



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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. 08-112057 LD Hanover Bellevue
Project Name/Address: Hanover Cadillac, 1001 106th Avenue NE
Planner: Toni Pratt
Phone Number: (425) 452-5374
Minimum Comment Period: April 10, 2008

Materials included in this Notice:

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

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Joni Pratt
3/13/08

Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable: Hanover Bellevue / Cadillac Site
2. Name of applicant: 1001 Properties, LLC; c/o The Hanover Company
3. Address and phone number of applicant and contact person:
6720 North Scottsdale Road, Suite 110, Scottsdale, AZ 85253
Mr. Eric E. Kenney, Managing Partner | PH: (480) 505-3377 | E-mail: ekenney@hanoverco.com
4. Date checklist prepared: February 26, 2008
5. Agency requesting checklist: City of Bellevue, Washington | Department of Planning & Community Development
6. Proposed timing or schedule (including phasing, if applicable):
All permits noted are City of Bellevue, WA, jurisdiction unless noted otherwise:
Design Review Application & Approval: February 2008 – November 2008 (Phases I & II)
Right of Way Permit: July 2008 (Phases I & II)
Demolition Permit: August 2008 (Phases I & II)
Clear & Grade Permit: November 2008 (Phases I & II)
Shoring & Below-Grade Structure Permit: November 2008 (Phase I only)

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Superstructure Permit: December 2008 (Phase I only)
Above-grade Architectural Permit: January 2009 (Phase I only)
Deferred Permits (misc): February 2009 (Phase I only)
Demolition & Site Remediation: August 2008 – November 2008 (Phases I & II, entire site)
Construction: November 2008 – February 2011 (Phase I only)

With exception to the Design Review permit, the schedule for Phase II clearing, grading, shoring & other building construction permits has not been established by the Applicant.

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

Yes, only in that the project will be constructed in two (2) phases. Timing between Phases has not been determined by the Applicant.

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

A summary of the previous environmental investigations and remediation completed at the site are provided in the Phase I Environmental Assessment Report (Phase I ESA) dated October 5, 2007 and the Phase II ESA Report dated October 8, 2007 prepared for the property. Cleanup of a localized area of petroleum contaminated soil will be performed during construction. The cleanup will be performed as an independent remedial action under the Washington State Department of Ecology Voluntary Cleanup Program (VCP) and in accordance with the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) as established in Chapter 173-340 of the Washington Administrative Code (WAC 173-340). An Environmental Media Management Plan is currently being prepared to provide protocols for the identification, segregation, storage, sampling, analysis, disposal, and documentation of contaminated media that may be encountered during redevelopment activities at the property.

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

None known at time of Application.

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

Refer to responses at Item A.6 above.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The existing site area equals 114,078 square feet (2.6189 acres). The maximum Floor Area Ratio (FAR) allowed by the City of Bellevue & available to the Applicant (including various bonuses) is 5.0, equivalent to a maximum above-grade buildout of 570,390 gross square feet.

Project entails demolition of an existing automobile dealership showroom, associated service bay structures, existing asphaltic concrete paving & miscellaneous site walls.

Proposed new Phase I construction consists of: one (1) level (49,000 gsf) of subterranean parking & three point five (3.5) partial levels (63,450 gsf total) of above-grade, structured parking. The above-grade parking levels are open to the exterior on the north & west sides, and surrounded by a twenty (20)-story high-rise, for-rent apartment residential tower to the south. The east side of the above-grade parking is opaque (no openings), in anticipation of an interface with Phase II development. The tower is comprised of ground floor residential project amenity space, as well as for-rent, mixed-use retail space.

Proposed Phase I floor plates range in size from approximately 15,700 gsf at the Ground Floor to approximately 10,000 gsf (max.) at Floor 20. The total proposed Phase I FAR-applicable Gross Square Footage is 272,690 gsf.

Proposed new Phase II construction consists of: two (2) levels (80,995 gsf total) of subterranean parking & two point five (2.5) partial levels (31,290 gsf total) of above-grade, structured parking. The above-grade parking levels are open to the exterior on the north sides, and surrounded by a twenty (20)-story high-rise, for-rent apartment residential tower to the east & south. The west side of the above-grade parking is opaque (no openings), in anticipation of an interface with previously-constructed Phase I development. The tower is comprised of ground floor residential project amenity space, as well as for-rent, mixed-use retail space.

Proposed Phase II floor plates range in size from approximately 15,700 gsf at the Ground Floor to approximately 10,000 gsf (max.) at Floor 20. The total proposed Phase II FAR-applicable Gross Square Footage is 280,550 gsf.

Thus, the total proposed Phase I & II FAR-applicable Gross Square Footage is 553,240 gsf.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project site is located at the northwest corner of the intersection of NE 10th Street & 106th Avenue NE, Bellevue, WA 98004; immediately north of NE 10th Street & immediately west of 106th Avenue NE.

Property Tax Account No. 292505-9085-02 (legal property description located at upper-right hand corner of attached ALTA & Topographic Survey dated 9/2007)

Existing auto dealership business address at time of Application: 1001 106th Avenue NE

Future Phase I address (assigned by City of Bellevue): 10500 NE 10th Street

Future Phase II address (assigned by City of Bellevue): 10600 NE 10th Street

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other.

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

Approx. 5% max. (8' drop over 160' run) at existing & future planned conditions.

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

According to geologic mapping by Galster and Laprade (1991), the site is located on the Interlake Drift Upland ridge, which is underlain by glacial till of the Vashon Till. The general stratigraphy encountered at the Site in borings advanced during recent subsurface investigations consists of medium-dense to

dense silt and silty sand to 20 feet below ground surface (bgs), underlain by dense to very dense poorly-graded sand and gravel to the total depth explored of approximately 65.5 feet bgs.

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

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The project will be a net export site and have approximately 50,000 cubic yards of cut. Any fill will be minor and will be from an approved source.

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

The risk of erosion is minimal. Approved erosion control methods will be used during construction and the site will be stabilized upon completion.

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

The site will have approximately 98% impervious paving at Phase II buildout.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A construction entrance, filter fabric fence around the perimeter of the site, and catch basin inserts will be installed prior to any clearing.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, some soil dust from grading operations & exhaust emissions from construction equipment.

At project completion, emissions may consist of: automobile exhaust, restaurant operations exhaust & gas-fired hot water boiler exhaust on a regular basis. Diesel-powered emergency generators (one at each phase) shall emit combustion exhaust approximately once per month during systems testing, as required by governmental agencies.

Quantities of emissions during construction & at project completion have not been determined at this initial Application.

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

The proposed project is bounded to the immediate south & east by (at times) very busy city streets, therefore automobile exhaust emissions will be present. A large Hyatt hotel complex exists & is currently being expanded to the south, across NE 10th Street, therefore additional automobile exhaust & restaurant/food services operations exhaust will be present. At the time of this Application, there exist multiple other construction sites in the immediate surrounding Downtown Bellevue vicinity, thus various possible sources of construction-related emissions.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control will be effected via use of sprayed water to minimize airborne dust.

At project completion, restaurant exhaust systems will be filtered to reduce smoke & odor-causing particulates.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. According to the Environmental Database Report prepared by Environmental Data Resources, Inc. (EDR), there are no designated federal wetlands located on the Site. Lake Sturtevant is located approximately 0.75 mile east of the Site, and Lake Washington is located approximately 0.75 mile southwest of the Site. The nearest designated federal wetlands are located approximately 0.75 mile east and southwest of the Site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does not apply.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The Site is not located within a 100-year flood zone. A review of the Flood Insurance Rate Map (FIRM) for King County, Washington dated May 16, 1995 indicates that the Site is located outside the 100- and 500-year flood zone.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

- b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Most storm water runoff will be roof runoff which will not require water quality. There is a proposed fire lane (approximately 15,000 square feet) along the northern and western property lines that will require water quality treatment. Storm water from the vehicular areas will be collected and routed to a mechanical water quality system prior to exiting the site. The project site is within the Meydenbauer Basin and per the City of Bellevue's requirements, detention is not required for the site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A collection system will be installed to collect surface runoff and direct to the city maintained storm drains within NE 10th Street or 106th Avenue N.E. A sub-surface drainage system will be installed and pumped to the city maintained storm drain within NE 10th Street or 106th Avenue N.E. as well. The developed conditions runoff rate should be similar to the runoff rate for the existing conditions.

4. Plants

a. Check or circle 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
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

(10) Street trees at N.E. 10th and miscellaneous shrubs and ornamental evergreen trees.

c. List threatened or endangered species known to be on or near the site.

None known or observed.

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

All planting improvements to be congruent with guidelines and recommendations set by the City of Bellevue "Great Streets Project".

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: None observed
mammals: deer, bear, elk, beaver, other: None observed
fish: bass, salmon, trout, herring, shellfish, other: None observed

- b. List any threatened or endangered species known to be on or near the site.

None known or observed.

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

None known or observed.

- d. Proposed measures to preserve or enhance wildlife, if any:

None known or observed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity & natural gas will be employed on-site at project completion. Electricity will be used to power lighting, mechanical ventilation & plumbing pumping systems, as well as all residential appliances. Natural gas shall be implemented at central hot water boilers for use in conditioning air at the mechanical ventilation systems. Restaurant operations uses will vary between electricity & natural gas, depending on various types of equipment. Natural gas may be used at exterior amenity area fireplaces. The emergency power generator systems shall be powered by diesel fuel.

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

Yes. The proposed project includes two (2) 20-story above-grade residential towers that would block, at various times of the day & at various times of the year, direct sunlight from reaching properties located primarily to the north & west; and secondarily to properties located east across 106th Avenue NE.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Features and/or measures not identified at time of Application.

7. Environmental health

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

Cleanup of a localized area of petroleum contaminated soil will be performed during construction. The cleanup will be performed as an independent remedial action under the Washington State Department of Ecology Voluntary Cleanup Program (VCP) and in accordance with the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) as established in Chapter 173-340 of the Washington Administrative Code (WAC 173-340).

- 1) Describe special emergency services that might be required.

Does not apply

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The cleanup action will meet the threshold requirements of WAC 173-340-360 to protect human health and the environment, comply with cleanup standards, and comply with applicable state and federal laws. A health and safety plan will be prepared in accordance with MTCA and Part 1910.120 of Title 29 of the Code of Federal Regulations prior to initiating the cleanup action.

b. Noise

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

The proposed project is bounded to the immediate south & east by (at times) very busy city streets, therefore automobile traffic will be present. A large Hyatt hotel complex exists & is currently being expanded to the south, across NE 10th Street, therefore additional automobile noise will be present. At the time of this Application, there exist multiple other construction sites in the immediate surrounding Downtown Bellevue vicinity, thus various possible sources of construction-related noise sources.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term (during construction): Construction traffic (vehicular); construction equipment; construction activities, etc. Levels are not quantified at the time of this Application. Generally, noise generating activities will occur between the hours of 7:00AM & 6:00PM, in compliance with the City of Bellevue's noise requirements.

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Long-term (project completion): Residential operations: no noise generation other than automobile traffic entering & leaving the site, parking garage exhaust equipment; and rooftop heating ventilation & air conditioning equipment mounted at the roof above the 20th Floor. Restaurant operations: some limited automobile traffic, limited noise from exhaust equipment. Levels of noise are not quantified at the time of this Application.

- 3) Proposed measures to reduce or control noise impacts, if any:

Short Term: None proposed.

Long-term (project completion): Exhaust equipment will be outfitted with quiet-run motors & drive assemblies & generally located inside the building(s) with discharge points situated above-grade.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently used as an automobile dealership showroom, associated service department operations & exterior, paved automobile storage lot. The property located immediately to the north consists of neighborhood retail ('strip') center & associated amenities, including a bank. The properties located immediately to the west encompass a swimming pool & spa equipment sales & service business; and a piano/musical instrument sales & service business.

South & across NE 10th Street is the Hyatt Hotel, currently undergoing expansion & renovation construction; as well as a planned performing arts center to replace existing neighborhood retail operations.

East & across 106th Avenue NE is a mid-rise residential project, currently under construction.

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

Existing site structures consist of: one (1), single-story, approximately 28,655 gsf, concrete 'tilt-up' structure with a decorative wood & glass structural element located at the southeast corner. This structure currently houses the automobile dealership showroom & associated service department operations, and;

One (1), single-story, approximately 2,543 gsf, concrete structure. This structure currently houses additional service department & automobile detailing operations.

- d. Will any structures be demolished? If so, what?

Yes, both structures described at Item 8.c above

- e. What is the current zoning classification of the site?

City of Bellevue Downtown-Multiple Use (DNTN-MU), Subdistrict C

- f. What is the current comprehensive plan designation of the site?

City of Bellevue, City Center North

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

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

312 residential units total are planned. While difficult to project precisely how many persons will reside in each unit, 2 persons per unit (624 persons total, plus or minus), may reside at the project at Phase II

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completion. It is estimated that 30 non-residents may work at the project, either for the apartment management company or for various retail uses planned for incorporation into the mixed-use elements.

- j. Approximately how many people would the completed project displace?

Total number of existing employees at the automobile dealership is not certain, but estimated at thirty (30) persons.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None

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

The project is currently being planned by the Applicant & its Design Team to all applicable City of Bellevue land use & building code requirements. The Applicant is not intending to request variances from any of the currently-established requirements.

9. Housing

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

Approximately 150 Phase I & approximately 168 Phase II housing units; all high-income rent basis.

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

None; no existing housing is being displaced.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

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

Height: 245 feet maximum above site average grade

Principal exterior building materials: Precast concrete, cast-in-place concrete, natural stone, aluminum & glass curtainwall & storefront systems, composite metal panels, steel & glass balcony guardrails.

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

Project will partially alter & obstruct northward views from the Hyatt Hotel project, as it is a high-rise complex. Project will partially alter & obstruct northwesterly views from the high-rise residential project located at the southeast corner of the intersection of NE 10th Street & 106th Avenue NE. All other structures & uses within the immediate project vicinity are low- to mid-rise facilities and face west, south or east from their respective locations toward the proposed project; and what are currently views toward nearby building-densified slopes (to the east & west); and to the downtown core/business district (to the south).

Substantial

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

The project is being carefully planned & evaluated within the requirements of the City of Bellevue's Transition Zones A, B & C (project is located in Transition Zone C), creating a layering/diminishing building height limitation moving northward away from the proposed project. Additionally, the Applicant has studied multiple view corridor scenarios, resulting in the proposed project massing & phasing, allowing views between & around the Phase I & Phase II tower elements from multiple surrounding locations.

11. Light and glare

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

The proposed project will not create bright or glaring artificial light. Although the building exterior will be constructed of a variety of materials, the building skin will invariably incorporate glazed components that will create reflected sunlight glare at various times of the day, at various times of the year. Reflected sunlight glare will be generated predominantly off of the south-facing facades during the mid-day hours; off of the east-facing facades during the morning hours; and off of the west-facing facades during the afternoon hours.

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

No.

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

Applicant is not aware of any off-site sources of artificial light glare that would affect the proposal. For similar reasons stated in Item 11.a above, adjacent properties may produce some limited reflected sunlight glare issues. However, the proposed project is located north of most other high-rise buildings in the immediate vicinity & therefore not perceived as a significant issue.

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

Because the proposed project will incorporate a variety of exterior building materials, many non-reflective (except glazing), the buildings will not incorporate continuous, large expanses of glass.

12. Recreation

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

A series of existing & planned Urban Parks & Open Space occurs within 2 to 6 blocks of the proposed project. The proposed project is also squarely within a network of Pedestrian Crossings & inter-related site accesses (i.e., mid-block connections) that will allow pedestrians to pass through various sites as alternatives to the street right-of-way sidewalks. The project-proper will incorporate outdoor, rooftop amenities adjacent to indoor club rooms & recreational activity spaces.

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

No.

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

The project will not hinder or create impacts on existing recreation activities.
See also response to Item 12.a above

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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

Not applicable.

14. Transportation

A trip generation and concurrency request memo was submitted to the City of Bellevue Transportation Department on February 11, 2008. A full *Transportation Impact Analysis* (TIA) will be prepared by Heffron Transportation, Inc. for the Cadillac Site project.

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project site is located at the northwest corner of the intersection of NE 10th Street & 106th Avenue NE, Bellevue, WA 98004; immediately north of NE 10th Street & immediately west of 106th Avenue NE. The project lies approximately 4 blocks west of Interstate 405. The main roadways serving the site would be 106th Avenue NE and NE 10th Street.

Primary vehicular access to Phase I shall be from a right turn-only into a driveway/fire lane off of westbound NE 10th Street, at the extreme southwest corner of the site. Secondary vehicular access to Phase I may be made from a driveway/fire lane on 106th Avenue NE, at the extreme northeast corner of the site. During Phase II construction, the secondary access will be temporarily inaccessible & all access must occur off of NE 10th Street.

At full build-out of the project, both driveways would serve the entire site with a right-in/right-out only driveway on NE 10th Street and a full access driveway on 106th Avenue NE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes; one-quarter block to the west on Bellevue Way.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The total site includes 574 parking spaces (283 in Phase I and 291 in Phase II).

The project would eliminate 86 spaces, thus a net increase of 488 parking spaces would be provided.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No, this proposal does not. It shall be noted that the City of Bellevue's pending plans to widen & otherwise modify 106th Avenue NE is not associated directly with nor caused by the Applicant's proposal herein.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

PM peak hour trip generation for the proposed project was estimated using the City of Bellevue trip rates for "multi-family" and "miscellaneous retail" land uses in the Downtown area. The existing trip generation estimates were based on the City of Bellevue trip rates for "car sales – new/used". The City of Bellevue supplied pass-by trip percentages for both the retail and car sales land uses. Ingress and egress percentages were derived from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 7th Edition, 2003 for the appropriate land uses.

Based on this information the project would generate 180 total PM peak hour trips (99 in and 81 out) at the site driveways. However, since the project is currently occupied, the proposed project would only add 83 net new PM peak hour trips (60 in and 23 out) to the roadway system.

The City of Bellevue does not supply daily trip rates; however, using ITE rates for "High-Rise Apartments" (Land Use Code 222) and "Specialty Retail" (Land Use Code 814), the project is estimated to generate 1,870 total daily trips. Using the ITE rates for "New Car Sales" (Land Use Code 841) with this estimate, the Cadillac project would have a net new daily trip increase of 760 trips to the roadway system.

- g. Proposed measures to reduce or control transportation impacts, if any:

Details regarding any transportation mitigation measures will be provided in the *Transportation Impact Analysis*, by Heffron Transportation, including transportation impact fees, and site access driveway restrictions.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

None known or yet identified to the Applicant by the City of Bellevue.

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

None planned.

16. Utilities

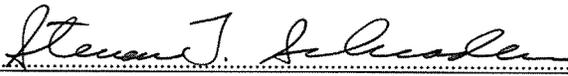
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Storm drain & cable television.

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

Sanitary sewer connections; domestic, fire protection and irrigation connections; and storm drain connections will be made through the City of Bellevue. Puget Sound Energy will provide the electricity and gas connections. Comcast will provide cable.

C. 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: 

By: Steven T. Schrader, Architect | Associate | Carrier Johnson Architects
Authorized Agent for Applicant, 1001 Properties, LLC

Date Submitted: February 26, 2008

T.P.



Orthophoto Map



City of Bellevue
 Information Technology
 Geographic Information Services
 March 20, 2008
 Orthophotos flown March 2005

This map is derived from the Bellevue Geographic Information System and designed for City staff use. It is not guaranteed accurate.

If you have specific questions concerning information contained on this map please contact the department shown.

-  Parcel
-  School
-  Park
-  CityLimit



VICINITY MAP