DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	21-116730 LD
Project Name/Address:	Bell 10 10350 NE 10th Street
Planner:	Toni Pratt, Senior Planner
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: October 7, 2021

Materials included in this Notice:

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

10350 NE 10TH ST

SEPA CHECKLIST

AUGUST 2021

MRM Bellevue LLC

c/o Guntower Capital LLC

1421 34th Avenue, Suite 300

Seattle, WA 98122

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INTRODUCTION

MRM Bellevue LLC c/o Guntower Capital LLC (GC) is developing 10350 NE 10th St into a mixed-use project which will include 7 floors of residential apartments over 1 floor of at-grade retail/commercial tenant spaces. All parking will be provided below-grade. The parking access to the building will be off 10th Street along with the residential lobby, and the retail/commercial entrances will be along Bellevue Way. A drive aisle will pull thru the site connecting Bellevue Way to 10th Street. This will be right turn only in and out, and will be used for the required on-site trash pick-up and loading zones.

The project site is currently comprised of a single level commercial building with associated surface parking lot. No residential units exist at the site currently, which results in no displaced residents.

The project is zoned Downtown Mixed-Use (DT-MU).

A. BACKGROUND

1. **Name of proposed project, if applicable:**

   10350 NE 10th St

2. **Name of applicant:**

   MRM Bellevue LLC

3. **Contact Person and phone number:**

   Charlie Bauman; charlie@guntowercapital.com; 425-802-3352

4. **Contact person address:**

   1421 – 34th Avenue, Suite 300

   Seattle, WA 98122

   (206) 369-6343

5. **Date checklist prepared:**

   August 6, 2021

6. **Agency requesting checklist:**

   City of Bellevue, Development Services (COB)

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

   Construction to commence late Fall 2022 with a 21-month construction period

   Shoring/Mass Ex: 11/2022 - 3/2023

   Building: 4/2023 - 8/2024

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

   No.

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

   - Pre-Application Letter by COB dated February 26, 2020
   - 20-108872-DC Comment Response Letter dated June 5, 2020
   - Geotechnical Feasibility Report, Geotechnical Engineering Study of 10350 NE 10th St, Bellevue, WA prepared by PanGEO Inc. dated August 19, 2019 (uploaded with LD Application)

- Phase 1 Environmental Assessment by Surveys Inc. dated July 12, 2019 (uploaded with LD Application)
- Phase 2 Environmental Assessment by Dixon Environmental Services dated August 19, 2019 (uploaded with LD Application)
- Transportation Impact Assessment by Transpo Group dated August 2021 (uploaded with LD Application)
- LD Application and all supporting submittal documents uploaded August 2021

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.

None other than what is listed in item 8 above.

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

Bellevue LD Permit

Bellevue Clear & Grade Permit

Bellevue Demolition Permit

Bellevue Right of Way Permit

Bellevue Shoring Permit

Bellevue Building Permit

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

The project site area is to develop a 15,500 SF (0.36 ac) that consists of 1 lot located at 10350 NE 10th St. One small scale, one story existing building will be demolished. The balance of the property is a surface parking lot. The proposed use will be a mixed-use building that has 7 floors of residential construction over one story at-grade retail/commercial tenant spaces. All parking will be provided below-grade. The parking access to the building will be off 10th Street along with the residential lobby, and the retail/commercial entrances will be along Bellevue Way. A drive aisle will pull thru the site connecting Bellevue Way to 10th Street. This will be right turn only in and out and will be used for the required on-site trash pick-up and loading zones.

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 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 project is located at 10350 NE 10th ST, Bellevue, WA 98004. See the vicinity map and topographic map in Appendix A. The legal descriptions are provided in Exhibit B.

See the following figures in **Appendix A**.

Figure 1. Site Plan

Figure 2. Vicinity Map

Figure 3. Topographic Map

Exhibit B. Legal Descriptions

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is essentially flat with an average surface elevation of about 181 feet across the site. There is less than 2 feet of slope from the southeast corner of the site towards the northwest corner resulting in less than a 1.3% slope.

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

From Geotechnical Report, 2019:

Test borings at the site encountered existing fill of varying thickness overlying dense to very dense silty sand with gravel that we interpret as glacial till. Existing fill material was encountered to between 6 feet and 10 feet below grade and consisted of loose to medium dense relatively clean to silty gravelly sand. Underlying the existing fill is dense to very dense silty sand with gravel consistent with the mapped glacial till. The upper roughly 5 feet of the glacial till was in a medium dense condition suggesting it is highly weathered. Very dense glacial till was encountered to the maximum exploration depth of 50½ feet.

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

None detected.

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

The project will have a cut around 13,500 CY (for permitting only) and a fill of approximately 500 CY (for permitting only) around the foundation of the building.

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

In order to control erosion during construction, the site will have a Construction Stormwater Control (CSC) and Post Construction Soil Management Plan that is consistent with the City of Bellevue's standards as required in the Bellevue Municipal Code (BMC) 23.76.

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

Approximately 15,500 SF (0.36 ac) or 100 percent of the site will be impervious after construction. The building footprint will be approximately 14,000 SF. The on-site concrete walkways / roadways will be approximately 1,500 SF.

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

Temporary erosion and sedimentation control best management practices (BMPs) and construction water quality treatment measures would be installed to minimize erosion and to treat stormwater runoff during construction. BMPs specific to the site and project would be specified by the project design team in the construction contract documents, and the construction contractor would be required to implement them.

2. AIR

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

During construction, there will be a small increase (approximate quantities are unkown) in exhaust emissions from construction vehicles and equipment and a temporary increase in emissions and dust (non-point source) would occur during earthwork for the project. The most noticeable increase in emissions will occur while earth moving is taking place.

Approximately 850 trailer trips would be generated to haul material off-site and these truck trips would generate emissions and dust during the excavation period. Exhaust emissions would also be generated from construction worker vehicles and equipment traffic to and from the site. The number of workers at the project site at any one time would vary depending upon the nature and construction phase of the project.

These potential air quality impacts would be temporary in nature, occurring during construction activities. The mitigation listed below, in Section 2.c, would ensure that the effects of construction activities on air quality would be minimized.

The project will be in compliance with policies in BMC 23.76.

b. 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 emissions or odors that would affect the proposed project.

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

The contractor chosen for the proposed project would be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Regulations that apply to the proposed project include Regulation I, Section 9.11 prohibiting the emission of air contaminants that would or could be injurious to human health, plant or animal life, or property; and Regulation I, Section 9.15 prohibiting the emission of non-

point source dust, unless reasonable precautions are employed to minimize the emissions. See also the mitigation listed in Section B.1.h, and B.14.h.

3. WATER

a. Surface Water:

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

There are no surface water bodies on the site. There are no wetlands on the site. The site flows to the adjacent side sewer sewer system in 10th Street.

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

The project would not require any work over, in, or adjacent to any surface water bodies.

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

The proposed project would not require any work in or near surface water, and thus would not place any amount of fill or dredge material in surface waters or associated wetlands.

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

The project would not require surface water withdrawals or diversions.

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

The project site does not lie within a 100-year floodplain.

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

Since there are no surface waters on the project site, no discharge of waste materials to surface waters would occur. All waste materials from the project, including grading spoils and demolition debris, would be transported off-site to an appropriate disposal facility.

b. Ground Water:

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

No groundwater would be withdrawn, and no water would be discharged to ground water as a result of the project.

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

No waste materials will be intentionally discharged into the ground. Best management practices will be implemented to protect ground and surface waters throughout the project.

c. Water runoff (including stormwater):

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

Stormwater runoff will generally be comprised of rainfall collected in a series of roof drains, catch basins and area drains. Stormwater will be routed to below grade pipes and discharged to the storm main in NE 10th St which is tributary to the Meydenbauer Trunk Main. The Meydenbauer Trunk Main discharges stormwater to Lake Washington.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Since the surface runoff will be collected on the project site and routed through construction and sediment control best management practices (BMPs) facilities for treatment, sediment generated during construction would not enter surface waters. BMPs (e.g., installation of temporary filter fabric in the existing catch basins) would be implemented to minimize sedimentation leaving the site. Process water will be handled with a waste bin and properly disposed of by either treatment on-site or hauled off-site.

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

Drainage patterns will not be affected in the vicinity of the project site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

During construction, storm water and erosion impacts will be mitigated by the Temporary Erosion and Sediment Control plan which will be developed in conjunction with the construction documents. As required, construction storm water sediment levels will be monitored during construction and if necessary, storm water will be collected and settled in an appropriate best management practice (BMP). Sediment monitoring and discharge reporting will comply with local requirements. Permanent drainage control will include BMPs to meet minimum requirements per the City of Bellevue Surface Water

Engineering Standards.

4. PLANTS

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

Currently there are several trees, shrubs and ground cover around the perimeter of the site. Three small deciduous trees and one conifer tree are on site. Another four conifer trees and four deciduous trees are just off the property to the north and west along the property lines. Seven deciduous trees are located in the right-of-way sidewalk planting strips directly to the east and south of the site.

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

This is a small site development that is challenged to fit all required service programming on the site. The existing few small trees and shrubs onsite will be removed during construction in addition to the trees just past the property lines to the north and west. Two of the four existing street trees on Bellevue Way are proposed to remain and one new tree will be added. Along NE 10th Street the existing street trees will be replaced with two new street trees. Additional landscaping in the sidewalk panting strips will be also contribute to additional vegetation installed as part of the project.

c. List threatened, and endangered species known to be on or near the site.

The Washington State Department of Natural Resources (WDNR) Natural Heritage Program (NHP) database lists all known occurrences of threatened or endangered species and critical habitat by township-range-section. The project is not listed in the surveyed land section for "Sections that Contain Natural Heritage Features". Further, the database showed no threatened or endangered plant species on or near the project site (WDNR, 2021).

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

Green roof and rooftop deck landscape with drought-tolerant plants and additional at-grade landscaping proposed both on-site and in planting strips in adjacent right-of-ways. Street trees will either be maintained, replaced, or added to comply with Bellevue's Street tree standards.

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

None known.

5. ANIMALS

- **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:**

Animals expected to exist on the site are those typical of an urban landscape.

Fish: Not applicable.

Amphibians: None observed.

Reptiles: None observed.

Birds: Species expected to inhabit the site are those adapted to urban areas such as American crow, American robin, northern flicker, Bewick's wren, black-capped chickadee, dark eyed junco, spotted towhee, song sparrow, and house sparrow.

Mammals: Species adapted to urban areas such as gray squirrel, Norway rat, raccoon, and opossum.

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

A review of the WDFW Priority Habitats and Species (PHS) database revealed no priority habitats or threatened or endangered species on the project site (WDFW 2021).

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

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

d. Proposed measures to preserve or enhance wildlife, if any:

Wildlife using the site may be disturbed during construction due to increased noise and human activity and vegetation removal. The project is not expected to have substantial impacts on wildlife habitat within or near the project site; therefore, no mitigation is required.

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

None

6. ENERGY AND NATURAL RESOURCES

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

The new building will utilize electric power for heating, lighting, residential appliances, occupant plug loads, and mechanical and plumbing equipment. Natural gas will be used for centralized building hot water, common area BBQ and a roof top fire pit. The building is designed to accommodate installation of a solar array. Consistent with the 2018 Washington State Energy Code, the project will include energy recovery ventilators (ERV) in units.

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

The proposed project is 8 stories tall and will partially impair solar access to the single-story commercial development and surface parking lot north of our site during the fall, winter and spring months. The impact is significantly reduced since the building will only be 85' in height, compared to the 230' base building height permitted by current zoning and the fact that the Avalon Towers on the South side of NE 10th Street casts significant shadows on this project site and properties to the north during most of the year. Additionally, the property to the north is likely to be redeveloped in the future to a height that exceeds this project.

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

The project wil be designed in compliance with the 2018 Washington State Energy Code. The majority of the building will be heated by electric heat, with only common areas having an HVAC system which will be energy efficient by utilizing heat pump technology for heating/cooling and dedicated outside air systems with heat recovery for ventilation. The mechanical system is fully electrical and units will have ERVs. The project is not expected to have adverse energy impacts, and efforts will be made to utilize energy saving equipment during construction and operation. No mitigation is required for energy impacts.

7. ENVIRONMENTAL HEALTH

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

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

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

Per the Phase 1 Assessment, 2019, a Richfield/ARCO gas station and service facility occupied and operated on the eastern portion of the site from approximately 1956 through 1985.

From Phase 2 Environmental Assessment, 2019:

On August 4, 2019, Dixon ES collected soil and soil gas samples beneath the property to evaluate the potential for environmental impacts associated the historical operation of a gasoline station and service facility on the eastern portion of the property.

The results of the investigation, specifically the soil gas sample, indicates that there may be a source of petroleum beneath the building footprint, however it appears to be relatively limited in magnitude and has not traveled a significant distance laterally. Additionally, the soil density, as described in the Geotechnical Feasibility by PanGeo, suggests that downward migration would be relatively limited.

Given these results, Dixon ES recommends the establishment of a Soil Management Plan (SMP) for the potential discovery of petroleum contaminated soil and/or abandoned USTs during future development activities, but no immediate action or release reporting appears warranted at this time.

A SMP will be in place prior to construction and adhered to during excavation.

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

None

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

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

4) Describe special emergency services that might be required.

The need for special emergency services is not anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

The contractor will submit spill prevention/dust control plans if required by the City of Bellevue and a SMP will be in place.

b. **Noise**

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

The site is located in Downtown Bellevue. Noise assocated with typical urban life exists (primarily traffic, etc.)

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

On a short-term basis, noise will be generated from the construction equipment (e.g. truck traffic hauling materials to and from the site, back hoe, generators, excavator, and concrete truck). Temporary noise impacts to nearby residents could result from vehicle and equipment operation during the site development period and 21-month construction period. Construction hours and noise levels would comply with the City of Bellevue's noise standards, as discussed below.

No long term noise sources anticipated from operations or residents in the buildings. The project will comply with Chapter 9.18, Noise Control, of the Bellevue Municipal Code.

3) Proposed measures to reduce or control noise impacts, if any:

Construction activities would be restricted to hours and levels designated by BMC 9.18. If construction activities exceed permitted noise levels, the development would instruct the contractor to implement measures to reduce noise impacts to comply with the noise control code, which may include additional muffling equipment.

8. LAND AND SHORELINE USE

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

The site is currently in use as a retail bank branch with drive thru service and surface parking. Adjacent sites are single-story commercial buildings with associated surface parking. The proposal will not affect current land uses on nearby or adjacent properties as parking is proposed for the site complying with current zoning code. The addition of residential housing next to the existing commercial uses will complement the land uses on nearby or adjacent properties.

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

No

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

No

c. Describe any structures on the site.

10350 NE 10th St – Commercial building; existing drive-thru bank branch

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

Yes. The existing structure will be removed.

e. What is the current zoning classification of the site?

DT-MU

f. What is the current comprehensive plan designation of the site?

The Comprehensive Land Use Plan Map indicates the site is in the Northwest Village of the Downtown area (City of Bellevue, 2019).

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

Not Applicable

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

No.

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

Approximately 102 residential units, with up to 150 residents

Retail/commercial spaces will include 6-10 staff

j. Approximately how many people would the completed project displace?

There are no existing residences at this site, so no residential displacement would occur.

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

No residential displacement will occur, so no mitigation measures are necessary.

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

The project will be constructed to adopted zoning regulations. The project is also consistent with the City's Comprehensive Plan.

In addition, the project is in the process of completing the City of Bellevue's LD application; this report is being submitted as part of that process, to ensure compatibility with existing and future comprehensive plans. The Applicant will also participate in the design review process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A – Site is not near significant commercial agricultural or forest lands.

9. HOUSING

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

Approximately 102 residential units comprised of middle-income housing. The project is planning to enroll in the MFTE Program and will provide 20% affordable housing units at 80% of AMI rents.

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

NONE

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

None Required

10. AESTHETICS

a. 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 any proposed structure is 85 ft. plus allowed height for penthouse/mechanical/clerestory/guardrails etc. uses as authorized in the BMC.

The principal exterior building material being proposed is a combination of concrete base, through-color cementitious panels and metal products.

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

Immediately adjacent properties are single story structures that do not have any existing views of significance. The Avalon Tower across 10th Street to the south is an existing 230' residential building and will have partial territorial views to the north obstructed up to 85' by this project. No other major view obstructions are anticipated, especially since most buildings in downtown Bellevue are much taller than this project.

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

The design incorporates high quality materials and an attractive façade facing both east towards Bellevue Way and South towards 10th Street. An artistic mural is also being considered for the north façade to welcome travelers to downtown.

11. LIGHT AND GLARE

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

There is no light or glare related impacts during the day. There will be some evening light spillage from the residential units. The project will also provide site lighting and pedestrian that illuminates pathways for pedestrians that does not exist today.

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

The lighting will enhance safety at the site.

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

NONE

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

NONE

12. RECREATION

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

The recreational areas in the vicinity of the project site include Bellevue Downtown Park 3 block sot the south, Ashwood Playfield 2 blocks to the east, and McCormick Park 2 blocks to the northeast.

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

The proposal project would not displace any existing recreational uses.

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

No impacts to recreation are anticipated.

13. HISTORIC AND CULTURAL PRESERVATION

a. 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 structures on the site were built more than 45 years ago and no nearby structures are listed in or eligible for preservation.

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

None

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

As part of the Phase 1 environmental review historic maps, GIS data and surveys were reviewed to assess any current or historic uses on or near the site. Additionally, the design process in preparation or the LD Application reviewed the site and surrounding properties for current and historic uses as well.

f. 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.

In the event that historic or cultural resources are inadvertently discovered during the project, construction would be temporarily halted in the immediate vicinity of the identified resources and the City, DAHP would be notified. Mitigation would be reviewed with the City and DAHP.

14. TRANSPORTATION

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

The project is located at the northwest intersection of Bellevue Way and NE 10th Street. A single curb cut 40 feet wide along NE 10th Street will provide vehicle access to the below-grade parking, along with access to the back-of-house pull thru lane used for code requried trash pick-up and loading. This pull thru lane will connect via an 18’ curb cut to Bellevue Way.

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

There are 7 bus stops within a two block radius of the site, all are located to the east, south or west of the site. The East Link light rail transit station is a 6 block walk, SE of the project site.

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

The site currently has (16) parking stalls onsite.

The site stalls will be removed and replaced with (82) onsite stalls. The proposal creates (66) additional stalls onsite.

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

The project will comply with the Transportation Department's Right Of Way improvement requirements including frontage improvements along NE 10th Street and Bellevue Way. A 7-foot-wide sidewalk, 5-foot-wide planter strip, and new curb and gutter will be installed along NE 10th Street. An 11-foot-wide sidewalk, 5-foot-wide planter strip, and new curb and gutter will be installed along the Bellevue Way frontage. ADA curb ramps and intersections will also be brought to current requirements. These will all be public improvements.

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

No, not applicable.

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

Based on the proposed land uses and removal of existing land uses, the project is anticipated to result in a decrease of 226 trips per day. Peak volumes would occur during the weekday AM peak hour (7:00 to 9:00 AM) and weekday PM peak hour (4:00 to 6:00 PM). The project is anticipated to generate 11 fewer trips during the weekday AM peak hour and 45 less trips during the weekday PM peak hour. Trip generation estimates were made using ITE and City of Bellevue trip rates as well as pass-by data presented in the ITE Trip Generation Handbook, 10th Manual.

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

No.

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

The project is not expected to result in adverse transportation impacts and no measures to reduce or control impacts are proposed. The new project is projected to generate fewer vehicle trips than the current bank branch use and the site is well served by public transportation.

15. PUBLIC SERVICES

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

The project is not anticipated to result in an increased need for public services.

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

None Required

16. UTILITIES

a. Circle utilities currently available at the site:

Electricity, **natural gas**, **water**, **refuse service**, **telephone**, **sanitary sewer**, ~~septic system, other:~~

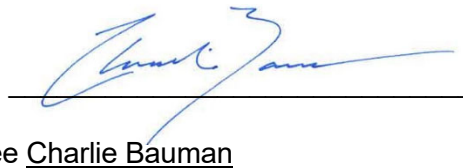
In addition to those utilities indicated above, cable, cellular and internet services will also be available.

b. 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.

The Contractor would coordinate with Puget Sound Electric, Bellevue Utilities, and other private utility purveyors to address all existing utilities prior to proceeding with construction activity. Any active underground pipe encountered would be protected. Storm drains would be maintained and protected similar to catch basins.

B. 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 Charlie Bauman

Position and Agency/Organization Developer, Guntower Capital, LLC

Date Submitted: August 6, 2021

APPENDIX A: FIGURES

Figure 1. Site Plan

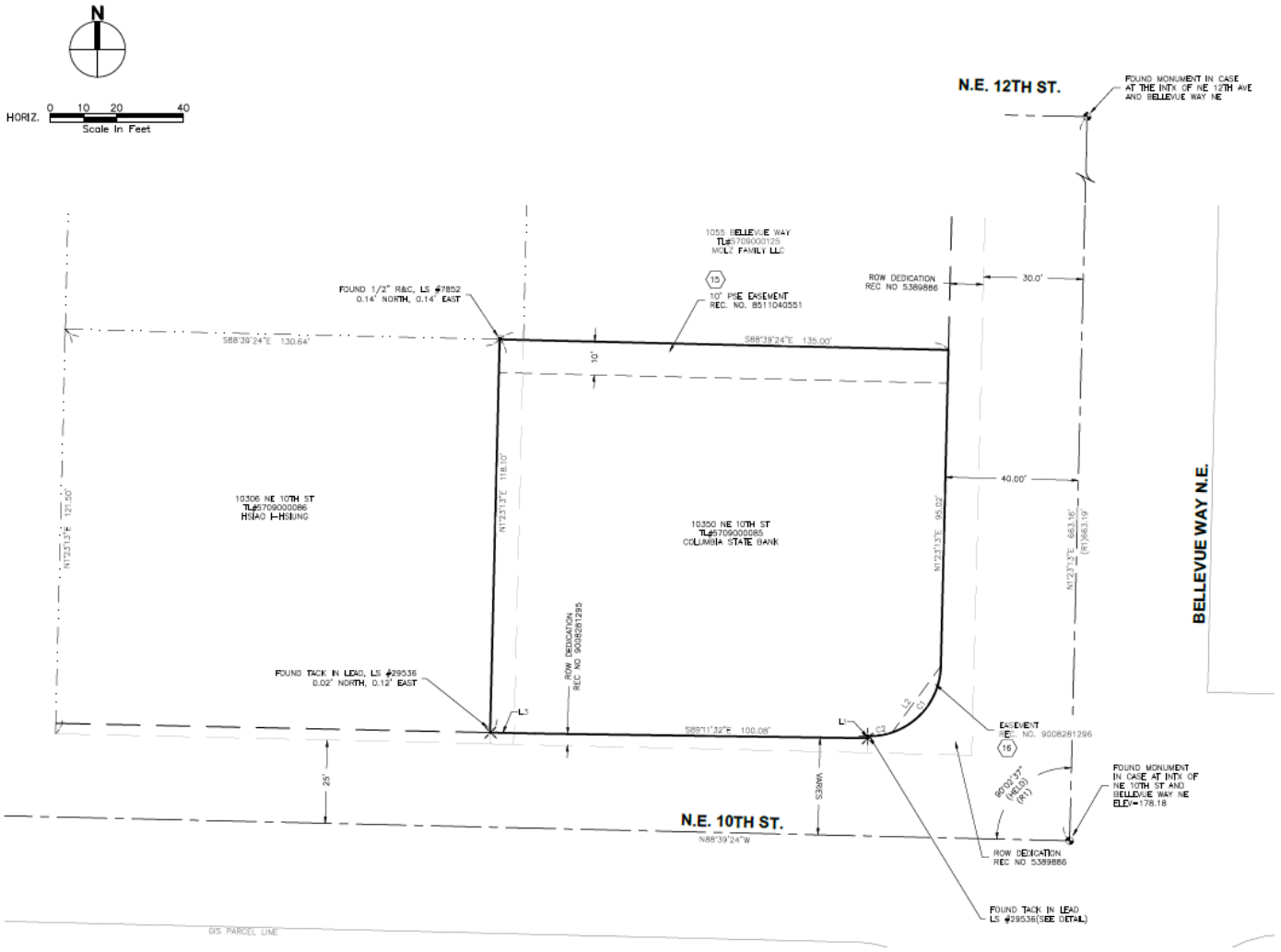


Figure 2. Vicinity Map for 10350 NE 10th St

Figure 3. Topographic Map for 10350 NE 10th St

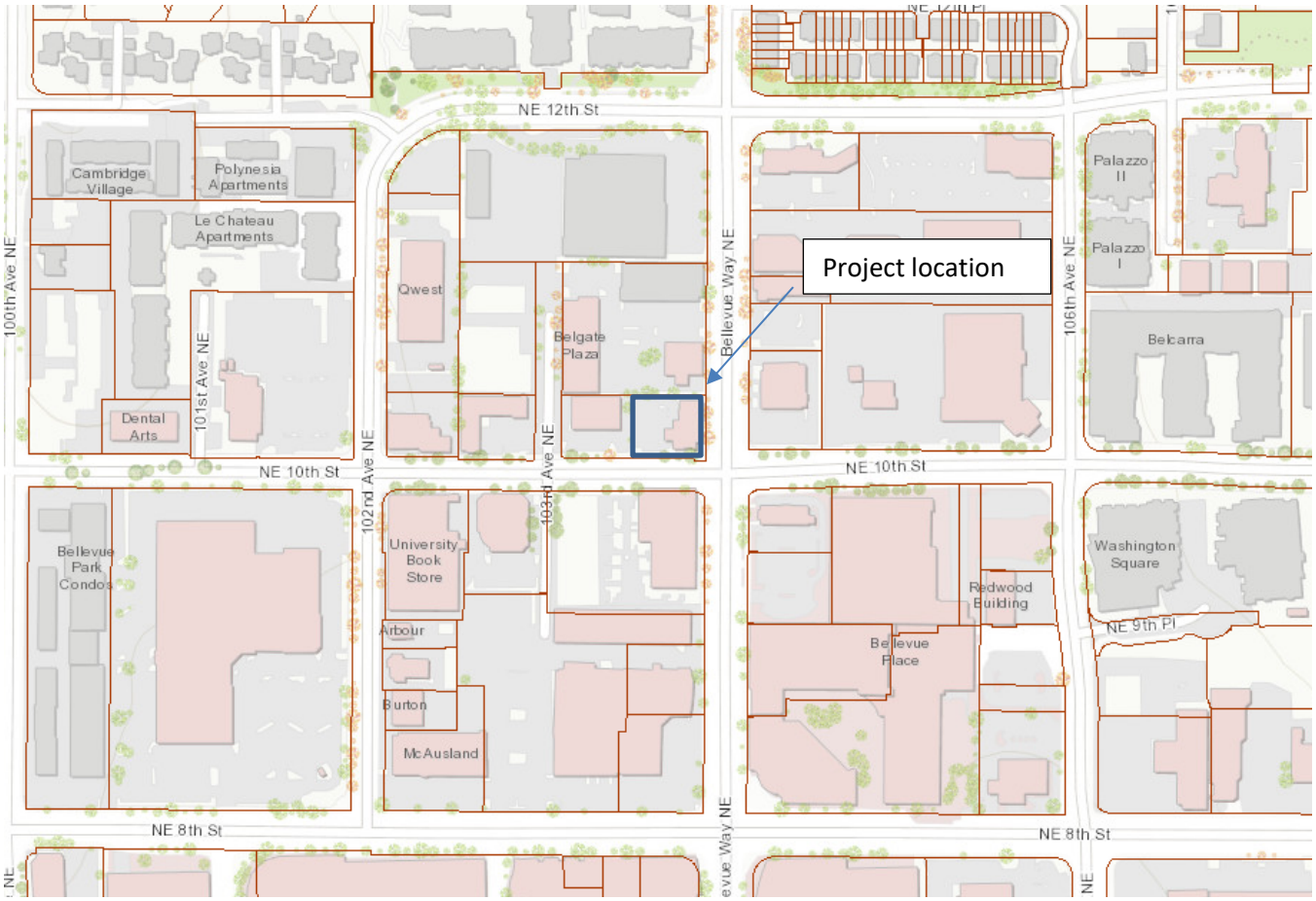


Exhibit B: Legal Description

THE NORTH 121.5 FEET OF THE SOUTH 146.5 FEET OF THE WEST 145 FEET OF THE EAST 175 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE FOR STREETS, BY DEED RECORDED UNDER RECORDING NO. 5389886;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE FOR STREETS BY DEED RECORDED AUGUST 28, 1990 UNDER RECORDING NO. 9008281295;

(ALSO BEING KNOWN AS THE EAST 7.16 FEET OF LOT 1 AND ALL OF LOT 10 IN BLOCK 4 OF MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF: EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE FOR STREETS BY DEED RECORDED UNDER RECORDING NO. 5389886 AND AUGUST 28, 1990 UNDER RECORDING NO. 9008281295).

PERSPECTIVE FROM SOUTHEAST

NOT FOR CONSTRUCTION

RUNBERG ARCHITECTURE GROUP

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Seattle, WA 98104
206.956.1970 Main
206.956.1971 Fax

www.runberg.com

ARCHITECT'S STAMP:

CONSULTANT'S STAMP:

REVISIONS

LD PERMIT INTAKE	2021.08.06

BELL10

10350 NE 10TH ST,
BELLEVUE, WA 98004

BELLEVUE DEVELOPMENT SERVICES STAMP:

PERSPECTIVE VIEW

DATE:	2021.08.06
SCALE:	
DRAWN:	
JOB # :	19-130
DC #:	20-108872-DC
DB #:	20-102832-DB
LD #:	#######
BP #:	#######

SHEET

T1.13