the proposed park will be planted with native plants and vegetation as well as enhanced bioretention planters that include drought resistant plants. Green roofs will be incorporated where possible.

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

None known.

Animals

Site is within Pacific flyway, which encompasses the entire Puget Sound region.

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 seaguls, crows, pigeons

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☑other squirrels

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

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.

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

The Puget Sound area is located within the Pacific Flyway which is a major flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America. No potion of the proposed project would interfere with or alter the pacific Flyway.

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

No significant adverse impacts to wildlife would occur and no specific measures are proposed to enhance wildlife and/or habitat.

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

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

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 serve the proposed project. During operation, these energy sources would be used for project heating, cooling, hot water, cooking, and lighting. Diesel fuel would be utilized to power any required emergency electrical generators.

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

We do not expect any adverse affects on potential use of solar energy from this project on neighboring 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 is anticipated to use Low E glass along with strict compliance to municipality and State energy codes. The project will also meet a yet to be determined level of LEED certification.

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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. ✓

No environmental health hazards are expected to result from this proposal.

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

Previously conducted Phase I Environmental Site Assessment report (Terracon 2016) indicate the presence of a petroleum groundwater plume in the SE portion of the site which was characterized, and monitored, and treated via a Large Diameter Treatment Column (LTDC).

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. ✓

None known.

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 of produced during the project's development, construction or operation.

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

No special emergency services are anticipated to be required as a result of the project.

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

the general contractor will submit spill prevention and dust control plans during construction as required by the city of Bellevue. A construction contingency plan will also be developed to address any potential unknown environmental impacts encountered during subsurface excavation.

Clear & Grade Code BCC 23.76, DOE chapters in WAC

2. Noise

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

Traffic noise from area streets and the nearby I-90 freeway is relatively loud. We do not expect this noised to affect the proposed development.

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. **Noise Control per BCC 9.18**

In the short term, normal construction noise typically associated with projects of this scale would be created. During city approved construction hours (typically 7:00 AM - 6:00 PM), heavy equipment noise (excavators, dump trucks, back-up alarms) during he early phases of the construction schedule will be audible but will comply with the city of Bellevue's noise standards. These impacts will be temporary and lessening as construction progresses. In the long term, when the buildings are under operation, no noise sources are anticipated from the project.

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

As noted, the project would comply with the City's noise ordinance and would limit all construction activities to the prescribed working hours. If extended working hours were required, the project would apply for a temporary noise variance.

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 current use of the site is as an office park with 5 occupied office buildings and a property amenity building known as "The Hub." Surrounding properties are used as offices for County Public health department (West), a car dealership with associated maintenance facility and inventory storage, and hotel (East) as well as Bellevue College (North). The project will not affect current land use of nearby or adjacent properties. Current use of occupied buildings on the project site will be maintained during the different phases of the project with some of the existing buildings being demolished to construct the proposed project buildings.

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 site has not been used as working farm lands or 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 site is located in an urban area and would not be affected by working farm of forest land; no working farm or forest land is located in the vicinity of the site.

3. Describe any structures on the site. ✓

Building 1 - 4-story office building constructed of reinforced concrete, Building 2 - 4-story office building constructed of reinforced concrete, Building 3 - 3-story office building constructed of reinforced concrete, The "Hub" building - 1-story amenity building constructed of wood, steel and masonry, Building A (to be demolished) - 1-story office building constructed of masonry Building B (to be demolished) - 1-story office building constructed of masonry

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

Building A and Building B referenced in item #3 above.

5. What is the current zoning classification of the site? EG-TOD

6. What is the current comprehensive plan designation of the site? ~~Mixed Use Center~~ (EG-TOD)

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

Not Applicable.

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

Yes, approximately 48,055 SF along the north property line has been identified as steep slope critical area. However, the MDP indicates that the Site project limits will be defined in a to be developed binding site plan and will not include work within the steep slope critical area.

9. Approximately how many people would reside or work in the completed project? 8,600

10. Approximately how many people would the completed project displace? 0

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

No significant adverse displacement impacts would occur and no mitigation measures are necessary. The site will develop additional office space opportunities in excess of what currently exists on the property.

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

The project will comply with EG-TOD zoning and other regulations including the city of Bellevue's defined Master Development Plan and Administrative Design Review processes.

Additionally, EG-TOD zoning incorporates requirements for connectivity and mobility to the nearby Eastgate Transit Center and the regional Mountain to Sound Greenway trail as well as provisions for future connection to Bellevue College's campus.

Administrative Design Review approval will require Critical Area Land Use Permit approval for any structures built within existing steep slope critical area, critical area buffer and/or toe-of-slope structure setback.

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

The project is not located near agricultural or forest lands and no mitigation measures are required.

Housing

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

300 residential units are planned for the site. Income level requirements have not yet been determined.

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

No housing presently exists on the property and none would be eliminated.

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

None - the project proposes to provide new housing where it does not currently exist.

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 is proposed to be 175' at the top of the mechanical penthouse (160' to the top of the highest occupied level). Principal exterior building materials have not yet been determined and are not required at the MDP stage, however, the intent is to provide durable, high quality exterior materials such as glass, brick and metal panels.

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

Proposed East and West Office towers could alter view corridors to surrounding sites.

The Land Use Code does not protect views.

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

The proposed designs will incorporate high quality finish materials on the exterior of the buildings with minimum reflectivity and universally appealing aesthetic qualities.

Administrative Design Review approval will require that proposed structures will meet applicable design guidelines.

Light and Glare

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

LUC 20.20.522 Light & Glare

there are no light or glare impacts produced by the proposed project during the day. There is potential for minimal light spillage from window openings in the evening or from site lighting and pedestrian lighting of the proposed open space.

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

No, lighting will serve to enhance the aesthetic beauty and safety of the site and surrounding areas.

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

Headlights and streetlights from nearby I-90 may be a slight inconvenience.

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

The project will comply with applicable Bellevue Development Services and code guidelines and undergo the City's MDP and ADR process.

Recreation

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

The Mountain to Sound Greenway Trail is located approximately 0.5 miles across I-90 which is used for recreation, bike riding, and commuting. Bellevue College publicly accessible fields and recreational facilities are also nearby.

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

No.

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

The project will not affect off-site recreation opportunities but, as a part of the development, will ensure connection to the Mountain to Sound Greenway and also will provide a publicly accessible open space within the development boundaries.

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. ✓

None identified.

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. ✓

None identified.

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. ✓

Historical maps, property records and other publicly available documents were reviewed during the environmental and geological assessment phase of the project with no indication of historical or cultural significance identified.

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.

None planned other than compliance with existing codes and regulations. No significant adverse impacts are anticipated.

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.

Vehicular access to the site is provided via SE Eastgate Way. Access to Eastgate Way is provided at 146th Place SE (public street) and 143rd Ave SE (shared private drive). Eastgate Way provides an access route to the 150th Ave SE freeway interchange with Interstate 90.

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. Transit stops are located on the project frontage on Eastgate Way in the vicinity of 146th Pl SE serving 4 King County Metro transit routes. In addition, the Eastgate Park & Ride is located 2-3 blocks to the west and serves 9 King County Metro routes and 3 Sound Transit 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 project currently provides 960 spaces. The proposed project would potentially add up to 1,469 spaces for a total of 2,430 spaces. the project proposes a net gain in parking spaces, no elimination.

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).

Street frontage improvements meeting City of Bellevue requirements will be provided on Eastgate Way and 146th Place SE (both public streets). New and/or reconfigured roadways within the site include SE 32nd Street and 143rd Ave SE (both private roadways). Improvements will include reconfigured drive lanes and improved pedestrian facilities. A multi-modal pathway will be provided along the east edge of the site.

The construction of a Hill Climb per LUC 20.25P.090 will be required prior to the expiration of the vesting period for the project.

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

Not currently. Sound Transit plans an extension of Link Light Rail service from Kirkland to Issaquah which will have a station at the nearby Eastgate Park & Ride. The extension is not currently funded and timing is uncertain.

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 build-out of the proposed MDP is estimated to generate up to 6,912 net new weekday daily trips (3,456 entering, 3,456 exiting). Peak volumes are expected to occur between 7-9 AM and 4-6 PM. Less than 3% truck traffic is expected. These estimates were based on the methodology in the ITE Trip Generation Manual, 10th Edition, and the City of Bellevue Transportation Impact Fee Program.

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.

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

The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue's planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater are also required to implement a Transportation Management Program (TMP) consistent with City code requirements to encourage use of non-SOV modes of transportation.

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

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

While the increase in employees and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within the Eastgate neighborhood 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. ✓

Electricity (Puget Sound Energy) Natural Gas (Puget Sound Energy) Water (Bellevue Public Utilites) Refuse Service (Republic) Telecommunications (Comcast, Wave, Century Link) Sewer and Storm Drainage (Bellevue Public Utilities).

Signature

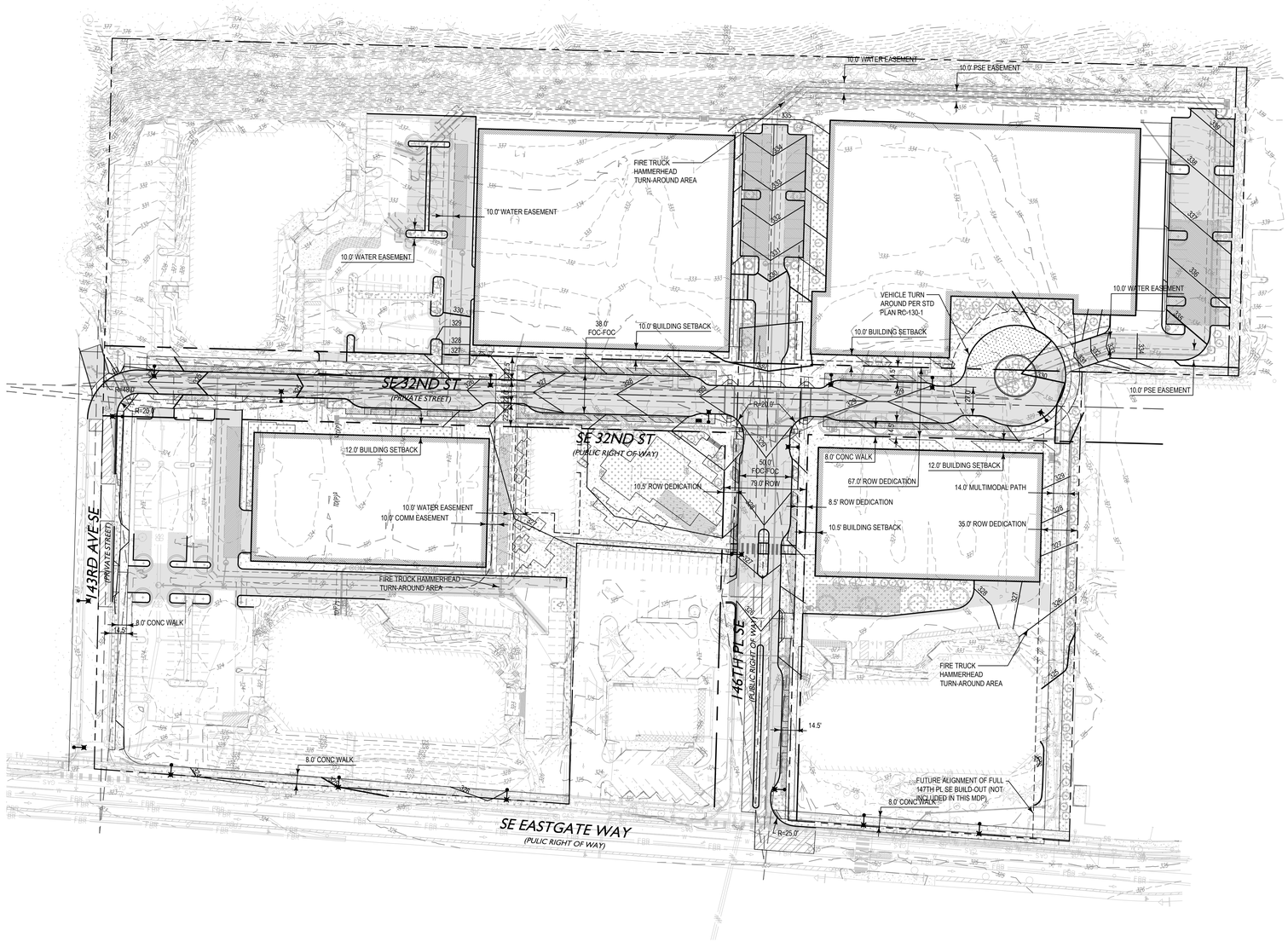
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____ ✓

Name of signee Penn DiJulio ✓

Position and Agency/Organization Senior Development Manager - Touchstone ✓

Date Submitted 5/28/2021 ✓



Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- 8" SD @ xx%
- YD/CO/CB/CB 2/MH
- 8" SS @ xx%
- SANITARY MH/CO
- 12" DI W
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- FTG FTG FTG
- FOOTING DRAIN

0 25 50 100

SCALE 1"=50'

SITE ADDRESS:
3245, 3290, 3310, 3300 & 3380 146TH PL SE &
14432 SE EASTGATE WAY, BELLEVUE, WA

TAX ACCOUNT NOS.:
4319800010-09
4319800020-07
4319800030-05
4319800040-03
4319800050-00
4319800060-08 4319800060-99
4319800070-06

ZONING:
I (INDUSTRIAL)

ZONING AGENCY:
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0659F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
BASED ON CITY OF BELLEVUE BINDING SITE PLAN NO. 82-01 RECORDED IN VOLUME 128 OF PLATS, PAGES 44 AND 45.

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 652,841 SQUARE FEET OR 14.9872 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
961 TOTAL PARKING SPACES AT GROUND LEVEL INCLUDING 21 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS, STORM DRAINAGE, AND WATER:
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

POWER AND NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

DESCRIPTION:

PARCEL A:

LOTS 1 AND 2 OF CITY OF BELLEVUE AMENDED BINDING SITE PLAN NO. 18-111566, LJ, ACCORDING TO SURVEY RECORDED JANUARY 2, 2019 UNDER RECORDING NO. 20190102000556, IN KING COUNTY, WASHINGTON, IN VOLUME 286 OF PLATS AT PAGES 93 AND 94.

PARCEL B:

LOT 3 OF LINCOLN EXECUTIVE CENTER BINDING SITE PLAN NO. 82-01, ACCORDING TO SURVEY RECORDED SEPTEMBER 6, 1984 UNDER RECORDING NUMBER 8409060760, IN KING COUNTY, WASHINGTON, IN VOLUME 121 OF PLATS AT PAGES 93 AND 94 UNDER RECORDING NUMBER 8208606826 AND IN VOLUME 1 OF BINDING SITE PLANS AT PAGES 23 AND 24 UNDER RECORDING NUMBER 8207300784.

PARCEL C:

LOTS 4 AND 5 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 84-12, ACCORDING TO SURVEY RECORDED MAY 3, 1984 UNDER RECORDING NUMBER 8405039001, IN KING COUNTY, WASHINGTON.

PARCEL D:

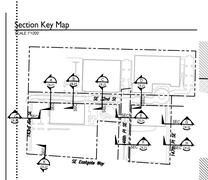
LOTS 6 AND 7 OF CITY OF BELLEVUE AMENDED BINDING SITE PLAN NO. 18-131570-LJ, ACCORDING TO SURVEY RECORDED MAY 21, 2019 UNDER RECORDING NUMBER 20190521000543, IN KING COUNTY, WASHINGTON, IN VOLUME 288 OF PLATS AT PAGES 77 AND 78;

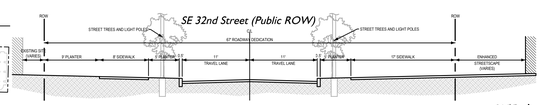
PARCEL E:

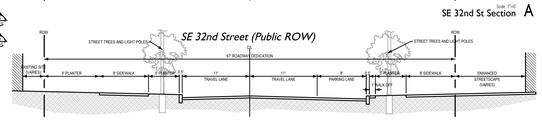
AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED JANUARY 17, 1986 UNDER RECORDING
NO. 8601170851.

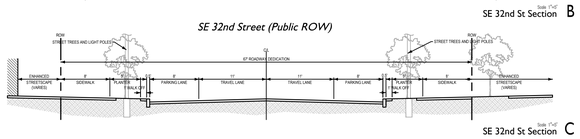
ALL SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

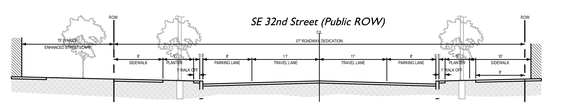
Section Key Map

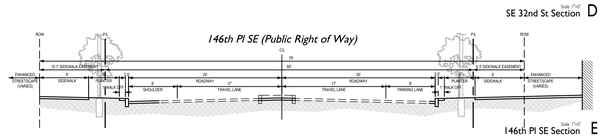


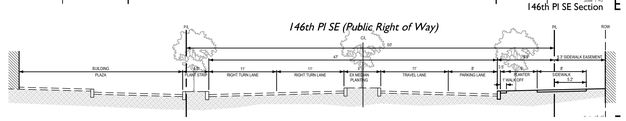


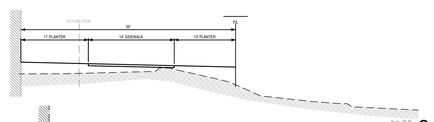


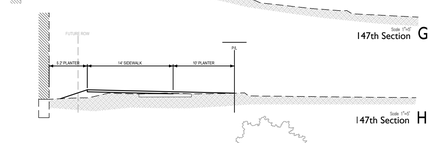


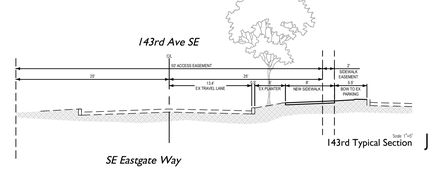


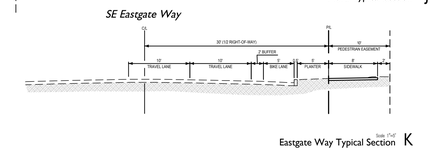












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www.lmnarchitects.com

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801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Professional Stamp

DPD Review Stamp

CASCADE YARD

CASCADE YARD MASTER DEVELOPMENT PLAN

Submittal

MDP SUBMISSION

Revisions

No.	Date	Description

Drawn	JAS
Checked	AJF
CPL Proj No	C200446-01
Date	05/28/2021

Sheet Title

SITE PLAN B

Sheet Number

MDP-G008

CASCADE YARD MASTER DEVELOPMENT PLAN

MDP SUBMISSION

PERMIT #: **21-XXXXXX-LU**

DATE: **05/28/2021**

CASCADE YARD

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