

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.

Project Name/Address:

Planner:

Minimum Comment Period:

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



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 Pine Forest 12th Place Apts (Phase 1 of
 - Pine Forest Master Development Plan)
- 2. Name of applicant **Jon O'Hare**
- ✓ 3. Contact person **Jon O'Hare** Phone **425 301-9541**
- ✓ 4. Contact person address 17479 7th Ave SW Normandy Park, WA 98166
- √ 5. Date this checklist was prepared 1/18/2023

√ 6. Agency requesting the checklist <u>City of Bellevue</u>

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

Start Construction: October 2024 Complete Construction: June 2027

Note this timeline may be subject to change

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

 No
- √ 9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.
 - Draft Geotechnical report by GeoEngineers dated May 25, 2022
 - Phase One Environmental Site Assessment by Aspect Consulting dated
 October 5, 2021
 - Draft Arborist Report and tree protection plan by dated March 10, 2022
 - Level 1 TIA by TENW dated January 10, 2023
 - REFERENCE PRIOR SEPA CHECKLIST AND DNS, WHICH ARE INCOPORATED HEREIN BY THIS REFERENCE
- √ 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

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

City of Bellevue Administrative Design Review Permit and combined SEPA Environmental Review (LD) (this application)

City of Bellevue: (BLA) Boundary Line Adjustment, (GD) Clearing and Grading, (UE) Utilities, (TN) Right of Way Permit, (BE) Demolition Permit, (BV) Shoring Permit, Developer Extension, (BB) Building, (BO) Plumbing, (BG) Electrical, (BL) Mechanical, various Fire Permits (FA, FB), Smoke Control not required on this project, (TE) ROW Street Use 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.)

The project site area is 85,211 SF (1.96 acres) and will be developed as a 7-story multifamily residential building with two levels of below grade parking. Solid waste, and move-ins are located inside the building in a

loading dock area accessed from the intersection of Road A (private road) and Central Drive (private road). This is also the access point for the in-building parking.

√ 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 site address: 1445 120th Ave NE, Bellevue, WA 98005 Tax Parcel Number(s): 0670050030

Abbreviated Legal Description: BELLEVUE BSP 18-128940-LF FUTURE DEVELOPMENT TRACT, SEE SURVEY FOR FULL DESCRIPTION

Note the survey includes Phase 1 site and remainder of the MDP site. Please refer to the LD permit drawing set for complete legal description, survey, vicinity plan, site plan, and topographic map.

Environmental Elements

Earth

| √ 1. | General description of the site: | | | | |
|-------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| | X Flat | | | | |
| | | | | | |
| | □ Hilly | Areas of 40% slope over 10' of elevation gain and over 1,000 SF of | | | |
| | □ Steep Slopes | contiguous area qualify as steep slope critical area and must be documented on survey. If project disturbs area in slope, buffer or structure | | | |
| | ☐ Mountainous | setback, a Critical Area Land Use Permit (CALUP) will be required with | | | |
| | □ Other: | Design Review. | | | |

- ✓ 2. What is the steepest slope on the site (approximate percent slope)?
 40% See note above
- √ 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.
 - Consistent series of soil units found on site

around Lake Bellevue.

- Fill ranging up to approx. 19 1/2 feet thick that consist of loose to dense sand with variable silt, gravel, organic content and peat.
- Below the fill are recent deposits range between 8 1/2 to 21 1/2 feet thick that consist of very loose to medium dense sand with varying amounts of silt, gravel, organic content and highly compressible peat.
- Below the recent deposits are two glacially consolidated soil units, one
 is till-like deposits (dense to very dense silty sand with varying
 amounts of gravel and dense to very dense silty gravel with varying
 amounts of sand) and the other is cohesionless sand and gravel (dense
 to very dense gravel with variable silt and sand content and dense to
 very dense sand with variable silt and gravel content).
- √ 4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

 Lake Bellevue, which is located across NE 12th Street to the south has peat soils underlain by the same layer of dense to very dense glacial till. Surface improvements, such as hog fuel, show signs of settlement.
- ✓ 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.
 - The project area will be excavated to construct two levels of below grade parking garages and underground utilities removing approx. 18k cubic yards in the Phase 1 property. Approximately 18k cubic yards of fill will be imported or reused, if possible, in the Phase 1 property. The general contractor will determine the source of fill at the time of construction.
- ✓ 6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
 Erosion is possible in conjunction with construction activity. The implementation of the Temporary Erosion Sedimentation Control (TESC)

plan will mitigate potential impacts. Once the building is completed, no erosion is anticipated. Erosion Control per Clearing and Grading inspection and BCC 23.76.

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

Approximately 75% of the redeveloped site will be covered with buildings, asphalt and other impervious surfaces.

5

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

The proposed development is being designed to comply with the City of Bellevue's current building code and as such, will address excavation support and seismic design requirements. Comprehensive drainage control plan approvals (including Construction Best Management Practices, Erosions and Sediment Control approvals) will be submitted as a component of the building permit approval. Building permit submittal is anticipated prior to adoption of new Washington Building Code requirements in July 2023.

Erosion Control per Clearing and Grading inspection and BCC 23.76.

Air

√ 1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed are in the proposed in the propo

The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide) due to construction activities and possible increased vehicular traffic associated with the project.

Construction dust supresion measures per BCC 23.76.

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

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

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

The following measures could be implemented to control emissions and/or dust during construction:

- During excavation and construction, debris and exposed areas will be sprinklered, as necessary, to control dust; quarry spalls will be provided on-site prior to the construction vehicles existing the site.
- Using well maintained equipment would reduce emissions from equipment and construction related trucks as would avoiding prolonged periods of vehicle idling.
- Using electrically operated small tools in place of gas-powered small tools, whenever possible. Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestions during peak travel times associated with adjacent roadways.

Water

- 1. Surface Water
- ✓ a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
 - There are no surface water bodies on the site. Lake Bellevue is south of the project site, across NE 12th street.
- √ 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. Lake Bellevue, which is on the south side of NE 12th street, is within 200 feet from the site. Except for the construction work for the site redevelopment, no other work is proposed within 200 feet of the described water by the property owner
- √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.

 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.
- √ d. Will the proposal require surface water withdrawals or diversions?

 Give a general description, purpose and approximate quantities, if known.
 - The proposed project would not require surface water withdrawals or diversions.
- √ e. Does the proposal lie within a 100-year floodplain?

 If so, note the location on the site plan.

 No. The project site does not lie within a 100 year file.

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 The projec
 - No. The project site does not lie within a 100-year floodplain.
- √ 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 groundwater will be withdrawn from the site to support project operations. Groundwater is not being used for drinking or domestic use. The project will be connected to the City of Bellevue water system. Some dewatering may be necessary during construction. No water will be discharged to groundwater.
- ✓ b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

- 3. Water Runoff (including stormwater)
- √a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
 - Stormwater runoff will be generated from the impervious roof and paved surfaces of the site. Runoff from the roof and building areas will be collected, treated, and will outfall to City facilities and Lake Bellevue by means of an approved drainage system designed in accordance with the Stormwater Management Manual for Western Washington and City of Bellevue stormwater regulations. Compared to existing conditions, water quality will be improved.
- ↓ b. Could waste materials enter ground or surface waters? If so, generally describe.
 - It is not anticipated that waste materials will enter ground or surface waters associated with this proposal.
- ✓ c. 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. The project's stormwater system will be designed to maintain existing drainage basin flows per City of Bellevue requirements.

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

> The proposal will comply with all applicable requirements of Drainage & Erosion Control and applicable stormwater manual. To reduce the amount of stormwater runoff, natural drainage practices will be implemented, including rain gardens and pervious concrete where appropriate. Stormwater systems will be designed and operated in accordance with relevant standards, codes and requirements and will be treated prior to discharge into an approved public stormwater system. Compared to existing

| | Condition | water quanty win be improved. | | | | |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--|--|--|--|
| | | Per Utilities Code 24.06 Storm and Surface Water | | | | |
| Plar | nts | | | | | |
| \checkmark 1. Check the types of vegetation found on the site: | | | | | | |
| | 🛛 decid | uous tree: alder, maple, aspen, other | | | | |
| | 🛚 everg | reen tree: fir, cedar, pine, other | | | | |
| | os estados esta | | | | | |
| | □ grass | | | | | |
| | □ pastu | re | | | | |
| | □ crop | or grain | | | | |
| | □ orcha | rds, vineyards or other permanent crops | | | | |
| | □ wet s | oil plants: cattail, buttercup, bulrush, skunk cabbage, other | | | | |
| | □ water | plants: water lily eelgrass, milfoil, other | | | | |
| | □ other | types of vegetation | | | | |
| √ 2. | 2. What kind and amount of vegetation will be removed or altered? | | | | | |
| , | The major | ority of the existing vegetation on site will be removed with | | | | |
| | the proposed redevelopment. Existing vegetation consists of urban | | | | | |
| | landscaping consisting of deciduous and conifer trees, shrubs and groundcovers in parking lots and landscaping abutting public streets | | | | | |
| 3. | | reatened and endangered species known to be on or near the site. | | | | |
| 1 | • | Per Utilities Code 24.06 Storm and Surface Water | | | | |
| 11 | | Landscape Plan is included in drawings submitted with this application. | | | | |
| √ 4. | or enhanc | lands caping, use of native plants or other measures to preserve e vegetation on the site, if any. | | | | |
| | | nd adapted species of trees, shrubs, and perennials and | | | | |
| | grasses | will be used to enhance the amount of vegetation on site. | | | | |
| √ 5. | List all noxious weeds and invasive species known to be on or near the site. | | | | | |
| | None kno | wn. | | | | |

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:
- ✓ 2. Birds: □hawk, □heron, □eagle, \(\mathbf{x}\)songbirds, □other Mammals: □deer, □bear, □elk, □beaver, □other
- √ 3. Fish: □bass, □salmon, □trout, □herring, □shellfish, □other
- √ 4. List any threatened and endangered species known to be on or near the site.

 None known.
- √ 5. Is the site part of a migration route? If so, explain.
 - Yes, the site and all of Puget Sound is within the Pacific Flyway, one of the four principal north-south migration routes for birds (including Canada geese, herons, and other birds) in North America.
- √ 6. Proposed measures to preserve or enhance wildlife, if any.

 Future landscaping with native plant species will provide habitat including forage and shelter for urban wildlife
- √ 7. List any invasive animal species known to be on or near the site.

 Invasive species known to be in King County include European Starling, House Sparrow, and Eastern Gray Squirrel.

Energy and Natural Resources

- √ 1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
 - Electricity and natural gas are the primary sources of energy that will serve the proposed development. During operation, these energy sources will be used for the project heating, cooling, hot water, and lighting.
- √ 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

 No.
- √ 3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
 - The proposed project will be designed to meet the 2018 Washington State Energy Code and the City of Bellevue Energy Code, and also intends to pursue LEED Certification.

Environmental Health

√ 1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

The completed project would present no known environmental health hazards

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

None

↓ 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

✓ 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.

None

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

None

✓ e. Proposed measures to reduce or control environmental health hazards, if any.
 None Clear and Grade Code BCC 23.76.
 Department of Ecology (DOE) Chapters in WAC.

2. Noise

- ✓ a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 Noise from nearby roadways exists, and the site is directly next to the future light rail track.
- √ 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.

Short term noise impacts: Construction related noise would occur because of on-site construction activities associated with the proposed project. This includes construction activities on-site, and noise associated with construction related traffic. The proposed development would comply with the provisions of the City of Bellevue Noise Ordinance relative to construction noise. No noise variances are anticipated.

Long-term noise impacts: Once the building is operational, no significant long-term noise impacts are anticipated. The development would comply with Chapter 9.18, Noise Control, of the Bellevue Municipal Code. Indirect noise impacts from the proposed project may

include increased traffic related noise associated with vehicles accessing the parking garage.

√ c. 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 implement measures to reduce noise impacts to comply with the noise control code, which may include additional muffling equipment.

Conditions of Approval to use noise supresion techniques throughout construction.

Land and Shoreline Uses

- ✓ 1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently used for professional office use. To the east is the Spring District, a mix of residential, office and commercial uses. To the west is the old railroad right-of-way and future light rail track. To the south is Lake Bellevue, a mix of residential, office and commercial uses.
- ✓ 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 nonforest use?

Prior to the 1960's when Safeway became the first urban user, the Bel-Red Corridor area was used for agricultural production. It is unknown if the proposed site was used for agriculture.

- ✓ 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.
 There is a two story office building (+/- 41,050 sf and 27.5′ tall)
- √4. Will any structures be demolished? If so, what?

 Yes, all existing buildings will be demolished as part of this project.
- √ 5. What is the current zoning classification of the site?

 BR-OR-2
- ✓ 6. What is the current comprehensive plan designation of the site? The Comprehensive Land Use Plan Map indicates the site is in the BelRed-Residential Commercial-Node 2.
 Bel-Red Office Residential 2
 - 7. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- √8. Has any part of the site been classified as a critical area by the city or county? If so, specify.
 - The approved MDP identified no critical area, however we identified a small area with steep slope on site that might potentially be classified as a critical area.

 | See note regarding steep slope above |
- √9. Approximately how many people would reside or work in the completed project?
 Approximately 274 units, with up to 521 residents (per SEPA instructions calculation using 1.9 residents per unit in multifamily development) and approximately 2-5 staff.
- √ 10. Approximately how many people would the completed project displace?

 There are no existing residents on-site.
- ✓ 11. Proposed measures to avoid or reduce displacement impacts, if any. No displacement impacts are anticipated, and no specific mitigation measures are proposed.
- ✓ 12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. Design Review and review of ancillary permits. The project will be constructed to adopted zoning regulations and Bel-Red design guidelines. 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. Please see design narrative description in project file for additional information.
- √ 13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.
 - N/A Site is not near significant commercial agricultural or forest lands.

Housing

- ✓ 1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
 - Approximately 274 middle-income units will be provided in the proposed project. Project expected to apply for Multi-Family Tax Exemption program. 20% of the units will be offered for income-eligible households for 12 years.
- ✓ 2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
 - None, there are no housing units on site.
- √ 3. Proposed measures to reduce or control housing impacts, if any.

 The added number of units on the property would result in more choices for tenants.

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 height of the main building is approximately 80 feet above average finished grade. Mechanical, stair and elevator penthouses extend to a maximum height of 15 feet above roof.
 The exterior materials are predominately composite panel, concrete, metal siding and glazing.
 The Land Use Code does not protect views...
- ✓ 2. What views in the immediate vicinity would be altered or obstructed? Based on the 80' height, the building will not alter or obstruct any view or visual impacts from adjacent taller office buildings.
- √ 3. Proposed measures to reduce or control aesthetic impacts if any?

 The design incorporates high quality materials and an attractive design on all facades, not just the facades facing the rights-of-way.

Light and Glare

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

 There are no anticipated light or glare related impacts during the day. There will be some evening light spillage from the residential unit windows typical of urban residential units. The project will also provide site lighting and pedestrian lighting that illuminates pathways for pedestrians that does not exist today. All exterior lighting will be directed downward and away from adiacent streets and uses.
- ✓ 2. Could light or glare from the finished project be a safety hazard or interfere with views?
 No. Careful consideration will be taken to provide residential lighting that will enhance safety at the site.
- √ 3. What existing off-site sources of light or glare may affect your proposal?

 There are no known off-site sources of light or glare that would affect the proposal.
- √ 4. Proposed measures to reduce or control light and glare impacts, if any.

 Exterior lighting will be selected carefully to not project into the night sky or outward toward neighboring buildings/traffic.

 Land Use Code 20.20.522 Light and glare.

 Outward toward neighboring buildings/traffic.

 Land Use Code 20.20.522 Light and glare.

 Outward toward neighboring buildings/traffic.

 Land Use Code 20.20.522 Light and glare.

 Outward toward neighboring buildings/traffic.

 Land Use Code 20.20.522 Light and glare.

 Outward toward neighboring buildings/traffic.

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Recreation

- √ 1. What designated and informal recreational opportunities are in the immediate vicinity?
 - Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately a mile from the proposal site. Other parks and recreation facilities in the vicinity include Cherry Crest Mini Park, Highland Community Center, Glendale Country Club, and Hidden Valley Sports Park.
- √ 2. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project would not displace any existing recreational uses.

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

No impacts to recreation are anticipated. The project will provide multifamily play area amenity for residents onsite.

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.

The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the proposal.

✓ 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.

The development will not have any impact on historical or cultural landmarks.

✓ 4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None, other than compliance with existing codes and regulations.

Transportation

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

The site is currently served by NE 12th Street and 120th Avenue NE. When completed, NE Spring Blvd will provide additional access to the site.

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

King County Metro route 226 stops are located on the northwest and southeast corners of NE 12th Street and 120th Avenue NE. These stops serve the Bellevue Transit Center, Eastgate P&R, and Bellevue College. In addition, King County Metro route 250 stops are located on the southeast and southwest corners of NE 12th Street and 116th Avenue NE. These stops

serve the Bellevue Transit Center, South Kirkland P&R, Kirkland Transit Center, Redmond Transit Center, and the Bear Creek P&R.

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

 The project would provide 216-new parking spaces. Approximately 115 parking spaces would be eliminated by the redevelopment project.

 217 stalls
- √ 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).

 Yes, the project will provide frontage improvements on NE 12th Street.
- √ 5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

 The project site is adjacent to the Sound Transit Line 2 (East Link) light rail line which will open for service in 2024.
- ✓ 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
 - The project is estimated to generate 642 weekday vehicular daily trips (321 in, 321 out). The AM peak will occur during 7-9 AM and PM peak hour will occur during 4-6 PM. Truck volume is expected to be minimal. These estimates do not include credit for existing uses to be demolished. The estimates are based on Institute of Transportation Engineers, Trip Generation Manual, 11th edition and adopted City of Bellevue rates.

Per TIA for project - - 57 total; 42 in and 15 out weekday PM peak hour

- - The project is not anticipated to affect the movement of agricultural and forest products in the area.
- √ 8. Proposed measures to reduce or control transportation impacts, if any.

 The project is not expected to result in adverse transportation impacts.

 Proposed measures to reduce or control transportation impacts include payment of transportation impact fees that will fund both non-motorized and motorized future City transportation projects.

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 project is in an urban area where growth is expected and service capacities are considered sufficient.
- ✓ 2. Proposed measures to reduce or control direct impacts on public services, if any.
 None required.

Utilities

| √ 1. | Check the utilities currently available at the site: | |
|-------------|------------------------------------------------------|--|
| | electricity | |
| | 🛮 natural gas | |
| | X water | |

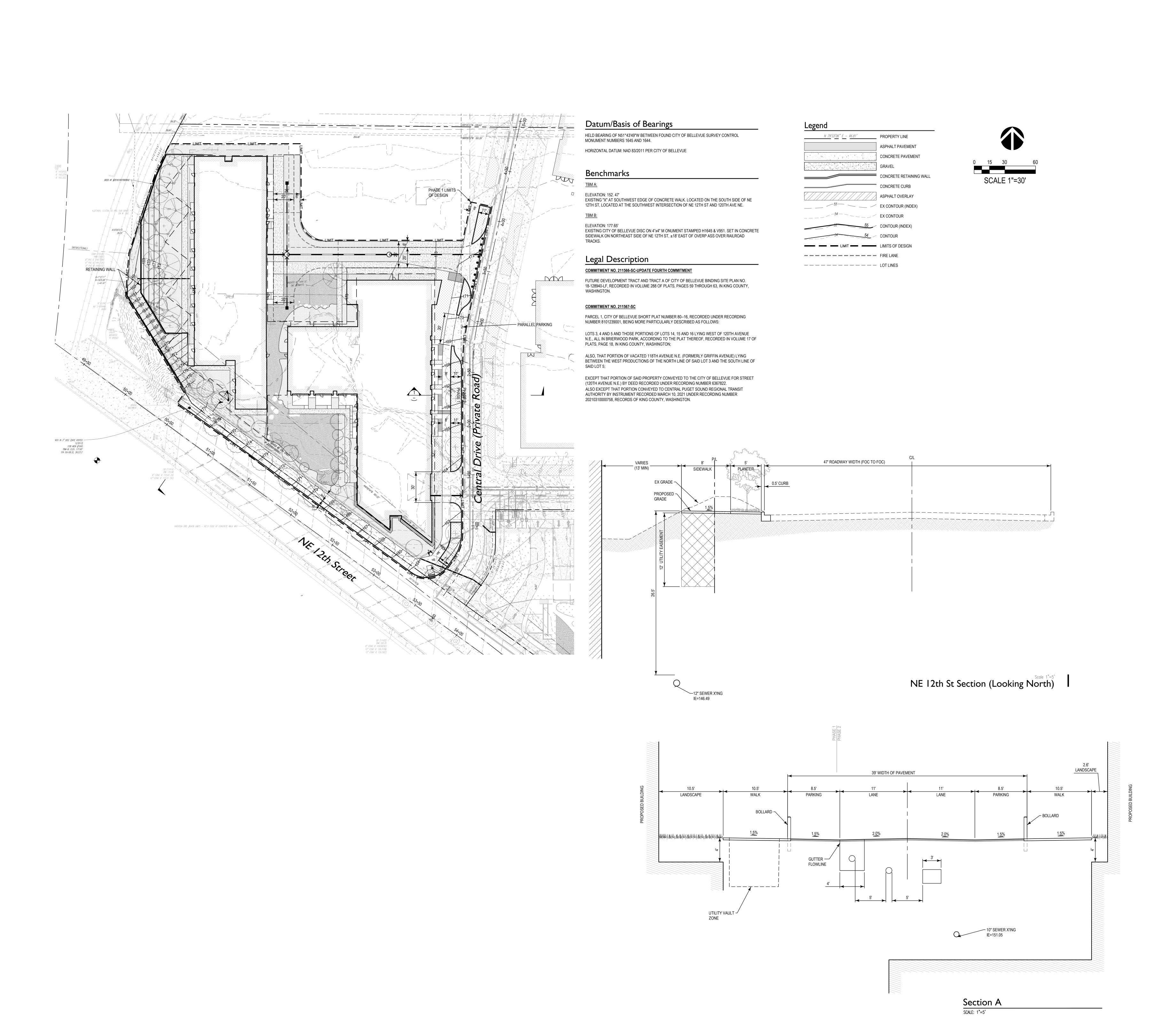
- x refuse service
- **X** telephone
- sanitary sewer
- □ septic system
- □ other
- ✓ 2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity & Natural Gas – PSE
Water – City of Bellevue
Refuse Service – Republic Services
Telephone & Internet – CenturyLink, Comcast
Sanitary Sewer & Storm Sewer – City of Bellevue

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.

| | , Bu | un Terliaar | , - |
|----------|-------------------|------------------|---------------------------------------------|
| √ | Signature | 03DDA21B7743A | |
| 1 | Name of signee _ | Beau Terhaa | r |
| 1 | Position and Ager | ncy/Organization | Regional Vice President- Gables Residential |
| J | Date Submitted _ | 1/18/2023 | |



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REVISIONS

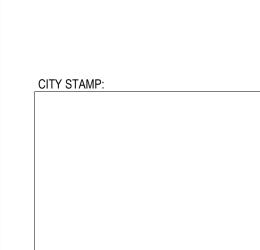
DATE: 2023/01/18
SCALE: As indicated

JOB #: 21-120
COB LD #: 22 110954 DC COB BB #: ######

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DATE: 2023/01/18

SCALE: As indicated

JOB #: 21-120

COB LD #: 22 110954 DC

COB BB #: ########

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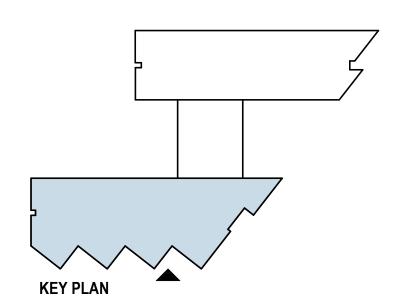




2 RENDERED BUILDING ELEVATION - WEST

CONNECTOR

RENDERED BUILDING ELEVATION - WEST - INTERIOR







23-100797-LD SIGN INSTALLATION MAP

