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. 22-130414-LD

Project Name/Address: North of Main/ 15 103rd Ave. NE

Planner: Amy Tarce
(425)452-2896
atarce@bellevuewa.gov

Minimum Comment Period: March 2, 2023

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

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 North of Main
2. Name of applicant Weber Thompson
3. Contact person Lisa Kim Bartin Phone 206.344.5700
4. Contact person address 900 N 34th Street, Suite 200, Seattle, WA 98103
5. Date this checklist was prepared 12/13/2022
6. Agency requesting the checklist City of Bellevue

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

The applicant will begin construction upon receiving all necessary approvals and permits. PH1 (Structure to Type 1A lid) is to be submitted 6/2022 with PH 2 (Type IIIA above) submittal to follow 8/2022. PH1 submittal will include the Type IIA portion above for reference in order to be vested. Anticipated start of construction Summer 2024. The project will be constructed in a single phase. Construction is expected to last approximately 24 months.

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, that is directly related to this proposal.

Subsurface Investigation - Farallon Consulting, Aug. 2012
Phase 1 ESA - EAI, Nov. 2013
Phase II ESA - PBS, Jan. 2014
Groundwater Monitoring Event - PBS, April 2022
Groundwater Monitoring Event - PBS, Oct. 2022
Geotechnical Report - PBS, Oct. 2022
Traffic Impact Analysis

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.

No, N/A

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

Standard City of Bellevue Entitlement and Building Permits. Administrative Design Review, and construction permits (building, clearing and grading, demo, shoring and excavation, mechanical, electrical, storm water, etc) together with corresponding SEPA review. NPDES, Boundary Line Adjustment, CSWPPP Right of Way Permit

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.)

Mixed-Use building primarily multifamily residential with approx. 140 apartments, leasing office, amenities, 11,000 gsf commercial, a parking garage for approx. 145 vehicles, and service spaces. The project will be 5 stories of Type IIIA construction above 3 levels of Type IA podium construction (2 levels of subterranean garage).
i. Acreage of the site: 0.71
ii. Number of dwelling units/ buildings to be constructed: 140
iii. Square footage of dwelling units/ buildings being added: approx. 110,150sf of residential
iv. Square footage of pavement being added: DCI
v. Use or principal activity: Residential
vi. Other information: 11,000 gsf ground floor commercial

See Architectural Plans and Preliminary Landscape Plans. at, 12/29/22

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.

Project address: 15 103rd Ave NE, Bellevue WA 98004
Legal Description:LOTS 10, 11, 12, 13, 14 AND 15 OF PROCTOR'S FIRST ADDITION TO BELLEVUE, ACCORDING TO PLAT RECORDED IN VOLUME 21 OF PLATS AT PAGE(S) 100, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET OF SAID LOT 10.
TOGETHER WITH THAT PORTION OF VACATED NORTHEAST 1ST PLACE ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, AS VACATED BY ORDINANCE NO. 5153 OF THE CITY OF BELLEVUE, RECORDED AUGUST 14, 2000 AND FEBRUARY 14, 2001 UNDER RECORDING NOS. 20000814001203 AND 20010214001304.

Survey, vicinity map, and site plan included in drawing sets

Environmental Elements

Earth

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

The site is generally flat with gentle slope down from the north of the project site to the southeast corner. at, 12/29/22

2. What is the steepest slope on the site (approximate percent slope)? approx. 8%

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 subsurface soil conditions consist predominantly of silty sand fill overlying silty sand glacial till. No agricultural soils. See Geotech report for details.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity.

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

Approximately 33,000 cubic yards of cut for excavation/construction of the below grade parking garage and approximately 200 cubic yards of fill associated with utility backfill and road base.

Import fill to the site will be from commercially operated sources.

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

Erosion due to wind or water can occur whenever soils are exposed. Construction BMPs are designed to mitigate erosion during construction. No erosion is expected to occur with completed use.

See Temporary Erosion Sedimentation Control Plan, prepared by DCI Engineers. at, 12/29/22

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 100%

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

CV - A Construction Stormwater Pollution Prevention Plan (CSWPPP) will be prepared. Proposed BMPs will include siltation barriers, armored construction entrance, inlet protection and covering exposed soils. Active dewatering with wells is not anticipated to be required during construction.

Project will be required to meet the BCC 23.76.090, Erosion and Sedimentation Control requirements. at, 12/29/22

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.

Carbon dioxide and other combustion products will be emitted by vehicles used for construction, and by cars parking on site once the project is complete. During construction typical dust will occur. Vapor may be emitted when gasoline-contaminated soils are excavated during the project. The quantity of vapor cannot be quantified at this time, but is expected to be small. Strategies to mitigate will include proper vehicle maintenance and dust mitigation.

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

None, other than typical emissions from street traffic.

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

Any gasoline-contaminated soils encountered during the project will be promptly removed from the site for off-site disposal in dump trucks with appropriate covers. Unnecessary vehicle idling will be avoided. The project will conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the EPA, DOE and Puget Sound Clean Air Agency. Specifically, demolition dust would be handled in accordance with PSCAA regulations.
Once complete, electric vehicle charging stations will be provided; bicycle parking, bus and future light rail stops within walking distance to the site should encourage residents to utilize various form of transport to limit emissions.

Construction dust suppression measure per BCC 23.76 will be required. (at, 12/29/22)

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.

   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.

   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.

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.

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.

Stormwater collected from the building roof will be discharge to the City of Bellevue stormwater system. The quantities of runoff will mimic the existing runoff rates.

See Preliminary Storm Drainage Report prepared by DCI Engineers for more details. at, 12/29/22

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

Yes, if spills of petroleum occur on site during construction that are not addressed with a cleanup, it could eventually reach groundwater. However, during construction the contractor will implement a spill protection plan and have the appropriate spill kit in accordance with City of Bellevue.

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

The overall drainage patterns will not be affected by the proposed project.

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

The project is located in the Meydenbauer Bay basin no-detention zone. The project surface water runoff will be at or below the existing runoff rates. Minor groundwater volumes will be collected by the basement drainage system due to the lowest parking level being slightly below the static groundwater table.

The project will comply with the City of Bellevue Utilities Code 24.06 and Construction Stormwater Pollution Prevention Plan will be required to prevent construction impacts. at, 12/29/22

Plants

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

- [x] deciduous tree: alder, maple, aspen, other _____
- [ ] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [ ] other types of vegetation _____

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

2 small deciduous trees and 3-4 shrubs will be removed.

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

None known

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

Landscape planting will consist of native and adaptive plants, along with select species that are drought tolerant in order to blend the proposed planting with the surrounding context, adjacent development and city requirements.

Street trees will be provided along 103rd Ave. NE and Main Street, per City of Bellevue Transportation standards. at, 12/29/22

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

None known

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☑songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

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

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

None known

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

~~No~~ X

Yes, the site is part of the Pacific Flyway, one of the principal north-south migration routes for birds, including the Canadian geese, herons and other migratory birds in North America.
AT, 12/29/22

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

The proposed landscaped features should support various types of small wildlife.

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

None known.

Invasive species known to be present in King County include European Starling, House Sparrow and Eastern Gray Squirrel. AT, 12/29/22

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.

Electric heating, lighting, general power and HVAC. Gas for service water heating. Mechanical systems have not been finalized at this phase of the design. Some of the design options include PV arrays. However, this has not been finalized.

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

No. This project will be 4 to 5 stories taller than the adjacent buildings to the west and may affect solar access for PV panels on those existing buildings. The project will not affect the potential use of solar energy by properties to the north, south and east. at, 12/29/22

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.

High performance envelope, high efficiency lighting, and high efficiency HVAC systems are proposed throughout the project; however, these systems have not been finalized at this phase of the design. High efficiency condensing boilers for service water heating. Some of the design options include PV arrays; however, this has not been finalized.

The project will be required to meet the applicable Washington State Energy Code and City of Bellevue Energy Code at time of construction permit review. AT, 12/29/22

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

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

-Three gasoline USTs were closed in place or removed at the site, and a lubrication pit was closed in place, in the 1970's. No sampling was conducted at that time to determine whether releases had occurred. However, subsequent subsurface sampling efforts in the presumed vicinity of the tanks have not encountered petroleum contamination.

-The City of Bellevue historically maintained an underground fuel storage tank (UST) at the northwest-adjacent property, when it was in use as a fire station. That UST was removed in 2012. There was a release of gasoline from that UST, which has been transported by shallow groundwater onto the NOMA/VHC property. That site is listed by Ecology Cleanup Site ID 11652.

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.

Construction necessitates the use of limited amounts of flammable fuel, solvents, and flammable gases.

d. Describe special emergency services that might be required.

Standard City of Bellevue emergency access and service is proposed for the site. During construction, special services may be needed if injuries occur. No other special services are anticipated.

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

The contractor is required to produce safety plans and conduct training on all anticipated health hazards during construction.

2. Noise

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

The site is in an urban, downtown Bellevue location. Site noise is primarily traffic, construction, pedestrian, and aircraft generated and is consistent with a downtown location.

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.

The project will meet all code required noise limits. Construction activities and construction vehicle noise generally occurring between the hours of 7 am and 5 pm. Long term impacts will be associated with vehicle traffic to and from the site.

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

The project will meet all code required noise limits.

The project will comply with City of Bellevue Noise Ordinance, BMC 9.18. at, 12/29/22

Land and Shoreline Uses

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

Current use is as commercial retail and office space and associated parking. Adjacent properties are predominately multifamily mixed-use residential buildings of a similar nature to the proposed project. No significant impact is anticipated by the proposed project.

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

   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

3. Describe any structures on the site.

5 existing 1-2 story commercial buildings totaling approximately 23,000 sf. with current uses as retail, office and restaurant space and associated parking.

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

5 existing 1-2 story commercial buildings totaling approximately 23,000 sf. with current uses as retail, office and restaurant space and associated parking.

5. What is the current zoning classification of the site? DT-OB; Perimeter Overlay B-1

6. What is the current comprehensive plan designation of the site? DNTN Downtown, at, 12/29/22

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

N/A

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

No

9. Approximately how many people would reside or work in the completed project? 140-210 re

10. Approximately how many people would the completed project displace? None

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

N/A

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

The project with meet all City of Bellevue land use and zoning code requirements.

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

N/A

Housing

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

The project proposes 140 market rate middle to high income units. The project may elect to participate in the MFTE program which would provide affordable housing units.

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

None.

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

The project may elect to participate in the MFTE program which would provide affordable housing units.

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 highest occupied level is at 77'-10" (L8) above the lowest point of fire truck access from EL 85'-2" near the corner of Main St. and 103rd Ave. NE as agreed upon with COB Fire Dept through the approved AMMMR. The tallest point of the building would be the elevator overrun roof which is estimated to be approx. 98'-10" above the lowest fire truck access. Proposed building materials are brick, fiber cement panels, glass, wood composite, and aluminum.

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

Potential views impacts may occur fror the adjacent property to the east which may have views partially obstructed to Meydenbauer Bay or Seattle.

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

The project will be well-designed for its site and context and will be subject to COB Administrative Design Review and approval.

The project shall comply with the applicable Downtown Development standards (LUC 20.25A). (AT, 12/29/22)

Light and Glare

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

The project will produce light from the residential units during evening hours typical of a multifamily residential building. There might be some reflected glare from sunlight during the morning and afternoon hours. Light generated by street and pathway lights will be shielded to minimize adverse impacts.

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

No

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

Reflected light from the apartment building to the northwest may have slight impact. Exisitng/proposed street lighting from adjacent streets to the east and south may have an impact as well.

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

Apartments will be provided with window shades to reduce light and glare impacts.

The project shall comply with the City of Bellevue standards, LUC 20.20.522, Light and Glare. AT, 12/29/22

Recreation

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

City parks, open space, pedestrian sidewalks, and multi-use trails. Including Bellevue Downtown Park, Meydenbauer Beach Park, Bellevue Marina at Meydenbauer Park, Wildwood Park, and the Lake to Lake Trail.

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.

On-site residential amenities to include bicycle storage, fitness facilities, and roof top deck and amenity clubhouse.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

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 known.

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.

If any evidence of archaeological artifacts are present, the city will be notified immediately and excavation will be halted. The owner has an archaeologist on call should any evidence or artifacts be unearthed. They will be called to the site to investigate and provide recommendations on how to preserve any artifacts that are found, and appropriate mitigation as construction progresses in accordance with state and city regulations.

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.

See above.

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.

103rd Ave NE at the east property line. Main Street at the south property line. Both are public streets. Interstate 405 (multi-lane freeway) is approximately 1/2 of a mile to the east. Garage access on NE 1st Place (vacated alley).

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?

Several local and regional bus lines serve the neighborhood. 6 bus stops are within 1/4 mile of the site (Bellevue Way, Main Street, 105th Ave NE) As well as future proposed Sound Transit Downtown Light Rail Station.

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

Approximately 150 off-street structured parking spaces are proposed. Approximately 25 private parking spaces currently serve the existing uses. Approximately 18 adjacent on-street public stalls currently exist on 103rd Ave NE and Main Street. Approximately 20 adjacent on-street public stalls are proposed

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).

Full frontage improvements along 103rd Ave NE including angled parking, street trees and lighting. Full frontage improvements along Main St including parallel parking, street trees and lighting. The access alley includes textured concrete finish through the 'S' curve and a 6' pedestrian sidewalk along the south side of the new access alley as coordinated with COB Transportation.

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

No

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?

The proposed project is estimated to generate 75 new weekday vehicular trips per day. Peak volumes are anticipated to occur between 7:00-9:00 AM and 4:00-6:00 PM. Trucks are anticipated to be less than 3% of the daily trips. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

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 project will have required bike parking and is located less than 1/4 mile from several bus routes. All residents will be able to utilize bicycle and pedestrian facilities to reduce or eliminate automobile use. The site is also located within walking distance of the proposed future Sound Transit Light Rail Station for Downtown Bellevue. Additionally, the project will pay City of Bellevue traffic impact fees.

See Traffic Impact Analysis Report dated 12/14/22 and Traffic Study dated 12/12/22 by TENW. at, 12/29/22

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.

The are no increases in public service that have not already been addressed by the current planning and zoning codes and guidelines for the City of Bellevue. The density of the site's population would be increasing and would be a 24 hour occupancy instead of general business hours (from office/retail use to Mixed-Use Multifamily).

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

The density of the development should allow for more efficient public service deployment. The proximity to the city's services means a greater number of people would be served in less time per call.

With addition of new residents of this project to the BelRed neighborhood, new school facilities may be needed in the future. at, 12/29/22

Utilities

1. Check the utilities currently available at the site:

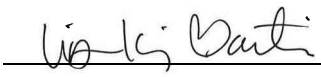
- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☑ other

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.

The City of Bellevue is the purveyor of water, sewer, and surface water services. Communication is provided by various franchise utilities and electricity and natural gas are provided by Puget Sound Energy. The project will utilize conventional construction means and methods consistent with projects of this nature.

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 Lisa Kim Bartin

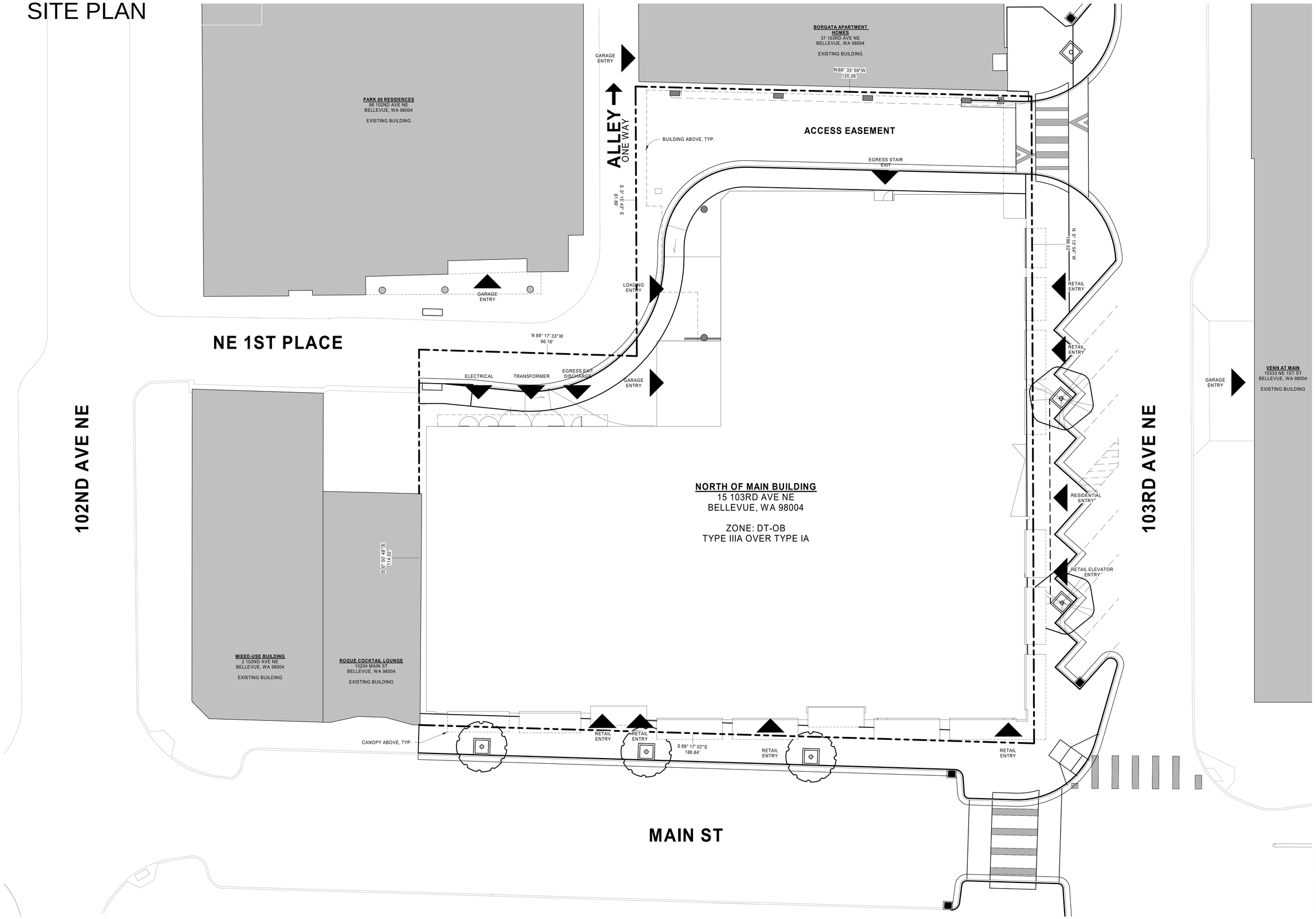
Position and Agency/Organization Project Manager / Weber Thompson

Date Submitted 12/14/2022

City of Bellevue Review by: Amy Tarce, 12/29/22

22-130414-LD North of Main

SITE PLAN



1 SITE PLAN
SCALE: 3/32" = 1'-0"

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

NORTH OF MAIN

15 103RD AVE NE
BELLEVUE, WA 98004

Client:

VANDER HOEK CORPORATION

10220 NE 1ST PLACE,
SUITE 202
BELLEVUE, WA 98004

Issue:

50% SD	08/23/2022
100% SD	11/18/2022
DESIGN REVIEW (LD)	11/13/2022

Construction Revision:

8785 REGISTERED ARCHITECT
JEFFREY T. REIBMAN
STATE OF WASHINGTON

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: SET
Project Manager: LKB
Principal In Charge: JR

SITE PLAN

A1.00

Project Number: 21-020

NOT FOR CONSTRUCTION
DESIGN REVIEW (LD)

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NORTH OF MAIN

15 103RD AVE NE
BELLEVUE, WA 98004

DESIGN REVIEW SUBMITTAL

BIRDEYE PERSPECIVE

PERMIT NUMBERS

22-113953-DB	PRE-APPLICATION DB
1242126	BOUNDARY LINE ADJUSTMENT
XXXXXX	LAND USE
XXXXXX	CONSTRUCTION
XXXXXX	SHORING AND EXCAVATION
XXXXXX	FOUNDATION AND STRUCTURE TO GRADE

PERMIT SUBMITTALS

PERMIT PACKAGES:
ARCHITECTURAL
STRUCTURAL

DEFERRED SUBMITTALS:
GUARDRAILS
PREFABRICATED STAIRS
SIGNAGE

SUBMITTALS UNDER SEPARATE PERMIT:
FIRE PROTECTION
ALARM AND SIGNALING
PLUMBING
ELECTRICAL
STREET IMPROVEMENTS

PROJECT TEAM

OWNER

VANDER HOEK CORPORATION
10220 NE 1ST PLACE, SUITE 202
BELLEVUE, WA 98004
TEL: 425-681-6842
CONTACT: CARL VANDER HOEK
EMAIL: CARL@CLEVERLYDEVELOPMENT.COM

ARCHITECT / APPLICANT

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900 N 34TH STREET, SUITE 200
SEATTLE, WA 98103
TEL: 206-344-5700
CONTACT:
EMAIL:

LANDSCAPE ARCHITECT

WEBER THOMPSON
900 N 34TH STREET, SUITE 200
SEATTLE, WA 98103
TEL: 206-344-5700
CONTACT:
EMAIL:

INTERIOR DESIGN

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

STRUCTURAL ENGINEER

COUGHLIN PORTER LUNDEEN
801 SECOND AVE., SUITE 900
SEATTLE, WA 98104
TEL: 206-343-0460
CONTACT: BEN BARLOW
EMAIL: BENB@CPLINC.COM

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
TEL: 206-332-1900
CONTACT: MATTHEW FRISBY
EMAIL: MFRISBY@DCI-ENGINEERS.COM

PERMIT CONSULTANT

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

SURVEYOR

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE EAST
SEATTLE, WA 98102
TEL: 206-323-4144
CONTACT:
EMAIL:

ACOUSTICAL CONSULTANT

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

CONTRACTOR

W.G. CLARK CONSTRUCTION CO.
1945 YALE PL E
SEATTLE, WA 98102
TEL: 206-340-6657
CONTACT: RICK WORKMAN
EMAIL: RWORKMAN@WGCLARK.COM

LEED CONSULTANT

RUSHING
1725 WESTLAKE AVE N
SUITE 300
SEATTLE, WA 98109
TEL: 206-258-7100
CONTACT: STEFANIE YOUNG
EMAIL: RUSHING-NORTHOFMAIN@RUSHINGCO.COM

MEP DESIGN DEVELOPMENT

RUSHING
1725 WESTLAKE AVE N
SUITE 300
SEATTLE, WA 98109
TEL: 206-258-7100
CONTACT: REED RUSHING
EMAIL: RUSHING-NORTHOFMAIN@RUSHINGCO.COM

SHORING

GROUND SUPPORT
16932 WOODINVILLE REDMOND ROAD NE,
SUITE 210
WOODINVILLE, WA 98072
TEL: 425-985-9338
CONTACT: JOHN BYRNE
EMAIL: JOHNBYRNE@GROUNDSUPPORT.COM

MECHANICAL/PLUMBING DESIGN BUILD

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

ELECTRICAL DESIGN BUILD

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

GEOTECH

PBS
4412 S CORBETT AVENUE
PORTLAND, OR 97239
TEL: 503-248-1939
CONTACT: SPENCER AMBAUEN
EMAIL: SPENCER.AMBAUEN@PBSUSA.COM

VERTICAL TRANSPORTATION

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

BUILDING ENVELOPE

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

ACCESSIBILITY

ADDRESS
ADDRESS
CITY, STATE ZIP CODE
TEL:
CONTACT:
EMAIL:

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WEBER THOMPSON
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Project:

NORTH OF MAIN

15 103RD AVE NE
BELLEVUE, WA 98004

Client:

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Issue:

50% SD	08/23/2022
100% SD	11/18/2022
DESIGN REVIEW (LD)	11/13/2022

Construction Revision:

22-130414-LD North of Main Mixed Use Building

8785 REGISTERED ARCHITECT JEFFREY T. REIBMAN STATE OF WASHINGTON

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: SET
Project Manager: LKB
Principal In Charge: JR

COVER SHEET

G0.00

Project Number: 21-020

DESIGN REVIEW (LD)

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2 NORTH ELEVATION COLOR

SCALE: 1/8" = 1'-0"

3 EAST ELEVATION COLOR

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	CLEAR VISION GLASS
2	METAL STOREFRONT SYSTEM
3	METAL LOUVRES
4A	VINYL WINDOW BLACK
4B	VINYL WINDOW WHITE
4C	VINYL WINDOW BROWN
5	BRICK
6A	CONCRETE CAST-IN-PLACE
6B	CONCRETE ARCHITECTURAL FINISH CONCRETE
7	CEMENTITIOUS ACCENT PANEL
8A	FIBER CEMENT PANEL - LIGHT
8B	FIBER CEMENT PANEL - DARK
8C	FIBER CEMENT LAP - LIGHT
9A	METAL (?) CORNICE - LIGHT
9B	METAL (?) CORNICE - DARK
10A	DOOR FRAME - DARK
10B	DOOR FRAME - LIGHT
11	METAL + GLASS BALCONY
12	METAL + GLASS CANOPY
13	WOOD-LOOK ACCENT PANEL

COLORED ELEVATION NOTES

1. COLORED ELEVATIONS ARE PROVIDED FOR REFERENCE TO HELP CLARIFY MATERIAL TRANSITIONS; SEE PRIMARY ELEVATION SHEETS **A3.01-A3.02** FOR DETAILED INFORMATION AND REQUIREMENTS NOT SHOWN.

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WEBER THOMPSON
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Seattle, WA 98103
206.344.5700

Project:

NORTH OF MAIN

15 103RD AVE NE
BELLEVUE, WA 98004

Client:

VANDER HOEK CORPORATION

10220 NE 1ST PLACE,
SUITE 202
BELLEVUE, WA 98004

Issue:

DESIGN REVIEW (LD)	11/13/2022

Construction Revision:

22-130414-LD North of Main Mixed Use Building

DESIGN REVIEW (LD)

8785 REGISTERED ARCHITECT
JEFFREY T. REIBMAN
STATE OF WASHINGTON

Phase:	Client Approval:	Quality Assurance:
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Const.Doc.		

Drawn By: SET
Project Manager: LKB
Principal In Charge: JR

BUILDING ELEVATIONS (COLORED)

A3.10

Project Number: 21-020

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1 SOUTH ELEVATION COLOR
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION COLOR
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	CLEAR VISION GLASS
2	METAL STOREFRONT SYSTEM
3	METAL LOUVRES
4A	VINYL WINDOW BLACK
4B	VINYL WINDOW WHITE
4C	VINYL WINDOW BROWN
5	BRICK
6A	CONCRETE CAST-IN-PLACE
6B	CONCRETE ARCHITECTURAL FINISH CONCRETE
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NORTH OF MAIN

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Issue:

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8785 REGISTERED ARCHITECT
JEFFREY T. REIBMAN
STATE OF WASHINGTON

Phase:	Client Approval:	Quality Assurance:
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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: SET
Project Manager: LKB
Principal In Charge: JR

BUILDING ELEVATIONS (COLORED)

A3.11

Project Number: 21-020

DESIGN REVIEW (LD)

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