



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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. 15-123106 LP and 15-123104 LD
Project Name/Address: Four 106
320 and 350 106th Avenue NE; Bellevue, WA
Planner: Toni Pratt
Phone Number: (425) 452-5374

Minimum Comment Period Ends: October 22, 2015

Materials included in this Notice:

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

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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.

ADP

BACKGROUND INFORMATION

Property Owner: RTL Investments, LLC

Proponent: Fana Four106, LLC

Contact Person: Glen Peterson

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

Address: The Schwartz Company
80 Yesler Way Suite 300 Seattle WA 98101

Phone: (206) 370-1546

Proposal Title: Four106

Proposal Location: 320 & 350 106th Ave NE, 305 108th Ave NE, 10655 NE 4th
(Street address and nearest cross street or intersection) Provide a legal description if available.

See surveys for legal descriptions
Please attach an 8 1/2" 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: Two-tower mixed use project over underground parking (Phase I), Office building (Phase II) and Residential building (Phase III). Options for Phases II & III.
2. Acreage of site: 2.87 Ac
3. Number of dwelling units/buildings to be demolished: 0 / 4
4. Number of dwelling units/buildings to be constructed: 541-710/3
5. Square footage of buildings to be demolished: 138,904 SF
6. Square footage of buildings to be constructed: 1,196,125 SF
7. Quantity of earth movement (in cubic yards): 130,000 - 165,000 CY
8. Proposed land use: Phase I: hotel/residential/retail Phase II: office or residential Phase III: residential or office
9. Design features, including building height, number of stories and proposed exterior materials:
Phase I: 27 and 22 stories (302.5'), Phase II: 10 to 14 stories or 19 to 27 stories Phase III: 5 to 13 stories
10. Other
The needs of downtown Bellevue will determine when and what is constructed in Phases II and III.

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

Phase I: Spring of 2018 Phase II: 5 years (estimate) Phase III: 10 years (estimate)

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

No, we are phasing the projects over time and this MDP encompasses all of the expected future work.

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

Boundary and Topography Surveys, Geotechnical Report, Level One Hazardous Materials Report, Traffic Impact Analysis, Design Review, and any other reports and permits required.

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.

None known at this time.

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.

Master Development Plan, Design Review, Building Permit and associated 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% max, 5% average

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.

Surficial fill and silty sand underlain by outwash sand and deeper silt lacustrine deposits.

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

None seen or noted.

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

No fill anticipated. Excavation and export of materials for the underground parking garages.

Phase I: 60,000 - 70,000 CY

Phase II: 50,000 - 65,000 CY

Phase III: 20,000 - 30,000 CY

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

None anticipated, we will minimize this potential using Best Management Practices throughout construction.

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

Approximately 98%. There will be some landscaping on grade, otherwise underbuilding parking will be built from property lines to property lines.

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

During construction, Temporary Erosion and Sedimentation Control measures (Best management Practices) will be put into place. After completion, the site will be stabilized with structures, pavements, landscaping, and stormwater runoff conveyance systems. Our geotechnical report outlines methods for us to employ and these will be followed.

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.

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

After completion: normal activities for a large mixed-use development. Parking is predominantly underground, minimizing the visual impact of parking.

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

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

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

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

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.

None.

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

No. The geotechnical report indicates that groundwater will be just below our excavation in Phase I. We do not anticipate groundwater to be reached in Phases II or III.

- (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.

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

b. Ground

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

No, unless ground water is located within our excavation. The geotechnical report indicates that the excavation may find water in Phase I, and the report describes measures to be taken if that is the case. Our proposed design will be above the elevation that water was observed in the geotechnical report. We will have measures in place to work with groundwater in the unlikely event that it is encountered.

- (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.

It is not anticipated that waste materials associated with this proposal will enter ground water.

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.

From roofs, it will be collected via a system of roof drains and conveyed offsite to a municipal stormwater system. From the site, it will be collected and transported via a series of curbs, gutters, catchbasins, and underground storm drainage pipes to a municipal stormwater 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:

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

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?

Most of the vegetation currently on the sites will be removed.

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

There are no known threatened or endangered species 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:

Street trees and on-site landscaping will be provided. Native plantings will be used where appropriate.

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.

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, because most of western Washington is located within the Pacific Flyway for migratory waterfowl.

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

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

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.

Electric and natural gas for heating, cooling, and general development needs.

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

It is not likely that the development will affect the potential for solar energy of 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 current project goal of Phase I is to meet a LEED Silver standard. A Washington State Energy Model will be performed on Phase I in order to optimize the overall building efficiency. The same may be true of subsequent phases.

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.

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

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

None beyond typical safety measures during construction and during occupancy.

(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.

b. Noise

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

Traffic and typical ambient noise generated from the downtown environment.

- (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.

Short term: noise from construction activity. COB allowable working hours are: 7-6 M-F, ~~9-5 S-S~~, plus tower crane erection and removal would occur during a weekend.

Long term: traffic generation, typical of a downtown mixed use development. It will generate similar noise as the neighboring projects.

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

Most of the parking is to be placed underground. Loading will be mostly underneath the buildings, either off of the shared easement (for Phases I and III) or proximate to the parking garage (Phase II).

8. Land and Shoreline Use

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

Office, residential, retail, parking.

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

Not in recent history.

- c. Describe any structures on the site.

Phase I: Two small office buildings, one is one story, the other is two stories.

Phase II: One two story office building.

Phase II: One nine story office building.

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

Yes, the existing buildings will be demolished, in all of the phases. Four buildings total.

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

DNTNO-2 Downtown Office District 2

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

City Center South

- 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?

Phase I: +/- 411 residents + hotel guests. Phase II: 900 - 1300 office workers, or 264 - 376 residents. Phase III: 135 - 277 residents, or 450 - 925 office workers. Estimates based on 1.5 residents/unit and 200 GSF per office

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

None, there are no dwelling units on the existing sites. All four existing buildings are offices.

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

None are proposed or expected to be necessary.

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

The proposals meets the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning. The project is compatible with the existing comprehensive plan.

9. Housing

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

Phase I: 270, upper middle to high.

Phase II: none if it is an office, or between 176 and 251 units if it is housing. Middle to high.

Phase III: 91 to 185 units if it is housing, middle to high. Or none if it is an office.

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

None will be eliminated as there are none existing on site.

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

The proposal adds housing to the downtown core, which is a stated goal of the Comprehensive Plan.

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?

27 stories, 302.5' (Phase I north tower). Materials: Glass and glazing, metal, stone.

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

Those of the residential buildings directly to the north and south, and those of the office buildings to the east.

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

The site massing of Phase I has placed the proposed northern building to the east of the subject site, minimizing impacts to the neighboring residential building across the street to the north. The Phase II building will be complimentary to the existing projects to the north and south. The Phase III building will modernize the existing site development there. The projects will be designed with high quality materials and features, sympathetic to the surrounding conditions.

ADP

11. Light and Glare

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

None beyond that typically associated with a high-rise development.

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

Not anticipated, especially with parking underground.

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

Neighboring buildings, and roads.

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

The parking is predominantly underground, so headlight glare will be minimal. Exterior lighting in the proposed development will be designed to limit light and glare impacts on surrounding properties. With the exterior of the buildings being primarily composed of glass, it is possible that at certain sun angles, on sunny days, reflected sunlight could impact adjacent buildings. The sites could also experience similar reflected sunlight impacts from adjacent buildings.

Meet here req. for light & glare impacts

12. Recreation

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

Retail shopping and downtown Bellevue Parks

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

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

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 includes on-site amenity packages that include a swimming pool, fitness area(s), spa, pet amenities, and completion of the mid-block connector system for the entire block.

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 known.

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.

NE 4th Street, 106th Avenue NE, 108th Avenue NE. See attachment C - Vicinity Plan.

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

Yes, it is served. The approximate distance to the nearest transit stop (NE 4th west of 108th NE) is less than 300 feet. The Bellevue Transit Center (NE 6th) is less than 1/4 mile from the project site.

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

Phase I: 329 new, 52 existing eliminated. Phase II: 375 - 560 new. Phase III: 180 - 360 new.

- 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 COB Transportation Department has indicated that 106th Avenue NE will be widened to a five lane street.

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

Not currently, however the future light rail service connecting Bellevue and the Eastside to Seattle and the SeaTac airport will serve the project site. The station will be located within 1/4 mile of the sites.

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

Full buildout of the MDP is estimated to generate 4,003 net new weekday daily trips (2,002 entering, 2,001 exiting)

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

The payment of transportation impact fees will be required at building permit issuance which will help fund the COB's planned transportation improvements throughout the City. In addition, the project will be required to install frontage improvements (sidewalks, landscaping, street lighting, road widening (as required)) and modify traffic signal at the corner of NE 4th and 106th NE. No improvements are expected for 108th NE.

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.

None beyond the typical demand of high-rise mixed use projects, new office buildings, and new residential buildings. The projects are not expected to attract school aged children.

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

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

16. Utilities

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

All except septic.

- 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.

All listed above.

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.

Glen Peterson

Signature.....Date Submitted.....

09/15/2015

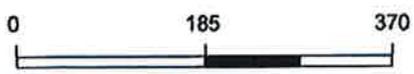
ADP



City Parks
Parcels



Locator Map



Scale 1:2,218 Feet

This map is a public information tool and does not constitute an offer of any financial product or service. It is provided for informational purposes only. The City of Bellevue does not warrant the accuracy of the information displayed on this map. The City of Bellevue is not responsible for any errors or omissions in this map. All rights reserved.

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Contact Person: Glen Peterson

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The Schwartz Company

Address: 80 Yesler Way Suite 300 Seattle WA 98101

Phone: (206) 370-1546

Proposal Title: Four106

Proposal Location: 320 & 350106th Ave NE

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

See survey for legal description

Please attach an 8 1/2" 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: Two-tower mixed use project over underground parking (Phase I)
2. Acreage of site: .926 Ac
3. Number of dwelling units/buildings to be demolished: None/Two
4. Number of dwelling units/buildings to be constructed: 270+120/1
5. Square footage of buildings to be demolished: 18,981 SF
6. Square footage of buildings to be constructed: 556,313 GSF
7. Quantity of earth movement (in cubic yards): 60,000 - 70,000 CY
8. Proposed land use: Hotel / Residential / Retail / Parking
9. Design features, including building height, number of stories and proposed exterior materials:
10. North Tower: 27 stories South Tower: 22 stories, materials: glass and metal window wall, stone, various detail materials. 302.5' maximum height.
11. Other
12. 556,313 GSF above ground
140,519 GSF below ground

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

Spring of 2018

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

Not for this site. We have two other phases indicated in our separate Master Development Plan (MDP) which encompasses all of the expected future work.

ADP

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

Boundary and Topography Surveys, Geotechnical Report, Level One Hazardous Materials Report, Traffic Impact Analysis, Master Development Plan and any other reports and permits as required.

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.

None known at this time.

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.

Master Development Plan, Building Permit and associated 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):

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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% max, 5% average

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.

Surficial fill and silty sand underlain by outwash sand and deeper silt lacustrine deposits.

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

None seen or noted.

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

No fill anticipated. Excavation and export of materials for the underground parking garages is estimated at between 60,000 - 70,000 CY

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

None anticipated, we will minimize this potential using Best Management Practices throughout construction.

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

Approximately 99%. There will be some landscaping on grade, otherwise underbuilding parking will be built from property lines to property lines.

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

During construction, Temporary Erosion and Sedimentation Control measures (Best management Practices) will be put into place. After completion, the site will be stabilized with structures, pavements, landscaping, and stormwater runoff conveyance systems. Our geotechnical report outlines methods for us to employ and these will be followed.

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.

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

After completion: normal activities for a large mixed-use development. Parking is all underground, minimizing the visual impact of parking.

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

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

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

We will follow the dust suppressant measures required by the City of Bellevue as part of our clearing and grading permit. Effective measures to control construction vehicle dirt will be employed.

No others are anticipated to be required or necessary.

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.

None.

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

No. The geotechnical report indicates that groundwater will be just below our excavation. We will have measures in place to deal with groundwater if it is encountered.

- (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.

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

b. Ground

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

No, unless ground water is located within our excavation. The geotechnical report indicates that the excavation may find water, and the report describes measures to be taken if that is the case. Our proposed design will be above the elevation that water was observed in the geotechnical report. We will have measures in place to work with groundwater in the unlikely event that it is encountered.

- (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.

It is not anticipated that waste materials associated with this proposal will enter ground water.

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.

From roofs, it will be collected via a system of roof drains and conveyed offsite to a municipal stormwater system. From the site, it will be collected and transported via a series of curbs, gutters, catchbasins, and underground storm drainage pipes to a municipal stormwater system.

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

No.

AOR

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

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

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?

All of the vegetation currently on site will be removed.

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

There are no known threatened or endangered species 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:

Street trees and on-site landscaping will be provided. Native plantings will be used where appropriate.

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.

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, because most of western Washington is located within the Pacific Flyway for migratory waterfowl.

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

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

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.

Electric and natural gas for heating, cooling, and general development needs.

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

It is not likely that the development will affect the potential for solar energy of 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 current project goal is to meet a LEED Silver standard. A WA State Energy Model will be performed. OK

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.

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

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

None beyond typical safety measures during construction and during occupancy.

(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.

b. Noise

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

Traffic and typical ambient noise generated from the downtown environment.

- (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.

Short term: noise from construction activity. COB allowable working hours are: 7-6 M-F, 9-5 S-S, plus tower crane erection and removal would occur during a weekend.

Long term: traffic generation, typical of a downtown mixed use development. It will generate similar noise as the neighboring projects.

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

All parking to be placed underground. Loading will be underneath the building, off of the shared easement.

File Saturdays

8. Land and Shoreline Use

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

Office, residential, retail, parking.

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

Not in recent history.

- c. Describe any structures on the site.

Two small office buildings, one is one story, the other is two stories.

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

Yes, the existing buildings will be demolished, in all of the phases. Four buildings total.

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

DNTNO-2 Downtown Office District 2

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

City Center South

- 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?

+/- 411 residents + hotel guests. Assumption is based on 1.5 residents per unit, average.

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

None, there are no dwelling units on the existing site. Both existing buildings are offices.

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

None are proposed or expected to be necessary.

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

The proposals meets the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning. The project is compatible with the existing comprehensive plan.

9. Housing

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

270 units are currently planned. The resident population is expected to want upper middle to high quality housing. The hotel is intended to meet a similar market expectation.

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

None will be eliminated as there are none existing on site.

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

The proposal adds housing to the downtown core, which is a stated goal of the Comprehensive Plan.

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?

27 stories, 302.5' (North tower). Materials: Glass and glazing, metal, stone.

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

Those of the residential buildings directly to the north and south, and those of the office buildings to the east.

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

The site massing has placed the proposed northern building to the east of the subject site, minimizing impacts to the neighboring residential building across the street to the north. The project will be designed with high quality materials and features, sympathetic to the surrounding conditions.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None beyond that typically associated with a high-rise development. Sunny days could produce glare at certain
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not anticipated, especially with parking underground.
- c. What existing off-site sources of light or glare may affect your proposal?
Sun reflecting off of neighboring buildings and roads.
- d. Proposed measures to reduce or control light or glare impacts, if any:

The parking is all underground, so headlight glare will be minimal. Exterior lighting in the proposed development will be designed to limit light and glare impacts on surrounding properties. With the exterior of the buildings being primarily composed of glass, it is possible that at certain sun angles, on sunny days, reflected sunlight could impact adjacent buildings. The site could also experience similar reflected sunlight impacts from adjacent

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Retail shopping and downtown Bellevue Parks
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None, as there are no recreational uses currently on site.
- 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 includes an on-site amenity package that includes a swimming pool, fitness area, spa, pet amenities, and installation of a portion of the mid-block connector system.

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 known.
- 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.
NE 4th Street and 106th Avenue NE. See the attached Vicinity Plan.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, it is served. The approximate distance to the nearest transit stop (NE 4th west of 108th NE) is less than 300 feet. The Bellevue Transit Center (NE 6th) is less than 1/4 mile from the project site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
329 new, 52 existing eliminated.

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 COB Transportation Department has indicated that 106th Avenue will be widened to a five lane street.

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

Not currently, however the future light rail service connecting Bellevue and the Eastside to Seattle and the SeaTac airport will serve the project site. The station will be located within 1/4 mile.

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

Preliminary daily trip estimates are 2,008 trips. This accounts for credit trips from the existing uses. Peak hour volumes are expected to occur between 7-9 AM and 4-6 PM.

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

The payment of transportation impact fees will be required at building permit issuance which will help fund the COB's planned transportation improvements throughout the City. In addition, the project will be required to install frontage improvements (sidewalks, landscaping, street lighting, road widening (as required)) and modify traffic signal at the corner of NE 4th and 106th NE.

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.

None beyond the typical demand of a high-rise mixed use project. The project is not expected to attract school aged children.

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

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

16. Utilities

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

All except septic.

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.

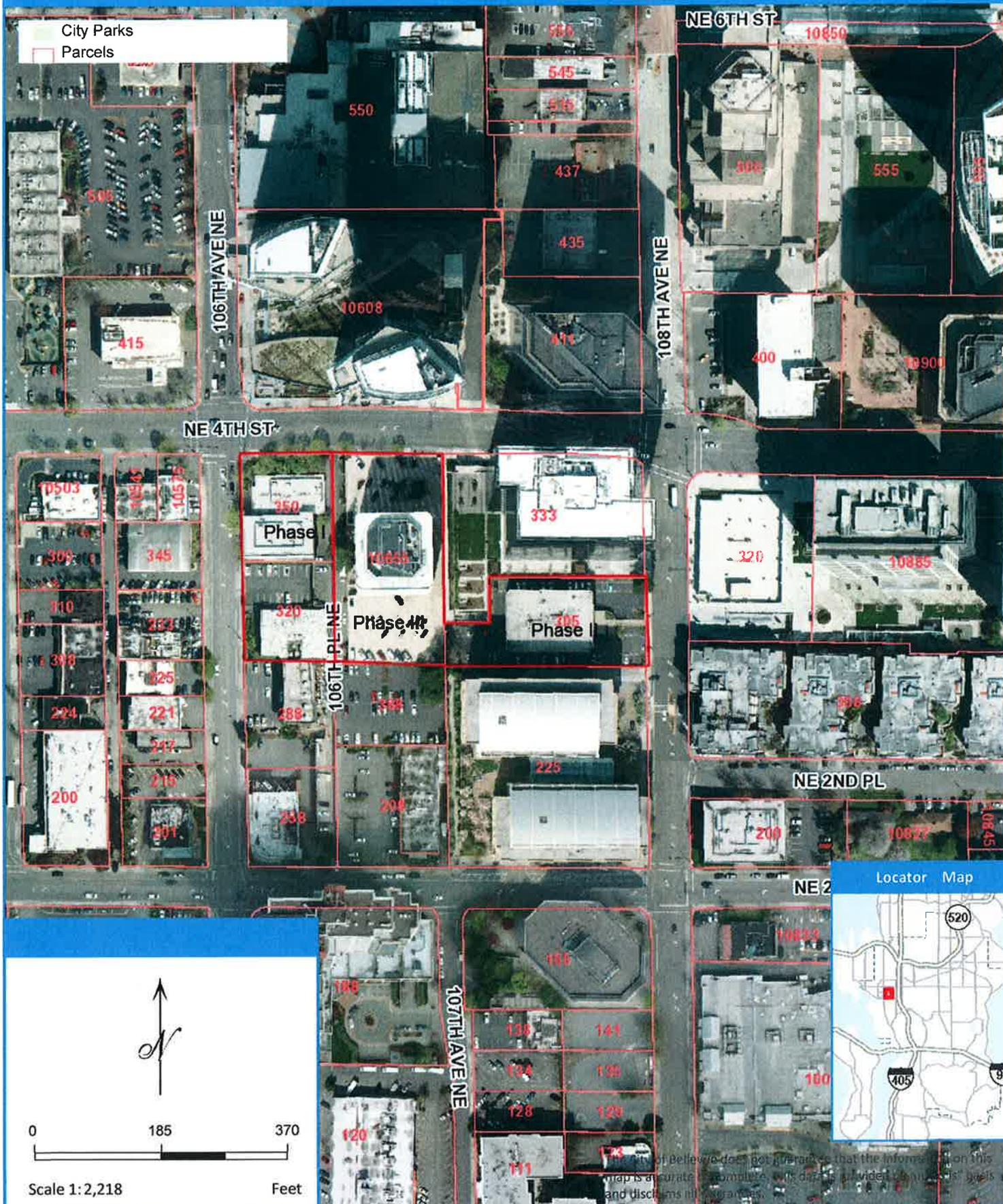
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Signature

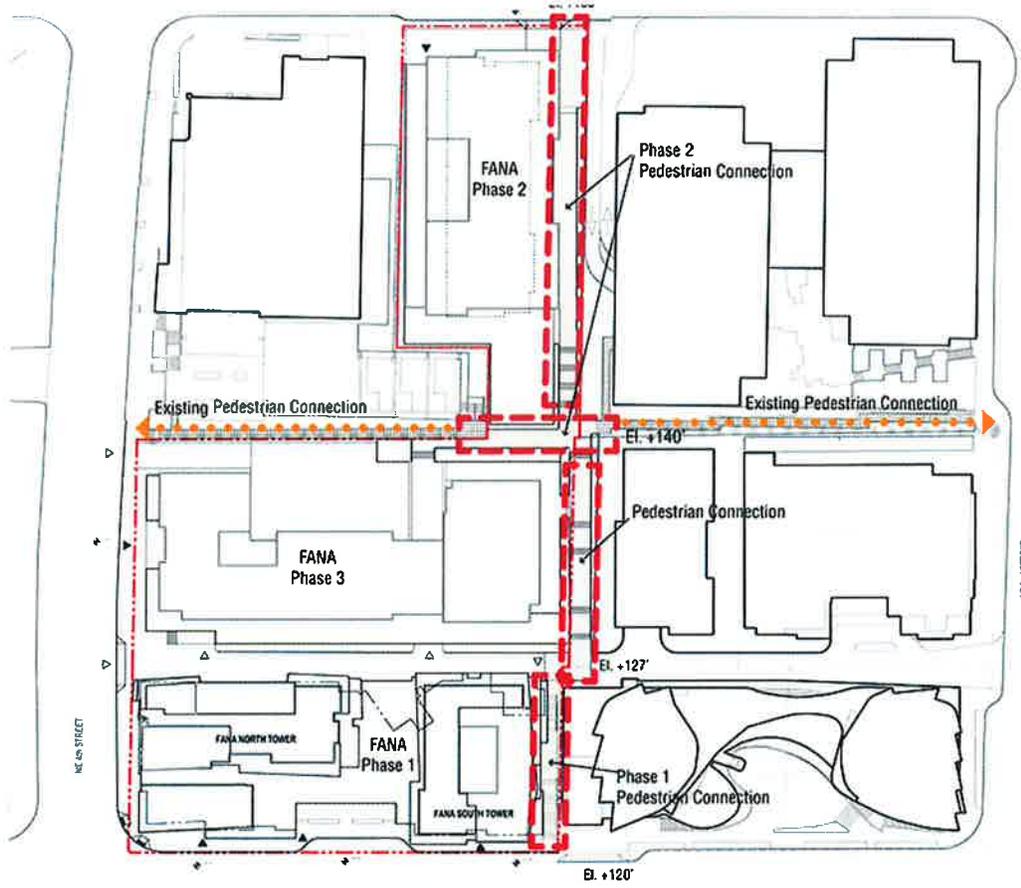
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....*Glen Peterson*.....Date.....Submitted.....09/15/2015.....

ADP



Site Plan and Phases



Proposed Aerial of Structures



Upper Rooftop View

