



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. 16-148666-LM

Project Name/Address: Pine forest Properties Transit-Oriented
Redevelopment

Planner: Heidi Bedwell

Phone Number: 425-452-4862

Minimum Comment Period: March 30, 2017

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Pine Forest Properties, INC

Proponent: Pine Forest Properties, INC

Contact Person: Tiffany Brown

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

11980 NE 24th ST #200 Bellevue, 98005

Address:

Phone: (425) 454-1900

Proposal Title: Development Agreement for Pine Forest Properties INC

Proposal Location: 1215 120th Ave N, Bellevue 98005

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Development Agreement for Pine Forest Properties, INC
2. Acreage of site: 8.32 Acres
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: Future Development will comply with the proposed Bel-Red Zoning regulations.
9. Design features, including building height, number of stories and proposed exterior materials:
N/A
10. Other
N/A

Estimated date of completion of the proposal or timing of phasing:

Development Agreement adoption Prior to MDP approval

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

Pine Forest Properties will develop the property consistent with the terms of this Development Agreement and other applicable City of Bellevue development regulations as defined our Master Development Plan.

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

N/A

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Pine Forest has recently submitted for a MDP on this property that will be subject to the accepted terms of this Development Agreement.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

13-113123-LP

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

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

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

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

The proposed Development Agreement will not increase the potential impacts to water, air and earth resources or noise production.

Proposed measures to avoid or reduce such increases are:

N/A

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

The proposed Development Agreement will not increase the potential impacts to plants, animals, fish or marine life.

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

N/A

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

The proposed Development Agreement will not deplete energy or natural resources.

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

N/A

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

The Development Agreement is not anticipated to affect or use environmentally sensitive areas or areas designated for governmental protection.

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

N/A

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

The proposal is not within the shoreline area. The proposal is consistent with the existing zoning.

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

N/A

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

No demands on transportation or public services and utilities is expected as a result of the Development Agreement. Site specific impacts will be addressed with the MDP.

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

N/A

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

No conflicts are known or anticipated at this time.

Development Agreement Term Sheet for Pine Forest Properties, INC.
Transit Oriented Master Development Plan

Received
DEC 13 2016
Permit Processing

This Term Sheet is to provide a basic summary of intent for the Pine Forest TOMDP Development Agreement. This Term Sheet is a working document that will eventually become the Pine Forest Development Agreement required for Catalyst Projects, under Bellevue LUC 20.25D.035.

Background/Recitals:

Pine Forest Properties submitted an MDP application within the time frame for "Catalyst Projects" as set forth in the Land Use Code. The conceptual phasing plan for the TOMDP is attached as **Exhibit A**.

The Pine Forest TOMDP site includes lands currently owned outright by Pine Forest, remnant lands that will be conveyed back to Pine Forest after completion of certain Sound Transit and City infrastructure, and certain lands within a City-approved street vacation which lands will be conveyed to Pine Forest after completion of an appraisal and payment.

The Development Agreement will acknowledge and address potential time constraints on the Pine Forest TOMDP associated with the need for the City to convey the remnant property and the need to complete the partial street vacation.

Assuming that meetings between Pine Forest and City of Bellevue Strategic Planning and Evaluation for Parks and Community Services and the Director of Capital Projects result in identification of ways the Pine Forest TOMDP can enhance interconnectivity to the Spring District Station and Eastside Rail Corridor, those enhancements should be described in the Development Agreement.

Terms:

Development Standards and Vesting: The TOMDP shall vest for a period of 15 years from the effective date of TOMDP Development Agreement.

Proportional Compliance: While Pine Forest does not expect to retain the existing development on site, the proportional compliance requirements for existing development in the Bel-Red zone set forth in LUC 20.25D.060.G are deferred from the effective date of the Development Agreement until the date of approval of the TOMDP, and shall be waived upon approval of the TOMDP and for so long as the TOMDP remains in effect.

FAR Amenity Bonus Rate: The fee-in-lieu bonus rate for Tier 1 amenities under LUC 20.25D.090.C.7, shall be \$4.22.

Concurrency: The Pine Forest TOMDP will apply for concurrency as each development phase is proposed. Pursuant to LUC 14.10.040.F.2, each phase's concurrency approval shall be in effect for five years from the date of concurrency approval. In no event shall the phased concurrency approval authorize the construction of more than 1,000,000 square feet of commercial development.

Residential Use Requirements and TOMDP Planning. The MDP application includes:

Total of 8.32 Acres located with the Bel Red Land Use district node.

Minimum total FAR of 2.0

Developer Funded Infrastructure will exceed \$300,000 per acre, or a total of \$2,496,000. Developer Funded Infrastructure may include Public right-of-way and Utilities as well as construction of on-site bicycle and pedestrian pathways, shown in **Exhibit B**. The DFI costs will be documented in reports to the City and will total \$2,496,000 by the time that all three Phases of the TOMDP are completed.

Residential uses shall be at least 20% of the total project square footage.

Project phasing and development is anticipated to be as follows, and as shown on Exhibit A though these conceptual plans are subject to change based on market forces:

Phase 1 (A and B)

Anticipated Residential: 262,062 sq ft

Timing: Construction activity shall commence on either Phases 1A or 1B by end of 2021.

Phase 2:

Anticipated Office: 224,388 sqft

Anticipated Retail: 2,412 sqft

Timing: To follow Phase 1A or 1B

Phase 3:

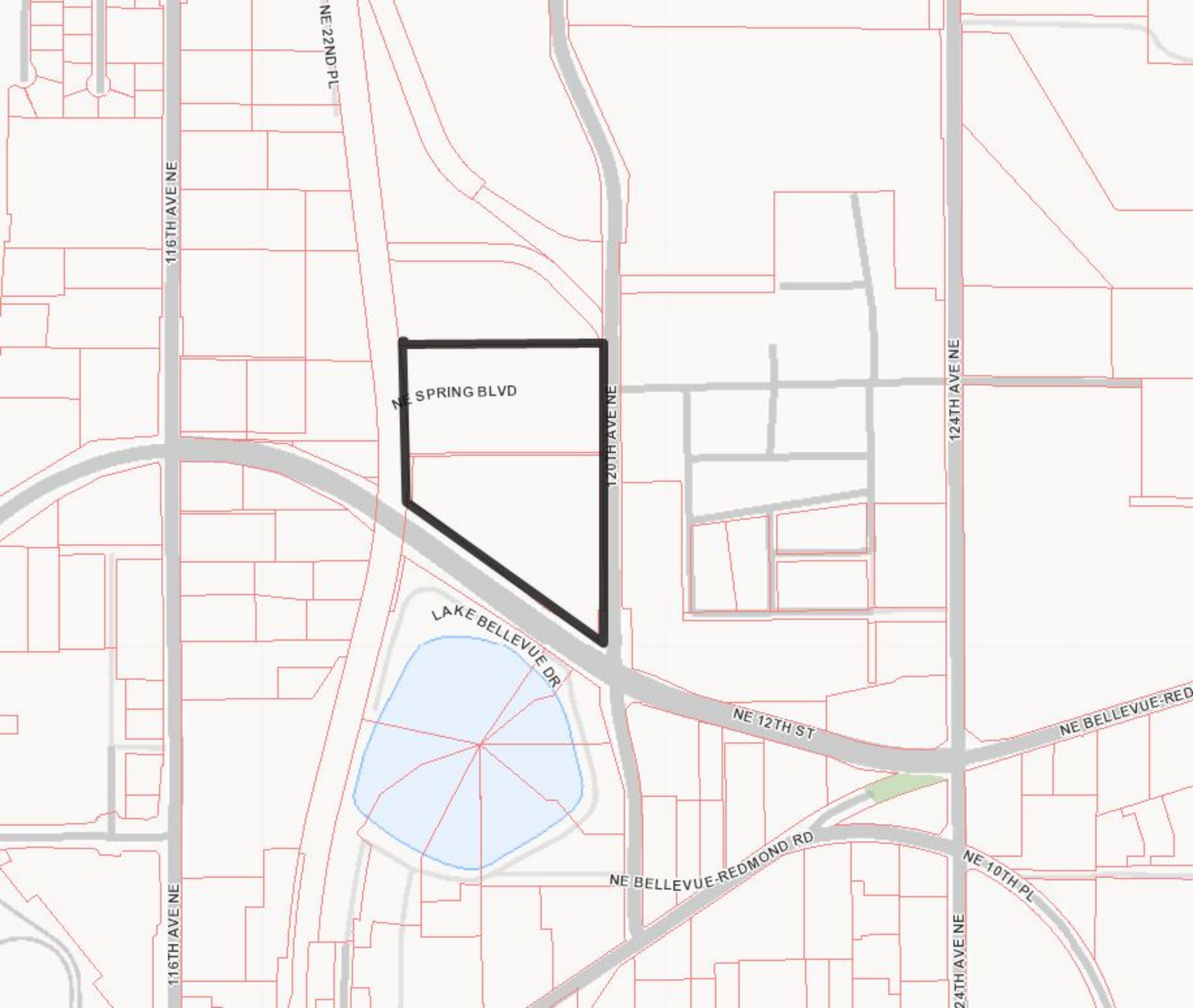
Anticipated Residential: 89,586sqft

Anticipated Office: 224,370 sqft

Anticipated Retail: 2,430 sqft

Timing: To follow Phase 1A or 1B

Term. The Term of the Development Agreement shall be five years, provided that the term shall automatically be extended to be co-extensive with the term of any MDP approved consistent with this Agreement.



NE 22ND PL

116TH AVE NE

NE SPRING BLVD

120TH AVE NE

124TH AVE NE

LAKE BELLEVUE DR

NE 12TH ST

NE BELLEVUE-REDMOND RD

NE BELLEVUE-REDMOND RD

116TH AVE NE

124TH AVE NE

NE 10TH PL