



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. 14-124458-LD

Project Name/Address: Rockefeller Bellevue Tower

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

Minimum Comment Period: April 3, 2014

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; 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.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: Sterling Realty Organization c/o David Schooler

Proponent: Rockefeller Development Group Corporation

Contact Person: John H. Thomas, AIA (NBBJ)

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

Address: 223 Yale Avenue North, Seattle, WA 98109

Phone: 206-223-5000

Proposal Title: Rockefeller Bellevue Tower

Proposal Location: 10605 NE 8th Street (@106th Avenue NE)

(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: 20-story office tower with associated street-level retail, lobby, and underground parking.
2. Acreage of site: approximately 1.46 acres
3. Number of dwelling units/buildings to be demolished: Two buildings
4. Number of dwelling units/buildings to be constructed: One building
5. Square footage of buildings to be demolished: approximately 30,000 SF
6. Square footage of buildings to be constructed: approximately 895,000 SF including underground parking.
7. Quantity of earth movement (in cubic yards): approximately 158,000 cubic yards
8. Proposed land use: Commercial office, retail, underground parking
9. Design features, including building height, number of stories and proposed exterior materials:
20 story office building, approximately 300 feet tall, curtain wall, low reflectance glazing, metal panels.
10. Other

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

Completion estimated mid-2017.

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

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

See soils report from Golder Associates dated July 2, 2013.

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.

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.

City of Bellevue Design Review, SEPA, Boundary Line Adjustment, Clearing & Grading, Utilities Extension, Demolition, Building, Plumbing, Electrical, Shoring, Fire Alarm, Sprinkler, Smoke Control, ROW short term & surface disturbance.

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)?
Approximately 5%.
- 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.
See soils report.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Excavation for underground parking garage over entire site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 98%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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.
- Typical emissions from commercial construction activities (dust, equipment exhaust, etc.)
 - Typical emissions from commercial use of site (automobile exhaust from arrivals / departures, etc.)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

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.

- (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.

No.

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

No.

- (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.

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.

None.

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.

All storm water runoff collected on site and conveyed to public storm water system.

- (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:

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, 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?

Existing paving and all vegetation will be removed and replaced with new construction and landscaping per plans.

c. List threatened or endangered species known to be 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:

See Landscape Plans.

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:
 - Mammals: deer, bear, elk, beaver, other:
 - Fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:

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.
Natural gas and electric for heating, cooling, domestic hot water.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No significant impacts anticipated.
- 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:
High performance glazing and mechanical systems. LEED Gold target.

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.
See Soils report.

(1) Describe special emergency services that might be required.
not known.

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

b. Noise

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

- (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.
- Typical commercial construction.
 - Typical commercial office and retail uses during business hours.
- (3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Downtown Bellevue commercial office and retail uses.
- b. Has the site been used for agriculture? If so, describe.
Not in recent past.
- c. Describe any structures on the site.
Existing two story retail structures.
- d. Will any structures be demolished? If so, what?
All existing structures to be demolished.
- e. What is the current zoning classification of the site?
DNTN-O-1
- f. What is the current comprehensive plan designation of the site?
Downtown Core
- g. If applicable, what is the current shoreline master program designation of the site?
does not apply.
- 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?
Approximately 2,500.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed project will comply with City of Bellevue Comprehensive Plan policies and Design Review Criteria.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Does not apply.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Does not apply.
- c. Proposed measures to reduce or control housing impacts, if any:

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?
Approximately 300 feet above average existing grade; low reflectance glass curtain wall with metal panels.
- b. What views in the immediate vicinity would be altered or obstructed?
Dense urban site; some views would be impacted from neighboring properties.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
As per Design Review submittal, building massing and materials are designed to reduce impacts.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Some glare potential from South elevation during low sun angles in winter.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
None anticipated - dense urban environment.
- c. What existing off-site sources of light or glare may affect your proposal?
Non anticipated - dense urban environment.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Low-reflectance exterior materials.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Public open spaces, pedestrian corridor, Bellevue Downtown Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.
None.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:

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.
See site plan in Design Review Application.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Public transit within 500 feet.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
74 spaces eliminated; 981 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.
- 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.
See attached Trip Generation memo.
- g. Proposed measures to reduce or control transportation impacts, if any:

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.

No direct impacts anticipated.

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

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electric, gas, water, refuse, telephone, public sewer and stormwater.

- 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.

Connection to existing gas and electric service (PSE), water (Bellevue), garbage (Republic Services), communications (CenturyLink), sewer (Bellevue)

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....

John H. Thomas
2/12/2014

MEMORANDUM

DATE: January 23, 2014

TO: Chris Dreaney
City of Bellevue

FROM: Chris Forster, P.E.
TENW

SUBJECT: Rockefeller - Bellevue Tower (13-106812 DC)
Trip Generation Memorandum/Request for Concurrency Testing
TENW Project No. 4682

This memorandum documents the trip generation estimate for the proposed Rockefeller – Bellevue Tower development and provides the information required for traffic modeling and transportation concurrency testing.

Project Description

The Rockefeller - Bellevue Tower project is located at the southeast corner of 106th Avenue NE and NE 8th Street in downtown Bellevue, Washington. A site vicinity map is provided in Figure 1. The proposed development would include up to 510,000 square feet of office and 10,500 square feet of retail. The existing site includes 28,426 square feet of retail and 1,054 square feet of restaurant which would be removed as part of the proposed project. Vehicular access to the site would be provided via a right-in, right-out driveway on 106th Avenue NE and a right-in, right-out driveway on NE 8th Street. A preliminary site plan is provided in Figure 2.

Trip Generation Estimate

The net new trips associated with the project were determined by estimating the total trips from the proposed uses and then subtracting out the trips associated with the existing retail/restaurant buildings to be removed.

The PM peak hour trips from the proposed and existing office, retail, and restaurant uses were estimated based on standard City of Bellevue trip generation rates included in the Bellevue Transportation Impact Fee Program, 2013 Update.

The weekday daily and AM peak hour trip rates used in the analysis were derived from the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9th Edition, and adjusted to account for standard City of Bellevue trip reductions.

Based on discussions with the City, the trip rate for office is a reduced trip rate in the downtown zone to account for internal non-vehicular trips between on-site and neighboring land uses as well as mode-split

adjustments related to significant transit, ride-sharing, bicycling, and walking opportunities. Therefore, no separate reductions were made to account for internal trips.

Pass-by trip reductions were applied to the retail/restaurant uses. Pass-by trips are made by vehicles that are already on the adjacent streets and make intermediate stops at the site on route to a primary destination (i.e. on the way from work to home). The pass-by reductions were calculated using the standard City of Bellevue trip reductions as adopted in the 2013 Impact Fee Program.

Table 1 summarizes the net new weekday daily, AM peak hour, and PM peak hour trip generation estimates. The detailed trip generation estimates are included in Attachment A.

Table 1
Rockefeller – Bellevue Tower
Trip Generation Summary

Time Period	Net New Trips Generated		
	In	Out	Total
Weekday Daily	1,631	1,630	3,261
Weekday AM Peak Hour	462	57	519
Weekday PM Peak Hour	64	403	467

As shown in Table 1, the proposed project is estimated to generate 3,261 net new weekday daily trips, with 519 net new trips occurring during the weekday AM peak hour (462 entering, 57 exiting) and 467 net new trips occurring during the weekday PM peak hour (64 entering, 403 exiting).

This should provide you with the information needed to complete the concurrency modeling for the proposed project.

If you have any questions regarding the information presented in this analysis, please call me at 206-498-5897 or email at forster@tenw.com.

cc: Michael Sajjadi, Rockefeller Group Development Corporation
Greg Korth, Rockefeller Group Development Corporation
John Thomas, NBBJ
Jeff Haynie, P.E. TENW Principal

Attachments



Figure 1: Site Vicinity

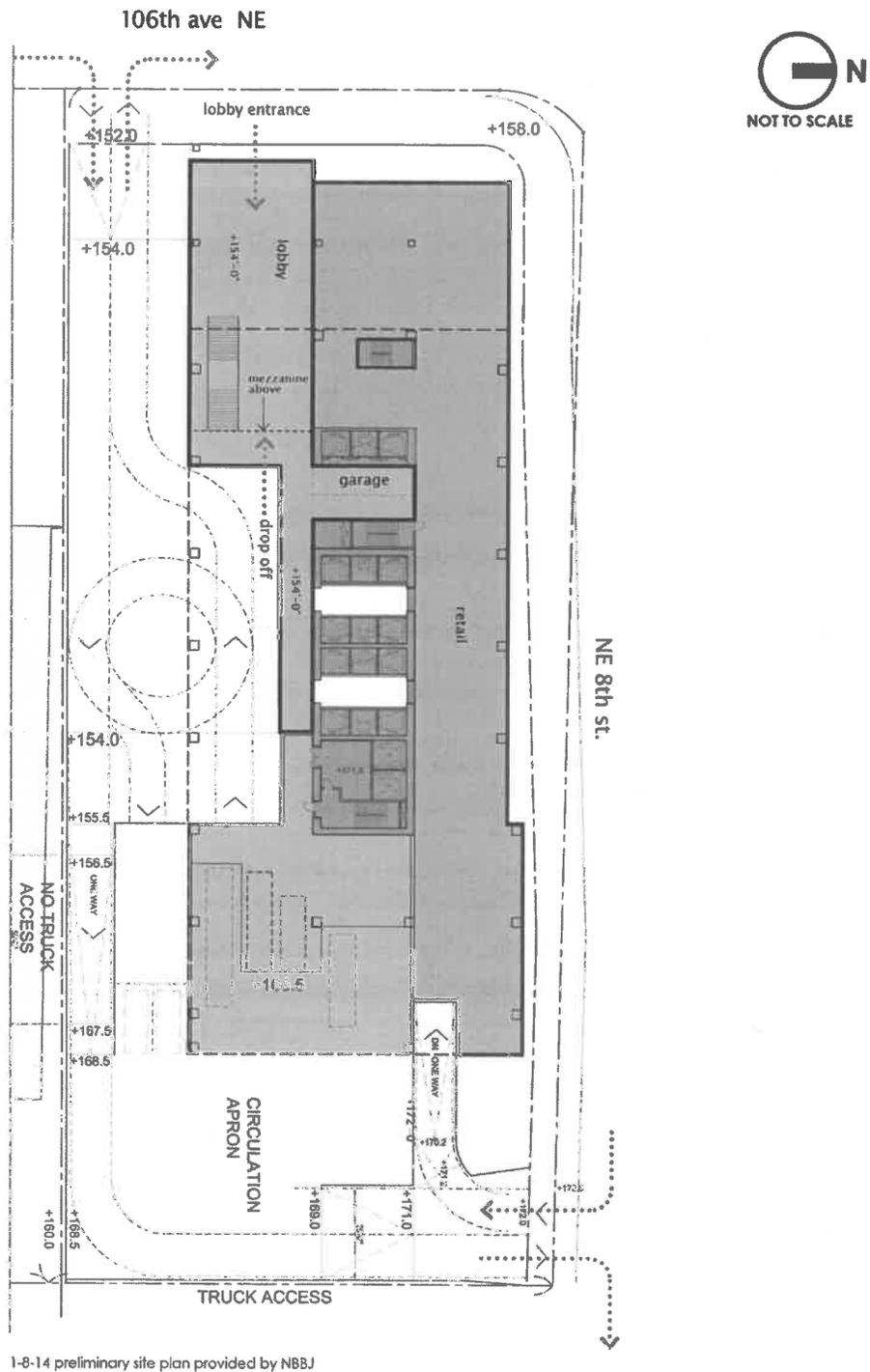


Figure 2: Preliminary Site Plan

ATTACHMENT A
Rockefeller - Bellevue Tower
Trip Generation Estimate

Land Use	Size	Units ¹	ITE LUC ²	Trip Rate ^{3,4}	Directional Split ⁵		Vehicle Trip Generation			
					Enter	Exit	Enter	Exit	Total	
DAILY										
Proposed Uses:										
Office ⁶	510,000	GFA	710	7.45	50%	50%	1,900	1900	3,800	
Miscellaneous Retail	10,500	GFA	814/820	42.70	50%	50%	224	224	448	
Less Pass-by ⁷	40%						-89	-90	-179	
							Subtotal:	135	134	269
Net Proposed Uses Trip Generation:								2,035	2,034	4,069
Less Existing Uses:										
Miscellaneous Retail	28,426	GFA	814/820	42.70	50%	50%	607	607	1,214	
Less Pass-by ⁷	40%						-243	-243	-486	
							Subtotal:	364	364	728
High Turnover Restaurant	1,054	GFA	932	127.15	50%	50%	67	67	134	
Less Pass-by ⁷	40%						-27	-27	-54	
							Subtotal:	40	40	80
Net Existing Uses Trip Generation:								-404	-404	-808
NET NEW DAILY TRIP GENERATION:								1,631	1,630	3,261
AM PEAK HOUR										
Proposed Uses:										
Office ⁶	510,000	GFA	710	1.05	88%	12%	472	64	536	
Miscellaneous Retail	10,500	GFA	814/820	0.96	62%	38%	6	4	10	
Less Pass-by ⁷	40%						-2	-2	-4	
							Subtotal:	4	2	6
Net Proposed Uses Trip Generation:								476	66	542
Less Existing Uses:										
Miscellaneous Retail	28,426	GFA	814/820	0.96	62%	38%	17	10	27	
Less Pass-by ⁷	40%						-7	-4	-11	
							Subtotal:	10	6	16
High Turnover Restaurant	1,054	GFA	932	10.81	55%	45%	6	5	11	
Less Pass-by ⁷	40%						-2	-2	-4	
							Subtotal:	4	3	7
Net Existing Uses Trip Generation:								-14	-9	-23
NET NEW AM PEAK HOUR TRIP GENERATION:								462	57	519
PM PEAK HOUR										
Proposed Uses:										
Office ⁶	510,000	GFA	710	1.01	17%	83%	88	427	515	
Miscellaneous Retail	10,500	GFA	814/820	3.73	48%	52%	19	20	39	
Less Pass-by ⁷	40%						-8	-8	-16	
							Subtotal:	11	12	23
Net Proposed Uses Trip Generation:								99	439	538
Less Existing Uses:										
Miscellaneous Retail	28,426	GFA	814/820	3.73	48%	52%	51	55	106	
Less Pass-by ⁷	40%						-20	-22	-42	
							Subtotal:	31	33	64
High Turnover Restaurant	1,054	GFA	932	11.15	60%	40%	7	5	12	
Less Pass-by ⁷	40%						-3	-2	-5	
							Subtotal:	4	3	7
Net Existing Uses Trip Generation:								-35	-36	-71
NET NEW PM PEAK HOUR TRIP GENERATION:								64	403	467

¹ GFA = Gross Floor Area

² Land Use Code from ITE 9th Edition *Trip Generation Manual*, updated 2012.

³ Daily and AM trip rates for retail, office, and restaurant are based on LUC 820, LUC 710 and LUC 932 in *ITE Trip Generation*, 9th edition.

⁴ PM peak hour trip rates are based on City of Bellevue Impact Fee Program Rates.

⁵ Entering/exiting splits are based on LUC 710, LUC 820 and LUC 932 in *ITE Trip Generation*.

⁶ Office trip rates are ITE rates adjusted for Downtown reductions based on the Impact Fee program (75% X 90%). This accounts for transit/carpool/walk/bike mode split and internal R.

⁷ Daily, AM and PM peak hour Bellevue trip reductions are based on the Bellevue Impact Fee Program and account for passby trips for the associated use.