



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. 22-113949 LP LD
Project Name/Address: Avenue Bellevue
10300 NE 8th Street
Planner: Toni Pratt, Senior Planner
Phone Number: (425) 452-5374

Minimum Comment Period Ends: October 6, 2022

Materials included in this Notice:

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

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use 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 for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: [Avenue Bellevue](#)
2. Name of applicant: [Fortress Development, LLC](#)

3. Address and phone number of applicant and contact person: [Arne J Hall - 10400 NE 4th Street, Suite 2200, Bellevue, WA 98004](#)
4. Date checklist prepared: [July 26, 2022](#)
5. Agency requesting checklist: [City of Bellevue – Development Services](#)
6. Proposed timing or schedule (including phasing, if applicable): [Project commenced construction January 2020 with scheduled completion in September 2023.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [No.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [Washington State – Department of Ecology – Notice of Intent.](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [No.](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [FAA for final tower as-built.](#)
11. 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.)

[A complete description of the proposal is set forth in the MDP approval issued by the City of Bellevue on August 29, , 2019 \(File No. 18-124000-LP\) \(the “MDP”\). The current proposal is to modify the MDP in order to delete a condition relating to a mid-block pedestrian crossing on Bellevue Way.](#)

12. 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 project is located at 10300 NE 8th Street. Avenue Bellevue is located north of NE 8th Street between Bellevue Way and 102nd Avenue NE. The site area is 2.64 acres .](#)

Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

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 has been graded and construction of the project is underway.**

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. **No applicable. Mass excavation was completed in 2020.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

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. **Mass excavation was 200,000 cyds.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, construction of the entire level one structure was complete in 2021 and is progressed to level 14 in each tower.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 97% will be impervious.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable.**

2. **Air** [\[help\]](#)

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. **Gas or diesel fired engines for construction equipment.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None**

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. [No](#).

- 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. [No](#).

- 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. [Not applicable](#).

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [No](#).

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [No](#).

- 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. [No](#).

b. Ground Water: [\[help\]](#)

- 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](#).

- 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. [Sewer will be discharged to the City of Bellevue sanitary sewer system via 2 side sewer connections.](#)

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. [The source of runoff will be roofs and hardscape surfaces that will be collected and treated through a water quality vault before discharge to the City of Bellevue storm drainage system.](#)
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [No.](#)
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [No.](#)

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [None.](#)

4. **Plants** [\[help\]](#)

a. 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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [All vegetation was removed in 2019 when the site was demolished.](#)

c. List threatened and endangered species known to be on or near the site. [None.](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [Not applicable.](#)

e. List all noxious weeds and invasive species known to be on or near the site. [None.](#)

5. **Animals** [\[help\]](#)

- a. 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. **None**

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None.**

- c. Is the site part of a migration route? If so, explain. **No.**

- d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable.**

- e. List any invasive animal species known to be on or near the site. **None.**

6. **Energy and Natural Resources** [\[help\]](#)

- 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. **Electricity and natural gas are the primary energy sources for the project.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

- 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: **Compliance with the 2018 Washington State energy code.**

7. **Environmental Health** [\[help\]](#)

- 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.**

- 1) Describe any known or possible contamination at the site from present or past uses.
[None.](#)
- 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. [None, not applicable.](#)
- 4) Describe special emergency services that might be required. [None anticipated.](#)
- 5) Proposed measures to reduce or control environmental health hazards, if any: [Not applicable.](#)

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [Construction equipment noise.](#)
- 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. [Construction noise through completion of the superstructure in 2022 / 2023.](#)
- 3) Proposed measures to reduce or control noise impacts, if any: [None.](#)

8. Land and Shoreline Use [\[help\]](#)

- 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 under construction. Adjacent properties include a 2 story office / retail building to the east and west and a high-rise residential twin tower to the northeast of the site.](#)
- 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? [None.](#)

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal

business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: [No](#).

- c. Describe any structures on the site. [3.5 level subterranean garage with two towers currently at Level 14 of the 25 and 26 level towers. The 3.5 level retail podium building will top off mid-August.](#)
- d. Will any structures be demolished? If so, what? [Two structure were demolished](#)
- e. What is the current zoning classification of the site? [Split zoning – MU-B overlay – west & MU - east](#)
- f. What is the current comprehensive plan designation of the site? [Mixed-Use.](#)
- 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? [900-1100.](#)
- j. Approximately how many people would the completed project displace? [30-40 retail employees.](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [Not applicable.](#)
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [Application was approved in 2019.](#)
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [None, not applicable.](#)

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [365 high-end condominiums](#).
- 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: [No measures employed](#).

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [The south tower is 288" + 20' for mechanical](#).
- b. What views in the immediate vicinity would be altered or obstructed? [West and south views may be obstructed by the Avenue Bellevue twin towers](#).
- b. Proposed measures to reduce or control aesthetic impacts, if any: [Project approval received in 2019](#).

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [Potential for glare at sunset](#).
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [No](#).
- 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: [No reflective cladding is being used](#).

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [None](#).

- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe. **No.**
- 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. **No.**
- 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. **None.**
- d. 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. **Not applicable.**

14. Transportation [\[help\]](#)

- 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. See MDP approval and Memorandum from TENW (attached hereto).
- 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? **The nearest transit stop is less than 100' west on NE 8th Street.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **932new parking stalls.**

- 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). **No.** The MDP presently requires the installation of a mid-block pedestrian crossing on Bellevue Way between NE 8th Street and NE 10th Street. This proposal seeks to eliminate this requirement.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- 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? See Transportation Impact Analysis submitted for original MDP. This proposal will not alter the trip generation of the project.
- 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.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Ride sharing, public transit.**

15. Public Services [\[help\]](#)

- 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. **Hi - rise construction will increase the need for fire protection**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

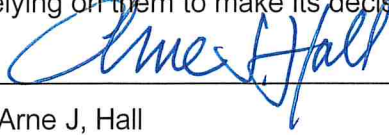
16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- 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. **Sanitary sewer – 2 connections, water – 2 connections and storm drains, 2 connections.**

C. Signature [\[HELP\]](#)

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 Arne J, Hall

Position and Agency/Organization Director of Development – Fortress Development, LLC

Date Submitted: August 1, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

