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. 26-103995-LD

Project Name/Address: Belle Vista

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

Minimum Comment Period: 4/8/2026

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

Project Proposals

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 112th & Main (Belle Vista)
2. Name of applicant Belle Vista Series, L.L.C.
3. Contact person Veronica Klein Phone (415) 609-0771
4. Contact person address One Bush Street, Suite 500, San Francisco, CA 94104
5. Date this checklist was prepared February 17, 2026
6. Agency requesting the checklist City of Bellevue Development Services

Reviewed by Amy Tarce, Senior Planner, 3/17/2026

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

Project is a phased project. Phase 1 is anticipated for 2026-2030 from demolition to occupancy. Phase 2 will follow Phase 1 completion.

Subject to change. AT

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.

A Phase 1 Environmental Site Assessment (dated March 2022) has been completed by Ramboll Environ. This assessment revealed no evidence of recognized environmental conditions (RECs), no evidence of historical recognized environmental conditions (HRECs) and no evidence of controlled recognized environmental conditions (CRECs).

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications that are pending approval for the project site.

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

Project initially secured MDP and ADR in 2023. Any development would require Project Entitlements and corresponding building permits, along with ancillary construction permits.

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.)

This proposal is for a two-phase, full-block development on the site bounded by 112th Ave NE, NE 2nd, 114th Ave NE and Main Street in downtown Bellevue. The project is a Master Development Plan (MDP) with two Administrative Design Review (ADR) components.

See architectural plans and landscape plans on file for details. AT

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.

Site Address:
100 112th Avenue NE
Bellevue, WA 98004

Environmental Elements

Earth

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

The site is generally flat with a gentle slope down from the northwest of the project site to the southeast. See Geotech Report in file. AT

2. What is the steepest slope on the site (approximate percent slope)? Existing, 72% (southeast corner of site) Proposed, 50% (per Bellev

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.

Subsurface conditions generally consisting of fill overlying glacial till overlying advance out-wash deposits and hard clay. Fill generally consisted of medium dense to dense sand with variable sand and gravel content to loose to medium stiff silt with organics, extending about 4 to 9 feet below ground surface (bgs).

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

None seen or noted.

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 5,000 CY of structural fill will be utilized for utility trench backfill, below pavements, and below the structural foundation. The source of fill is unknown but will be from an approved source and comply with all applicable laws.

Phase 1: Approximately 121,849 CY
Phase 2: Approximately 107,417 CY

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

No. Erosion control measures will be taken during shoring and excavation, which will be constructed in compliance with Bellevue grading and stormwater codes.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 89 percent of the site will be covered with impervious surfaces after construction has completed.

Project will be required to meet the BCC 23.76.090, Erosion and Sedimentation Control requirements. AT

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

Material removal and erosion will be minimized with use of Temporary Erosion and Sedimentation Control BMPs in accordance with City of Bellevue requirements. A Temporary Erosion and Control Plan (TESC) will be prepared and the contractor will implement BMPs as necessary to control and mitigate erosion during construction. The site will be permanently stabilized with applicable infrastructure.

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.

During Construction: normal construction activities associated with excavation and high-rise construction.

After Completion: normal activities for a large office development with potential retail and/or restaurant amenities.

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

There are no known off-site sources of emissions or odor that will affect this proposal.

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

We will follow the dust suppressant measures required by the City of Bellevue as part of our clearing and grading permit. Effective measures to control construction vehicle dirt will be employed. No other measures are anticipated to be required or necessary.

Compliance with Construction Dust Mitigation Measures per Clear and Grade Code BCC 23.76 will be required. AT

Water

1. Surface Water

Project subject to Utility Code BCC 24.06 and any required utility permits. AT

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 surface water withdrawals will be required.

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.

Stormwater from rooftops and exterior roof decks will be collected and conveyed through approved systems that discharge to the City of Bellevue storm drainage system.

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.

Groundwater will not be withdrawn from a well for drinking water. Groundwater will be withdrawn to facilitate dry construction of the below-grade garage.

Groundwater withdrawal will be completed using a temporary de-watering system (e.g., well points) to be installed by the contractor. Quantities are unknown at this point. No, water will not discharge 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.

It is not anticipated that waste materials associated with this proposal will discharge into the ground. Project will be connected to the City of Bellevue sewer and stormwater systems.

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.

From rooftops, stormwater will be collected via a system of roof drains and conveyed off-site to a municipal stormwater system. From the site, stormwater will be collected and transported via a series of curbs, gutters, catch basins, and underground storm drainage pipes to a municipal stormwater system.

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

No.

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

No.

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

The proposed on-site grading, paving, storm drainage and buildings will be designed and constructed in general accordance with the City of Bellevue regulations.

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

Plants

1. 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, 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?

   All existing vegetation will be removed including street trees, on-site ornamental trees, shrubs, and ground-cover.

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

   There are no known threatened or endangered species on or near the site.

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

   Street trees and on-site landscaping will be provided consistent with City Codes. Native plantings will be used where appropriate. Exterior roof decks will include landscaped green-roof areas.

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

There are no known noxious weeds or invasive species known to be on or near the site.

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.

There are no known threatened or endangered species on or near the site.

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

Yes, most of Western Washington is located within the Pacific Flyway for migratory waterfowl.

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

None are planned as no wildlife is anticipated on the site.

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

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 is the primary source of energy for heating, cooling, and general development needs.

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

There is a slight potential that the Project may affect the potential for solar energy uses on the western parcel; however, the Project is separated by a large right of way that provides separation between this property and it's western neighbors.

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 Washington State Energy Code requirements will be met.

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

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.

None have been observed or reported, and none are anticipated to be found.

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

None known.

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

None known.

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

No toxic or hazardous chemicals will be stored, used, or produced on-site once the development is completed. During construction, fueling operations for equipment may occur.

d. Describe special emergency services that might be required.

None beyond typical safety measures during construction and during occupancy.

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

Spill prevention and Control Plans will be utilized by contractors working on-site. All activities will be in compliance with state and local regulations.

2. Noise **Project will follow BCC 9.18 for noise standards. AT**

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

Traffic and typical ambient noise generated from the downtown environment.

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 from construction-related activities. City of Bellevue allowable working hours are: 7am-6pm Mon-Fri, 9am-5pm Sa-Su. Tower crane erection and removal will occur during a weekend. Long term: Traffic generation, typical of a downtown office development. Project will generate similar noise as the neighboring projects. Potential for minimal daytime noise at ground level due to retail

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

Project will comply with applicable codes, including City noise ordinance.

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.

Previous use was vacant buildings (previously hotel, retail, and restaurant) and surface parking- now demolished. Proposed uses will not adversely affect current land uses on nearby or adjacent properties.

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?

Not in recent history.

   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 are no existing structures on the site.

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

The structure have been demolished.

5. What is the current zoning classification of the site? DT-OLB-S (Downtown Office Limited Business -South)

6. What is the current comprehensive plan designation of the site? Downtown (DNTN)

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.

No

9. Approximately how many people would reside or work in the completed project? Phase 1: 3,000-3,200 peopl

10. Approximately how many people would the completed project displace? None are proposed or expected to be necessary.

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

None are proposed or expected to be necessary.

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

The Project will go through the City's ADR and MDP process to ensure design compatibility with the surrounding land uses.

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

None.

Housing

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

None.

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

No units will be eliminated as there are none existing on the site.

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

Not applicable.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest Phase 1 tower is 14 stories plus mechanical roof level, 217'-10 3/4" to top of Roof Level slab from average grade; 234'-10 3/4" to the top of the Mechanical Bulkhead roof slab.
The tallest Phase 2 tower is 12 stories plus mechanical roof level, 185'-10 3/4" to top of Roof Level slab from average grade; 202'-10 3/4" to the top of the Mechanical Bulkhead roof slab.
Principal exterior building materials from will include unitized curtainwall: vision glazing, spandrel glazing, metal panel, and captured mullions.

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

Those of the office building directly to the north, and those of the residential buildings to the west.

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

The projects will be designed with high-quality materials and features, sympathetic to the surrounding conditions. The building orientation has been designed to mitigate shading impacts at the pedestrian grade experience. The Project will undergo design review through the ADR process.

This project will be required to comply with the Downtown Design Standards in LUC 20.25A.140 to 180. AT

Light and Glare

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

None beyond that typically associated with a high-rise development. Façade and landscape lighting will only be on between dusk and dawn.

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

Not anticipated, especially with parking located below-grade create additional light pollution impacts.

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

Present off-site sources of light or glare are principally generated by reflected light by day and exterior luminaires by neighboring buildings and adjacent roadways at night. Given the implementation of improved B-U-G performance of exterior luminaires of this proposal as well as of the neighboring contemporary off-site properties, this proposal will not create additional light pollution impacts.

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

The parking garage is predominantly below-grade, so headlight glare will be minimal. Exterior lighting in the proposed development will be designed to limit light and glare impacts on surrounding properties and will dim between midnight and 6am per WSEC. With the exterior of the buildings being primarily composed of glass, it is possible that at certain sun angles, on sunny days, reflected sunlight could impact adjacent buildings and traffic on I-405. This site could also experience similar reflected sunlight impacts from adjacent buildings.

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

Recreation

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

Retail shopping, bike paths and Downtown Bellevue Parks.

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

None, as there are no recreational uses currently on the site.

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

The proposal includes on-site amenity features that include retail, potential restaurant tenant, and completion of the through-block connector system for the entire block.

Historic and Cultural Preservation

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

None known.

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.

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

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 accessed via 112th Ave NE and 114th Ave NE both of which will continue to provide primary access to the site – one access point via 112th Ave NE and two via 114th Ave NE. The proposed main driveway on 112th Ave NE is located approximately midway between Main Street and NE 2nd Street is proposed as a full new access signalized intersection. One loading dock access on NE 2nd St will be provided and restricted to right-in and right-out movements only. The two driveways on 114th Ave NE are proposed to provide full access.

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

Yes, the site is served by King County Metro along the east side of 112th Ave NE, midblock between Main Street and NE 2nd and the approximate distance to this transit stop is less than 50 feet away. The existing Bellevue Transit Center (NE 6th) is less than 1/4 mile from the project site and the future Link Light Rail East Main station is a block away from the south-west corner of the site.

3. 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).

112th Ave NE will be modified to accommodate a new signalized access intersection. NE 2nd Street (public street) will be widened by 6 feet to accommodate a 3-lane section (assuming 6 additional feet of widening is provided from the property to the north). The corner of 114th Ave NE/NE 2nd Street will be modified to provide a reduced curb radius to improve pedestrian safety. A new multimodal pathway will be provided along 114th Ave NE

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

Full build-out of the proposed MDP project is estimated to generate approximately 1,145 net new weekday PM Peak Hour Project Trips (557 in Phase 1 and 588 in Phase 2). The AM peak hour is anticipated to be between 7:00 and 9:00 AM and the PM peak hour is anticipated to be between 4:00 and 6:00 PM. Less than 3% trucks are anticipated. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual and rates adopted by the City of Bellevue in their Transportation Impact Fee program.

Phase 1 PM Peak hour trips has been adjusted to 472 in 2026 from the initial TIA in 2021 of 557. See Traffic Impact Analysis in the file. AT

5. 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.

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

The payment of transportation impact fees will be required at building permit issuance which will help fund the City of Bellevue's planned transportation improvements throughout the City. In addition, the project will be required to install frontage improvements (sidewalks, landscaping, street lighting, intersection modifications, and road widening as required) and add a new traffic signal along 112th Ave NE between NE 2nd and Main Street. The project is also required to implement a Transportation Management Program (TMP) in accordance with City code requirements to encourage non-SOV modes of travel.

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.

None beyond the typical demand of high-rise office building.

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

The increased tax base provided by the development will offset impacts created.

Utilities

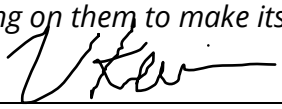
1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

   Electricity, Natural Gas, Water, refuse Service, Telecommunications, Sanitary Sewer, and Storm Drainage utilities will be proposed for the project. Utilities will typically be installed below grade from adjacent public or franchise utilities to the proposed building.

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 Veronica Klein

Position and Agency/Organization Senior Director

Date Submitted 2/17/2026

112th & Main

Development Proposal

112th & Main Bellevue is the proposed development of four office towers on a base of retail and active use located on a full city block between 112th and 114th Avenues and Main and NE 2nd Streets. The scale of the project and its location at the southeast corner of Downtown Bellevue next to I-405 gives it a unique quality of an entry gate to Bellevue's Downtown district. The project has a strong visual presence both from I-405 and from the future light rail station at the intersection of 112th Ave and Main Street.



View from East Main Light Rail



Inner Plaza rendering

Following the vision of the city to transform Downtown Bellevue to a pedestrian dominated and vibrant urban district, the ground floor of the project is conceptualized as a lush garden-like experience, an extension of nature inside the site. A sequence of connective outdoor spaces is the backbone of this project. Richly landscaped and surrounded by active uses, these plazas create a variety of outdoor experiences from more intimate and contained zones to larger open spaces for communal activities. The project achieves this rich, pedestrian-only public space by taking all vehicular traffic below grade and dedicating all ground level spaces to pedestrian oriented activities. As a result, the amount of landscaped area is more than projects of similar size.

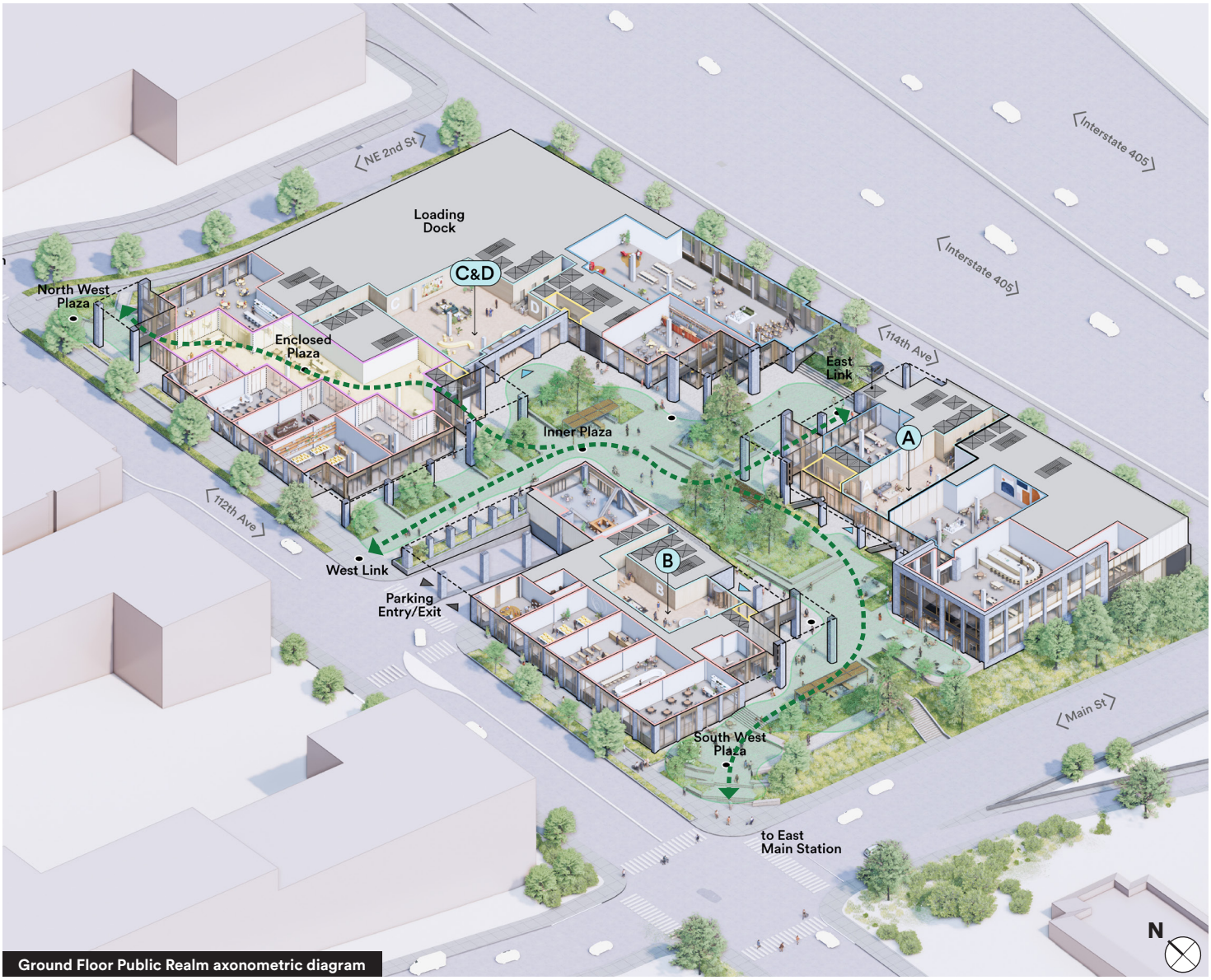
The storefront design along 112th Avenue is porous and scales down toward the southwest corner to invite pedestrians into the plaza. Along 112th Avenue, continuous retail activity is combined with moments of gathering at southwest plaza, mid plaza, and northwest plaza. A wide through-block connection and view corridor is imagined at the mid-block as part of the connected landscaped plazas, connecting 112th Ave to 114th Ave via a 24/7 public elevator. Continuous covered pathways are created throughout the site by means of overhangs and colonnades which connect all the outdoor spaces, active uses, and lobby entrances. Several integrated pavilions are designed within the planted areas making the space suitable for year-round use.

An Open and Inviting Urban Realm

The ground floor of the project is conceptualized as an active public realm with a series of connected landscaped plazas surrounded by retail and active use. These plazas create a variety of outdoor experiences from more intimate and contained rooms to larger open spaces for communal activities. These public spaces include multiple Outdoor Plazas, smaller scale seating pavilions integrated into the landscape, and a publicly accessible Enclosed Plaza linking the Inner Plaza to the North West gateway plaza. The project is able to achieve this pedestrian-oriented and highly landscaped public ground plane by locating vehicular traffic (parking, drop off, and turn-around areas) below grade, achieving maximum porosity and openness for both the public and office users.

The project's most important public plazas are where they meet the adjacent urban spaces public connection corridors and act as gateways connecting across sites of Downtown Bellevue. The planned South West Plaza is intentionally designed to greet passengers arriving from the East Main light rail station and draw them into the project and its numerous amenities. At the North West Plaza, the gateway is more architectural and engages the larger-scale buildings of the Downtown Bellevue urban core via an enclosed public plaza.

An East-West through-block connection divides the site to bring in visitors from 112th Avenue. The connection also creates a lush and direct access between 112th and 114th Ave while opening a visual corridor toward Downtown Bellevue from districts on the east side of I-405.



Ground Floor Public Realm axonometric diagram

North West Plaza

At the North West corner, a public Active Use Enclosed Plaza is provided underneath Building C to create a comfortable public space for year-round use.

The Enclosed Plaza provides a fully weather-protected public passage linking the NW Plaza to the Inner Plaza at the heart of the project, further drawing pedestrians into the site and acting as a significant connector to complete the public circulation throughout the base of the buildings.

Simultaneously, this Enclosed Plaza opens up to the adjacent Active Use units on both sides via glazed demising walls and multiple door connections, and provides a unique public gathering space to further activate the project's ground level programming. Additionally, there is a link to the shared Building C & D lobby to the east, providing another source of program activation and pedestrian connection. The Enclosed Plaza is planned to function similar to the Applicant's 222 East 2nd Street public space (located in San Francisco).



Enclosed Plaza Plan Diagram

South West Plaza

On the southwest corner of the site facing the East Main Light Rail station, the SW Plaza is a combination of a strong planting frame and stepped terraces that offers a fully accessible connection into and through the site. This area leverages solar access and the potential for retail to invite commuters into and through the block, and providing a signature gateway as pedestrians enter Downtown Belleveue.

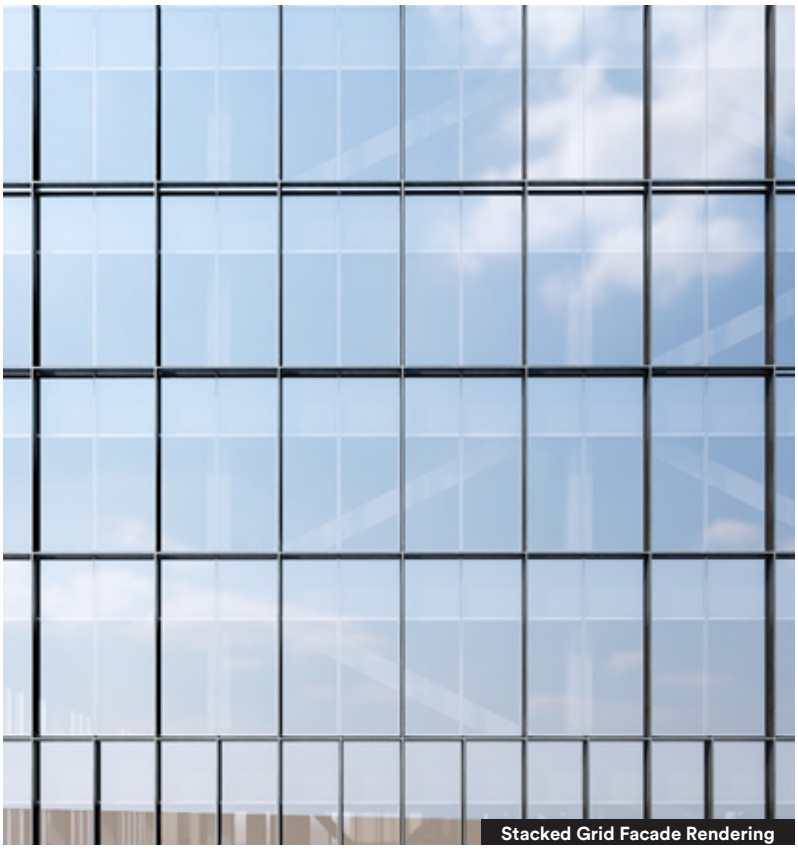
Seating areas will be designated with a combination of benches and moveable seating to support the adjacent active uses, as well as covered seating pavilions integrated into the landscaping.


SW Plaza Rendering

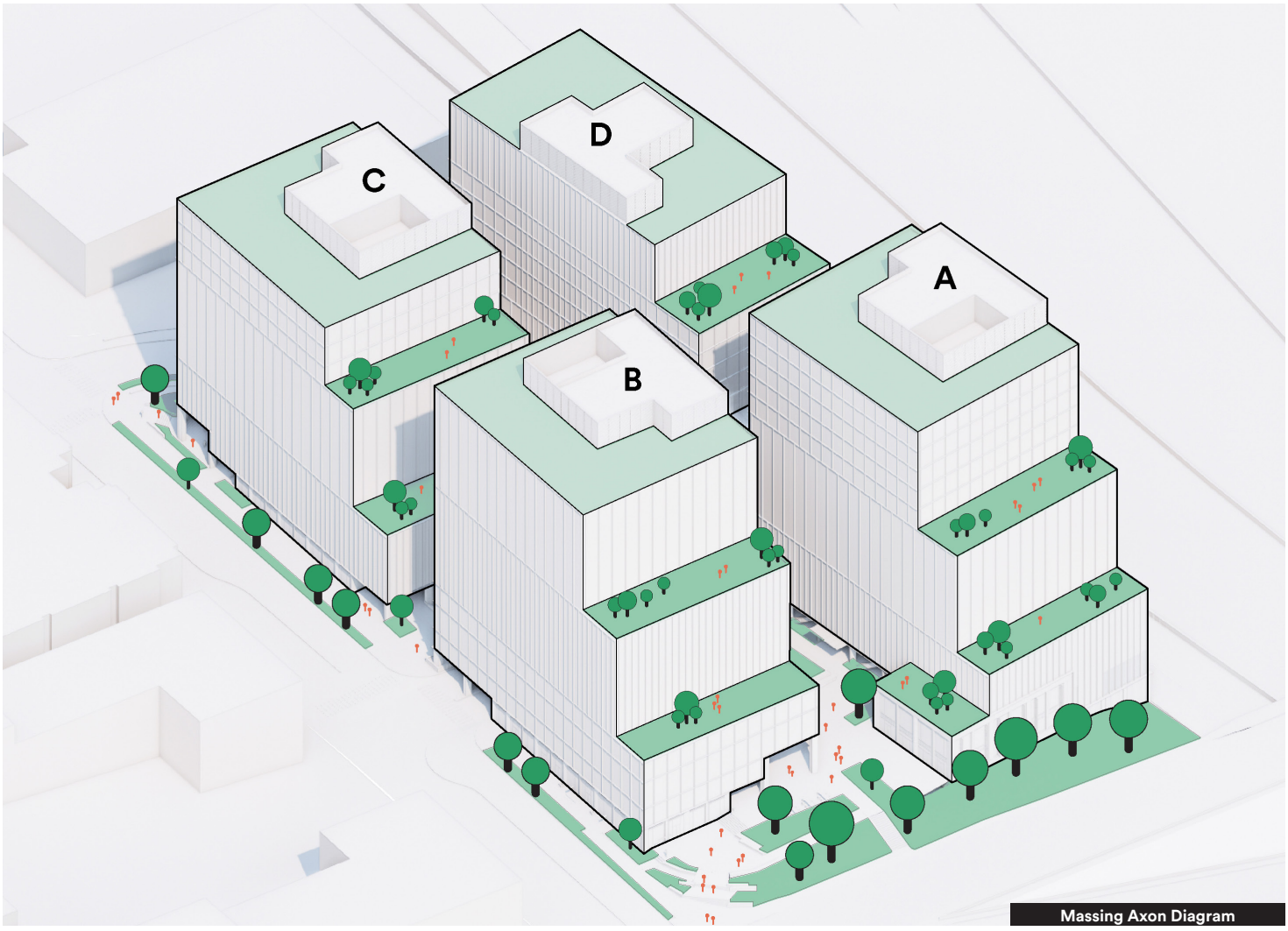
Project Massing & Facade

The massing of the four towers is a series of stacked volumes with larger pixelated and carved floorplates at the first two levels to form a dynamic public realm, transitioning to rectangular stacks at the mid-section, and to smaller, more square shaped floors at the top section. Terraces are facing south to maximize solar gain. Towers slightly vary in height but are consistent in rhythm and stepping. The dynamic interplay between the four towers will contribute to the Bellevue skyline.

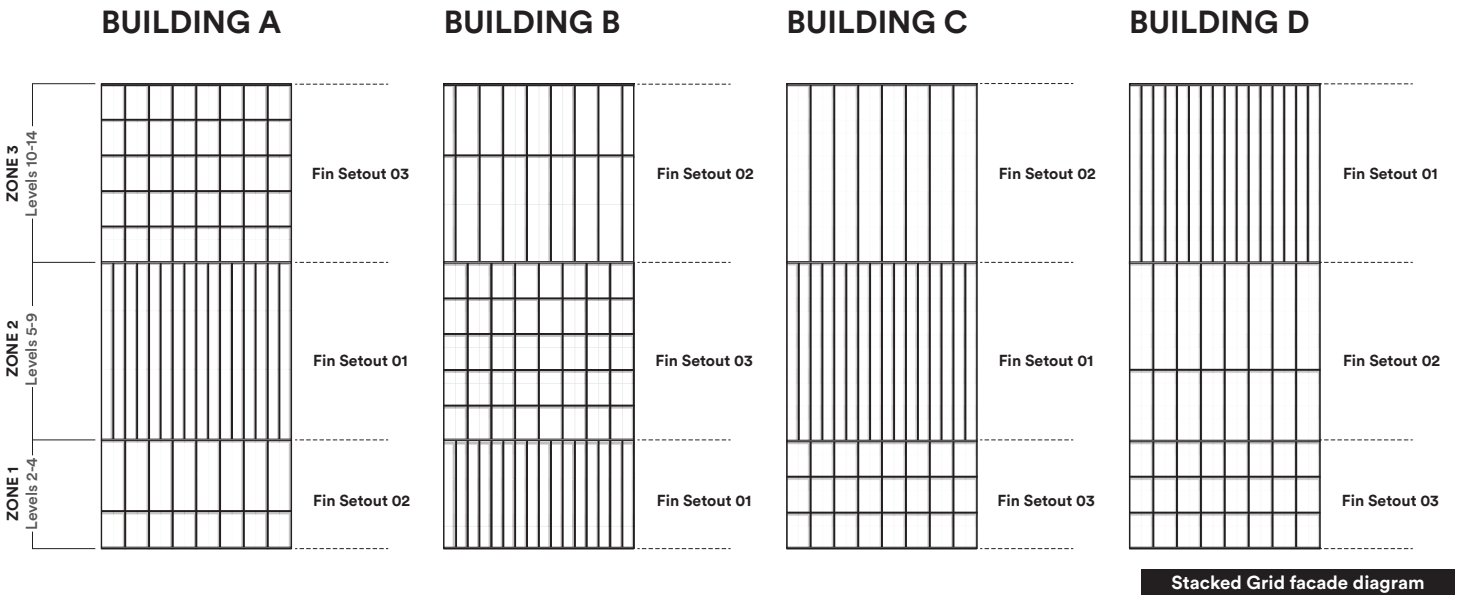
The tower façades consist of a series of stacked grids with various set outs for horizontal and vertical fins. It is a tribute to the disciplined façade articulation of commercial buildings in Downtown, yet it is playful in adapting different configurations between the stacks and the four towers. Façade metal fins are intended to have a rich, textured finish combined with natural stone at the base, creating an appropriate setting for an active public space closely tied to natural landscapes of Bellevue.



Stacked Grid Facade Rendering



Massing Axon Diagram



Stacked Grid facade diagram

Project Phasing

The Project is proposed for review as an MDP and single ADR for the four towers with a phasing plan that allows for two phases of tower construction. The MDP/ADR construction phasing plan will ensure all required amenities are constructed with each phase inside the ADR. All four towers of the project are designed together as a unified composition, stitched together with the shared public realm. The towers are viewed as belonging to the same family – each has a distinct massing at the lower levels, opening up and responding to the public plazas in unique ways, but unified with similar façade treatments and materiality, creating a single composition across the site.

Applicant requests an extended 10-year vesting for the Project's MDP and 4-year vesting for the ADR. The Project's single ADR provides for design coherence and City staff efficiency. The Applicant proposes construction phasing within the ADR to allow for construction of the Project in two phases. The Project, once complete, will be a four-tower development with a shared subterranean parking garage and ground floor active uses of over 1M sf. of gross floor area. The size of the Project will require complex construction coordination. The requested MDP/ADR vesting will provide regulatory certainty that will ensure predictable and timely completion of the Project. The Applicant is developing a construction phasing plan for the City's review and approval with the MDP. The construction phasing plan will provide for the proportional construction of amenities.