



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 13-113123-LP

Project Name/Address: Pine Forest Properties Transit Oriented Development

Planner: Elizabeth Stead

Phone Number: (425) 452-2725

**Minimum Comment Period:** 14 days

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

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

Received  
APR 23 2013  
Permit Processing  
City of Bellevue

**BACKGROUND INFORMATION**

Property Owner: Pine Forest Properties, Inc.  
Proponent: Pine Forest Properties, Inc.  
Contact Person: Tiffiny Brown  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)  
Address: 11980 NE 24th Street, Suite 200, Bellevue, WA 98005  
Phone: (425) 454-1900 ext 234

Proposal Title: Pine Forest Properties Transit Oriented Redevelopment  
Proposal Location: 1415 and 1445 120th Avenue NE. NE 15th Street and 120th Avenue NE intersection.  
(Street address and nearest cross street or intersection) Provide a legal description if available. See attached.  
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. See attached.

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

1. **General description:**  
Demolition of four existing buildings on three parcels. Construction of six buildings totaling approximately 1.16 million square feet of building area, 2,200 underground parking stalls and other associated site improvements.
2. **Acreage of site:**  
The proposed project site is 8.2 acres.
3. **Number of dwelling units/buildings to be demolished:**  
4 buildings will be demolished; there are no residential dwelling units on the property.
4. **Number of dwelling units/buildings to be constructed:**  
6 buildings will be constructed; approximately 420 residential units will be constructed.
5. **Square footage of buildings to be demolished:**  
Approximately 278,574 gross square feet.
6. **Square footage of buildings to be constructed:**  
Approximately 1.16 million gross square feet.
7. **Quantity of earth movement (in cubic yards):**  
Approximately 170,000 cubic yards will be excavated from the site.
8. **Proposed land use:**  
Mixed-use, residential, office and some minor commercial/retail space
9. **Design features, including building height, number of stories and proposed exterior materials:**  
The BR-OR-2 zone permits a base height of 45 feet and a maximum height of 125 feet for buildings that participate in the FAR Amenity System, BCC 20.25D.090. Residential buildings may be twelve (12) stories and commercial/office buildings may be nine (9) stories. The design of the buildings have not been completed, there are no exterior materials proposed at this time.
10. **Other**

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

Phase 1 could commence as early as 2015, pending coordination with City of Bellevue and Sound Transit regarding construction of the East Link light rail line and work on the 120<sup>th</sup> Avenue NE and NE 15<sup>th</sup> Street roadway improvements.

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

No.

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

An FEIS for the Bel-Red Corridor Project was issued by the City of Bellevue in July of 2007. The FEIS designates a Preferred Alternative, identified by the Bel-Red Steering Committee in May 2007, which would increase density in the western half of the Bel-Red Corridor in three closely spaced development nodes at the future East Link Light Rail stations. The project site is within a transit node as identified in the Preliminary Preferred Alternative of the FEIS (Figure 1-2).

An FEIS for the Citywide 2009-2020 Transportation Facilities Plan update was issued by the City of Bellevue in March 2009.

**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.**

Sound Transit has adopted the East Link Light Rail alignment plans that require acquiring Pine Forest property from the north parcel. The City of Bellevue has adopted the Bel-Red Subarea Plan and Transportation Improvement Plans that include a widened 120<sup>th</sup> Avenue NE and a new NE 15<sup>th</sup> Street. These new and expanded roadways will require acquiring additional property from the north and eastern portions of the Pine Forest property. The City of Bellevue has approved the Master Development Plan (MDP) for The Spring District and Administrative Design Review approvals are currently pending for development within The Spring District MDP.

**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.**

Development Agreement for a Catalyst Project; Master Development Plan; Design Review; Clearing and Grading Permit; Developer Extension Agreements; Fire Sprinkler and Alarm System Permits; ROW Use Permit; Building Permits

**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)?  
10 percent. The site is generally flat. The southern parcel slopes gently up from 120th Avenue NE to the west.
- 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.  
The site is expected to be underlain by dense to very dense glacial till at a depth between 15 and 20 feet. Above the glacial till is expected to be a thin layer of soft silt and clay. Fill materials and other silty sand are expected in the upper layers. Soils are classified as Tukwila muck and Alderwood gravelly sandy loam by the US Dept. of Agriculture.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
Lake Bellevue is south of the project site, across NE 12th Street. Lake Bellevue has peat soils underlain by the same layer of dense to very dense glacial till. Surface improvements, such as parking lots constructed on hog fuel, show signs of settlement around Lake Bellevue.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
The project site will be excavated to construct underground parking garages and other site improvements. It is estimated that approximately 170,000 cubic yards will be removed. Some minor amounts of fill materials may be imported for landscaping and constructing other improvements.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Soil erosion could occur from clearing and construction operations during site redevelopment. Exporting excavated soil could also increase the potential for erosion. Erosion can be prevented and/or controlled by implementing erosion control measures and Best Management Practices during construction. Stormwater can be collected and treated on-site prior to discharge.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Approximately 73 percent of the redeveloped site will be covered with buildings, asphalt and other impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Whenever possible, earthwork related construction should proceed during the drier periods of the year. Disturbed areas should be revegetated as soon as possible. Temporary erosion control plans and measures should be implemented during construction activities until permanent erosion control measures are established. All site construction activities will conform to the City of Bellevue standards and conditions and Best Management Practices. Exported materials could be used as fill for the City of Bellevue road improvement projects in the vicinity to reduce impacts.

### 2. AIR

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

and give approximate quantities if known.

Redevelopment of the site will include demolition of existing structures and infrastructure and construction of new buildings and other site improvements. Construction will require the use of heavy trucks, excavators, graders and pavers along with a range of smaller equipment such as generators, pumps and compressors. The Bel-Red Corridor FEIS predicts an increase in carbon monoxide of approximately 40 percent over the No-Action Alternative, and emissions of particulates would increase by about 30 percent. The FEIS states these emissions are not expected to violate air quality standards.

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

No off-site sources of emissions or odor are anticipated.

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

Construction contractors would be required to comply with PSCAA regulations to minimize dust emissions. Demolition contractors would be required to comply with EPA and PSCAA regulations related to the safe removal and disposal of any hazardous materials. Construction contractors would have to comply with PSCAA air emission regulations. Construction contractors will utilize Best Management Practices for control of dust, air and odor emissions and 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 surface water bodies exist on the site. A small drainage course exists on the east side of NE 120th Street, across from the site. This surface water drains to Lake Bellevue. It is anticipated that the City will provide the appropriate treatment of this surface water with the 120th Avenue NE street improvement project. Lake Bellevue is south of the site, across NE 12th Street.

- (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.

The project site is within 200 feet of the two water bodies described above. Except for the construction work for the site redevelopment, no other work is proposed within 200 feet of the described waters by the property owner.

- (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.

No fill or dredge materials will be placed in or removed from surface waters or wetlands as a result of the proposed project on the proposal site. The drainage course noted above will be addressed as part of the City's 120<sup>th</sup> Avenue NE roadway improvement project.

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

The proposed project will not require surface water withdrawals or diversions. The project will convey surface water to its natural historic discharge location, matching existing drainage patterns.

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

According to FEMA Flood Insurance Rate Maps, Community Panel number 53033C0656K, the project site is not

within the 100-year floodplain.

- (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.**

Stormwater from rooftops and roadways will be collected, treated and conveyed through approved systems that connect to the City public stormwater system. No waste materials will be discharged to surface waters from the proposed project.

**b. Ground**

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.**

The proposed project does not involve withdrawals of or discharges to groundwater. Proposed excavation depths are above measured historic groundwater elevations.

- (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.**

The proposed project does not include the discharge of waste materials into the ground from septic tanks or other sources. The residences, offices and commercial/retail space with the development will be connected to the City public sewer system.

**c. Water Runoff (Including storm water)**

- (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.**

Stormwater runoff will be generated by rooftops, driveways and roadways. This runoff will be collected, treated, and will outfall to City facilities and Lake Bellevue by means of an approved drainage system designed in accordance with the Stormwater Management Manual for Western Washington and City of Bellevue stormwater regulations. Impervious surface area will be reduced. Compared to existing conditions, water quality will be improved.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal.

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

The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control and applicable stormwater manual. To reduce the amount of stormwater runoff, natural drainage practices will be implemented, including rain gardens and pervious concrete where appropriate. Internal, private roadways are narrower than standard street sections, reducing the use of asphalt pavement and therefore reducing runoff. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure and a Stormwater Pollution Prevention Plan in place. Stormwater systems will be designed and operated in accordance with relevant standards, codes and requirements and will be treated prior to discharge into an approved public stormwater system. Impervious surface area will be reduced from existing conditions. Compared to existing conditions, water quality will be improved.

**4. PLANTS**

- a. Check or circle types of vegetation found on the site:**

**Deciduous tree: alder, maple, aspen, other:** Typical urban landscaping around the perimeter and within parking lots

**Evergreen tree: fir, cedar, pine, other:** Typical urban landscaping around the perimeter and within parking lots

**Shrubs:** Typical urban landscaping around the perimeter and within parking lots

**Grass**

**Pasture**

**Crop or grain**

**Wet soil plants: cattail, buttercup, bulrush, 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?**

The majority of the existing vegetation on site will be removed with the proposed redevelopment. Existing vegetation consists of typical urban landscaping consisting of deciduous and conifer trees, shrubs and groundcovers in parking lots and landscaping abutting public streets.

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

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

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

There is limited vegetation currently on the site. Future landscaping will provide significant landscaping along public streets, especially NE 12th Street. The park and open space areas in the project also provide areas for significant urban landscaping utilizing native species.

## **5. ANIMALS**

**a. Check or 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:** typical urban birds such as robins, crows, sparrows, etc.

**Mammals: deer, bear, elk, beaver, other:** typical urban mammals such as squirrels, etc.

**Fish: bass, salmon, trout, herring, shellfish, other:** None.

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

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

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

Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

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

Future landscaping with native species will provide opportunities for small urban animals, such as squirrels and native birds.

## 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 need? Describe whether it will be used for heating, manufacturing, etc.

The development will require electricity and natural gas energy for heating / cooling associated with residential, office and commercial / retail uses.

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

Due to the topography around the site and the separation by the BNRR railroad, East Link and other public rights-of-way, the proposal will not likely affect the potential use of solar energy by adjacent properties.

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

The proposal is being designed to encourage multi-modal transportation and leverage the location adjacent to the East Link light rail station. This will reduce the amount of fossil fuels used for transportation. Proposed measures may include maximizing natural light, using ENERGY STAR™ approved appliance and water conserving fixtures, increased insulation in roof and walls and other common and appropriate measures. All buildings will be constructed in accordance with International Building Codes and Washington State Energy Code standards.

## 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.

As with all sites, there may be a risk of spills during construction.

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

The need for special emergency services is not anticipated with this proposal.

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

Spill Prevention and Control Plans will be utilized by contractors working on-site during construction. OSHA regulations will be adhered to by the contractor during construction. All demolition and disposal of hazardous materials will be done in accordance with federal, state and local regulations.

- b. Noise

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

Noise from nearby roadways exists, including freeways I-405 and SR-520 and major arterial NE 12th Street. Noise from these facilities and other surrounding uses is standard and will not affect the proposal.

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

would come from the site.

During the phasing of development, the site will produce short-term construction noise. The Bel-Red Corridor FEIS states that long-term noise impacts would be similar to the No-Action Alternative (70 to 72 dBA) in areas proposed for residential development. Noise would predominately be generated during normal business hours and be in conformance with BCC 9.18.

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

Short-term noise impacts will be controlled by observing regulated construction hours of operation as approved by the City of Bellevue in conformance with BCC 9.18. The contractor will be required to keep all machinery in good working condition. The contractor will employ Best Management Practices to control noise from their activities.

**8. LAND AND SHORELINE USE**

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

The site is currently used for professional office and warehouse uses. To the north is an automobile dealership. To the east is the Spring District, which is currently used for warehouse, storage, manufacturing, distribution and accessory uses and for which a MDP has been approved by the City of Bellevue. To the south is Lake Bellevue, a mix of residential, office and commercial uses. To the west is the old railroad right-of-way, beyond that is smaller medical office uses.

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

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

**c. Describe any structures on the site.**

The north parcel has a one story warehouse building with a footprint of approximately 119,804 square feet and a total gross square footage of 146,991.

The south parcel has three (3), one and two story office buildings with a total combined footprint of approximately 74,311 square feet and a total gross square footage of 131,574 square feet.

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

All existing buildings on the proposed site will be demolished as part of the site redevelopment. The buildings will remain operational until demolition.

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

The site is currently zoned BR-OR-2 and is within residential development node 2.

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

The current comprehensive plan designation is BR-OR-2

**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?**

Based on an average of 1.6 persons / unit, the proposal will house 672 people. Based on an average of 3 workers per 1,000 square feet of office and retail, the project will employ 2,211 people.

- j. **Approximately how many people would the completed project displace?**  
The proposal will not displace any residents as there are no residences on the site currently. The current tenants of the site may employ up to 837 people based on the average of 3 workers per 1,000 square feet of office / warehouse use. These workers will be displaced as the buildings are demolished.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**  
The applicant is not proposing any measures to avoid displacement impacts. The north parcel may employ up to 441 people. This building will be demolished when the City of Bellevue and Sound Transit begin construction of the East Link light rail line and NE 15th Street improvements. In the Bel-Red Corridor FEIS, the City considers potential mitigation for the displacement of industrial workers to include City assistance in finding relocation opportunities in the corridor or elsewhere in Bellevue.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
This proposal is compatible and conforms with the City's existing Comprehensive Plan and the FEIS for the Bel-Red Corridor Project. Alignment with these plans ensures compatibility with existing and projected land uses and plans. Any future development that may be proposed within the Bel-Red Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of the application.

## 9. HOUSING

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**  
The proposal will construct approximately 420,000 square feet of residential floor area. Using an assumption that units will average 1,000 square feet per unit, this will create approximately 420 residential units. Units will generally be priced at levels consistent with the current market. The Amenity Incentive System requires the first 1.25 FAR above the base of 1.0 FAR be earned through affordable housing. If rental, affordable housing will be provided at the 80 percent median income; if ownership, affordable housing will be provided at 100 percent median income. Actual number of units will depend on how the Amenity Incentive System is used.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**  
The proposal will not eliminate any existing housing units as none are currently on-site.
- c. **Proposed measures to reduce or control housing impacts, if any:**  
The proposal will not have an impact on existing housing units and no housing impact reduction or control is necessary.

## 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?**  
Because the proposal is for a MDP, the building design for the proposal is incomplete. Land use zoning (BR-OR-2) on the site allows a base building height of 45 feet and a maximum height of 125 feet for buildings that participate in the FAR Amenity System, BCC 20.25D.090. The proposal will conform to the Bellevue Land Use Code. There are no building materials proposed to date. The future building designs will be required to submit for administrative design review approvals at which time the exterior building materials will be evaluated for conformance with current code regulations.
- b. **What views in the immediate vicinity would be altered or obstructed?**

The BelRed Corridor FEIS included a view/visual analysis component (Appendix C). The analysis found that taller buildings on the ridgetop location of The Spring District would be prominently visible from several public vantage points. From City Hall and the western terminus of the SR-520 Trail at NE 24<sup>th</sup> Street, these buildings would intersect the distant ridge lines but would not block significant views, such as Mount Rainier. Closer to the transit node, at the public vantage points on BelRed Road and on 124<sup>th</sup> Avenue NE, the buildings would be prominent but would not block significant views. The project site is significantly lower in elevation than The Spring District at the southern end and building heights are 25 feet lower, so any view or visual impacts will be greatly reduced. The project site will be at a similar elevation at the intersection of NE 15<sup>th</sup> Street and 120<sup>th</sup> Avenue NE with The Spring District. Since the proposed Pine Forest MDP building height is 25 feet lower than The Spring District, the view or visual impacts will be less than The Spring District.

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

Streetscapes buildings and open space views and connections have been carefully considered during this phase of the site development planning. Approximately 25% of the overall project area will be dedicated to open space, park and landscaping. Specific measures to reduce or control aesthetic impacts will be considered when building designs are completed and approved by the City of Bellevue through the design review process.

## **11. LIGHT AND GLARE**

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

New residences and businesses along with street lighting and traffic on the roadway network will increase light and glare at night.

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

It is not anticipated that light or glare from this proposal will be a safety hazard or interfere with views.

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

There are no known off-site sources of light or glare that would affect the proposal.

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

Exterior lighting will meet City design standards through administrative design review for each building. Future development will be subject to review under BCC 20.20.522. Dark sky compliant fixtures could be used to minimize light and glare from the proposal.

## **12. RECREATION**

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

Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately a mile from the proposal site. Other parks and recreation facilities in the vicinity include Cherry Crest Mini Park, Highland Community Center, Glendale Country Club, and Hidden Valley Sports Park. The Spring District will create a new public park on its site.

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

The proposal will not displace any existing recreational uses.

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

The proposal will create approximately 0.34 acres in a passive park space and 0.70 acres in open space plazas.

## **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.

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

- b. Generally describe any landmarks or evidence of historic, archeological, 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:

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

#### 14. TRANSPORTATION

- 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 proposal site is currently served by NE 12th Street and 120th Avenue NE. When completed, NE 15th Street will provide additional access to the site. Freeway access includes SR-520 located north of the site and I-405 to the west.

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

MT 226 stops at the corner of NE 12th Street and 120th Avenue NE. This stop serves Bellevue Transit Center, Eastgate Park and Ride and Crossroads. MT 234 and 235 stops at the corner of NE 12th Street and 116th Avenue NE. This stop serves Bellevue Transit Center, Kenmore, Kirkland and Totem Lake. King County Rapid Ride B-Line is located on NE 8th Street and serves Bellevue Transit Center, Crossroads, Redmond Transit Center and Overlake.

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

At full build-out, the proposal will include approximately 2,172 parking spaces, which would exceed current code requirements. The northern parcel has approximately 234 parking spaces and the southern parcel has approximately 305 parking spaces which would be eliminated by the redevelopment proposal.

- 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).

The proposal will include the addition of one private road classified as a local street internal to the development. The proposal will coordinate with planned improvements to 120th Avenue NE to provide frontage improvements at access points. The City will acquire much of the northern parcel for the East Link light rail project and NE 15th Street improvements.

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

The proposal does not use or occur in the immediate vicinity of water or air transportation. The western property line is shared with the Eastside Rail Corridor, which the East Link light rail line will utilize for a portion of their alignment. The 120th Avenue East Link station is in the immediate vicinity of the proposal site.

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

The completed project at build out is estimated to generate 10,508 gross daily trips on a weekday. Approximately 1,226 trips during the AM peak hour and 1,217 trips during the PM peak hour will be generated from the site.

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

The Bellevue City Code (BCC 14.60.070) establishes transportation management program requirements that will

apply to development within the proposal site. Specific plan elements will be developed as part of the administrative design review for each phase and building.

As a transit-oriented development, there will be additional measures such as signage for non-motorized travel modes and marketing activities to promote vehicle trip reduction within the District. The City's Bel-Red Corridor FEIS proposes King County Metro Route 233 be routed along NE 15th Street through the proposed redevelopment, further increasing public transit options.

With the addition of the Sound Transit East Link Light Rail, vehicle trips will decline as residents, employees and visitors take advantage of the proximity of light rail. The development focuses on pedestrian connections to increase accessibility to the East Link Station.

The non-motorized experience will include a comprehensive sidewalk and trail system, including wide sidewalks, pedestrian plazas, shared use lanes, bicycle lanes and through-block pedestrian connections. The pedestrian/bicycle trail that currently terminates near the proposal site will be extended along NE 16th Street, further increasing non-motorized options for residents and employees within the District.

New traffic associated with the development is expected to impact offsite transportation facilities during the AM and PM weekday peak hours. The City of Bellevue has identified roadway improvements needed to support the Bel-Red Corridor Plan vision and to accommodate the Sound Transit East Link project.

Roadway improvements nearby the Pine Forest Properties Transit-Oriented Development include:

120th Avenue NE project (PW-R-164) – Segment 2 and 3 includes improvements to 120th Avenue NE between NE 8th Street and Northup Way. This roadway improvement project is adjacent to the east property line of the proposal site. This project will include an enhanced intersection with the new proposed NE 15th Street to accommodate the proposed alignment of Sound Transit's East Link light rail route. The roadway cross section will consist of five lanes, including two travel lanes in each direction with turn pockets or a center turn lane. The project will improve, or install where missing, bike lanes, curb, gutter and sidewalk on both sides, illumination, landscaping, irrigation, storm drainage and water quality treatment. The project will be designed and constructed to reflect Bel-Red urban design criteria and to accommodate any necessary new and/or relocation of utility infrastructure. The 120th Avenue NE Improvements project in association with the extension of NE 4th Street, the planned extension of NE 6th Street, the planned NE 15th/16th Street multi-modal corridor, and improvements to 124th Avenue NE will support increased connectivity between Downtown Bellevue, the new Bel-Red transit-oriented development node, and the Overlake regional growth centers. The new route will provide an alternate to and relieve congestion at key intersections including NE 8th Street at 112th Avenue NE and NE 8th Street at 116th Avenue NE. Improvements will enhance travel time and mobility options for passenger cars, transit, freight, pedestrians and bicycles. This widening project, identified in the City's Bel-Red Corridor FEIS, will accommodate increased density and vehicle trips associated with new development nodes in the corridor, including the Pine Forest Properties Transit-Oriented Development.

124th Avenue NE project – the project includes improvements to 124th Avenue NE between the planned NE 15th/16th Street and Northup Way by widening to a four lane arterial with a two-way left turn lane, sidewalks and landscaping. This project is expected to be complete during Phase 2 of The Spring District development.

NE 15th / 16th Street project – Segment 1, Zone 1 of the project is adjacent to the Pine Forest Properties Transit-Oriented Development north property line. This roadway project starts at 116th Avenue NE and will eventually connect to NE 20th Street. This project will need to acquire additional right-of-way from Pine Forest Properties to accommodate the planned roadway improvements. The roadway cross section will consist of four travel lanes, including two travel lanes in each direction. A sixteen (16) foot multi-purpose path is planned on the north side of the roadway. The south side would have a six (6) foot sidewalk and both sides will have curb and gutter. There will be a four (4) foot landscaping strip between the roadway and multi-purpose path to provide separation. The NE 15th / 16th Street Multi-Modal Corridor Project is one of several high-priority transportation improvements that

resulted from the Bel-Red Corridor plan to address residential and commercial growth anticipated in the Bel-Red and Wilburton areas.

**15. PUBLIC SERVICES**

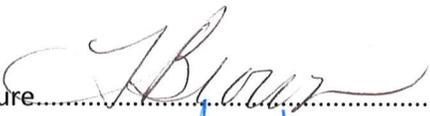
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
There will be an incremental increase in demand for all public services including additional students for local schools.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Increases in the tax base for the City and other taxing districts providing services will offset the additional incremental demand generated from the proposal.

**16. UTILITIES**

- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable, septic system, other.**
- 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.  
City of Bellevue water and sewer utilities will be extended to service the demands generated by the proposal. Telephone, cable, internet services could be provided by either CenturyLink Communications or Comcast Corporation. Electricity and natural gas will be provided by Puget Sound Energy. The Bel-Red Corridor FEIS predicts that demand for utilities would increase substantially over the No-Action Alternative; however, the increases are not expected to result in the need for significant capacity increases by utility providers.

**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.

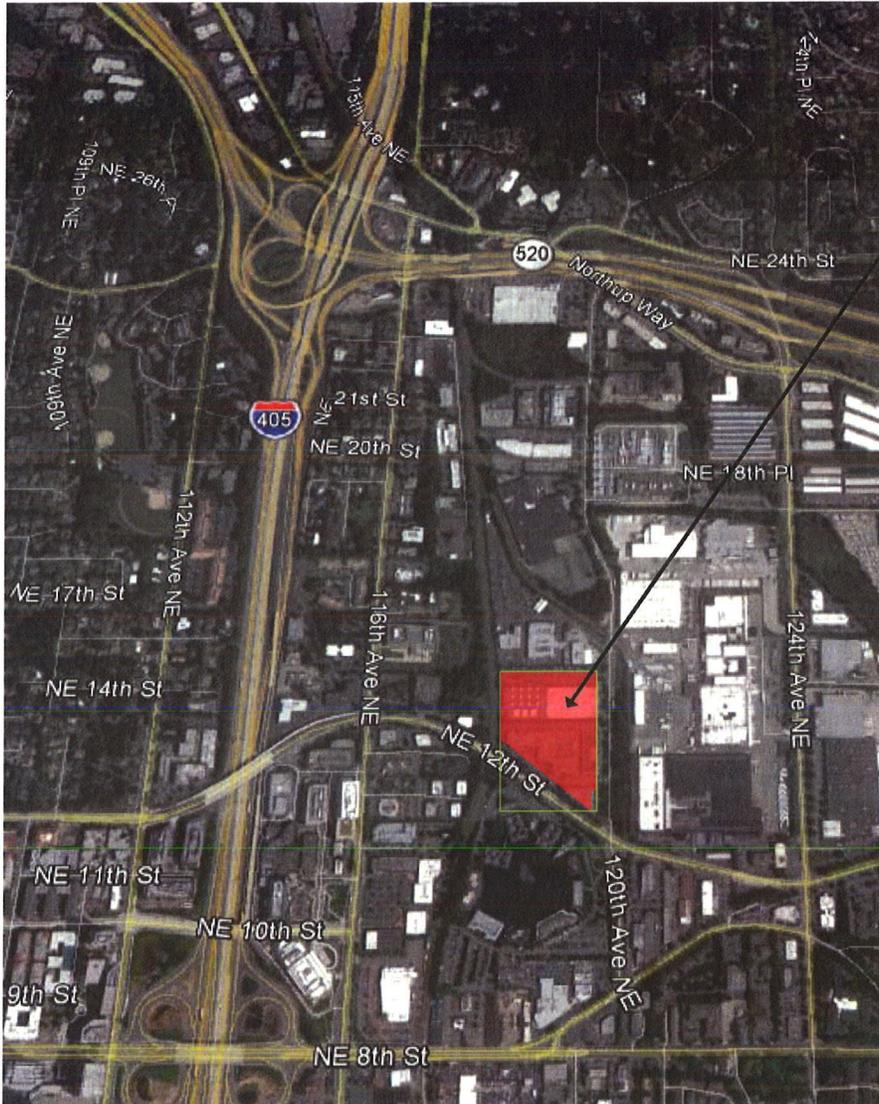
Signature.....  .....

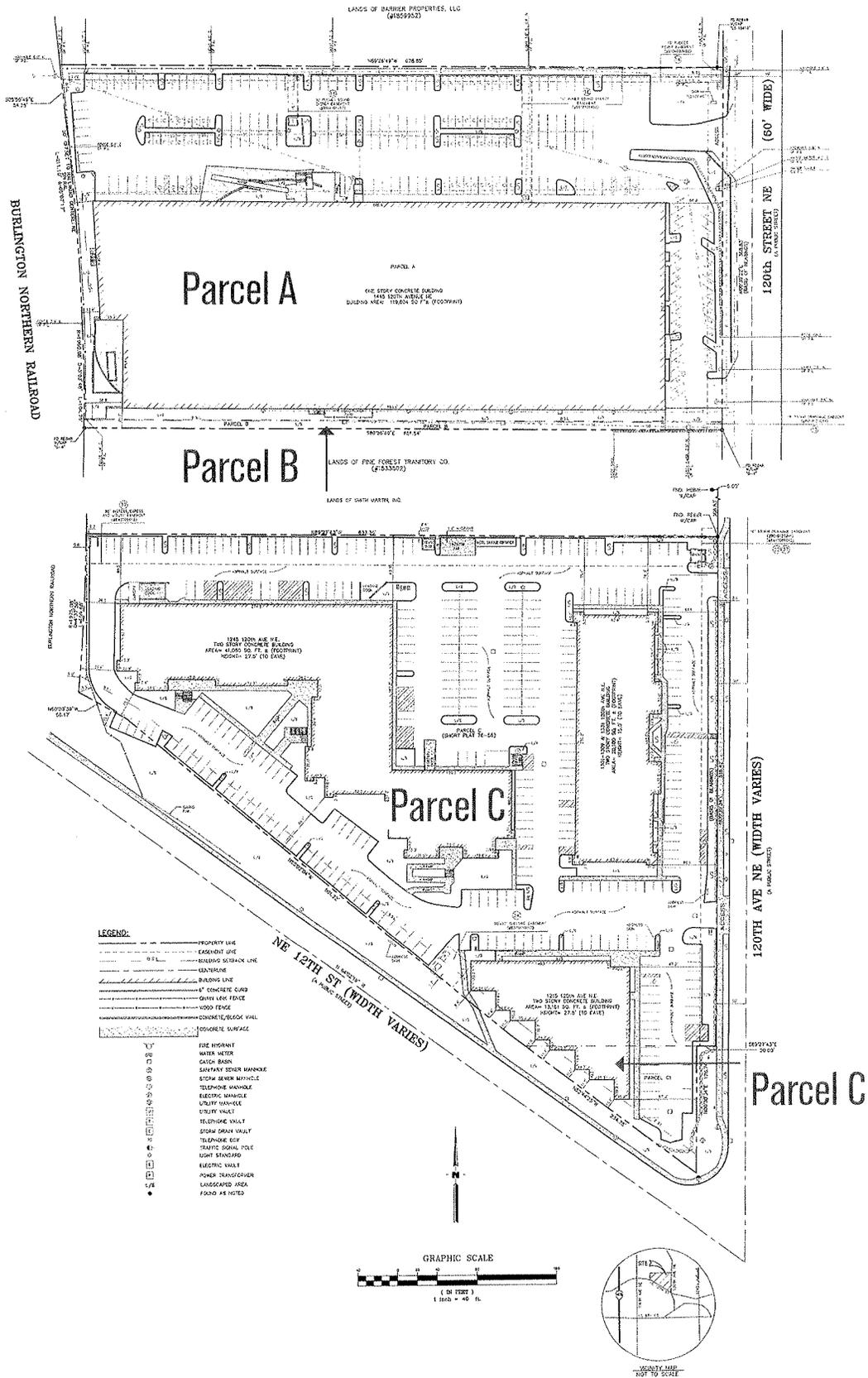
Date Submitted.....  .....

## Vicinity Map

PINE FOREST PROPERTIES, INC.

**PROPERTY ZONING:**  
BR-OR-2/Residential Node 2





# Existing Parcel Survey

## Legal Description

### Parcel A

Parcel 1, City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001, Records of King County, Washington.

### Parcel B

Those portions of Lots 6 and 13 lying west of 120th Avenue Northeast, all in Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, Pg. 18, King County, Washington;

Together with that portion of vacated 118th Avenue Northeast (formerly Griffin Avenue) lying westerly of said Lot 6; and all lying between the following described Short Plats:

City of Bellevue Short Plat No. 80-16, recorded under Recording No. 8101239001 and;

City of Bellevue Short Plat No. 76-56, recorded under Recording No. 7701250758, and the westerly production of north line of said Short Plat No. 76-56.

The property described and shown hereon is the same property as described in the Stewart Title Insurance Company Title Preliminary Title Report No. 205125424, Dated March 21, 2006.

### Parcel C

Lots 1, 2, 3, and 4, City of Bellevue Short Plat No. 76-56, according to the short plat recorded under Recording No. 7701250758, Records of King County, Washington.

### Parcel C1

That portion of the property designated as "Reserve" on the Plat of Brierwood, according to the plat thereof recorded in Volume 17 of Plats, Pg. 18, Records of King County, Washington. Lying northerly of the north margin of the right-of-way of Northeast 12th Street;

Except that portion thereof lying within the 120th Avenue Northeast.

The property described and shown hereon is the same property as parcels C and C1 described in the Stewart Title Insurance Company Title Preliminary Title Report No. 206131725, dated April 5, 2006.