



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. 18-132451-LD  
Project Name/Address: 555 108<sup>th</sup> Avenue NE / 555 108<sup>th</sup> Avenue NE  
Planner: Laurie Tyler  
Phone Number: (425)-452-2728

**Minimum Comment Period: February 14, 2019, 5PM**

Materials included in this Notice:

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



DEVELOPMENT SERVICES DEPARTMENT  
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## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.



## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*555 - 108<sup>th</sup> Ave NE*

2. Name of applicant: [\[help\]](#)

*Bellevue Investors 2 LLC*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Luis Adan, Sr. Development Manager - Real Estate  
505 Fifth Ave S. Suite 900, Seattle, WA 98104  
Work: 206.342.2406*

4. Date checklist prepared: [\[help\]](#)

*December 19, 2018*

5. Agency requesting checklist: [\[help\]](#)

*City of Bellevue Development Services Department*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Demolition for and construction of the proposed project is planned to commence in Q1 2020, with occupancy planned to occur by Q2 2023.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No plans for future additions or expansions are known or anticipated. See Appendix A for a complete list of anticipated permits.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- Trip Generation Summary, TENW, August 2018*
- Administrative Design Review (ADR) Geotechnical Engineering Services, Geoengineers, October 2018*
- Phase I Environmental Site Assessment, Farallon, April 2017*
- GHG Emissions Worksheets, EA, 2018*
- DRAFT Arborist Report, Tree Solutions Inc., November 2018*

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

*There are no known applications pending for approval that would directly affect property associated with the proposed action.*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*See Appendix A (A.10) for a complete list of anticipated permits.*

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

*The 555-108<sup>th</sup> Ave NE project is a new office and retail development located in downtown Bellevue, directly across the street from the Bellevue Transit Center. The site is located in the Eastside Center District in Downtown Bellevue.*

*The proposed project includes two structures above grade: a 42-story office tower with a 2-story podium, and a retail pavilion. Approximately 24,000 gross square feet of space for active uses is provided at street-level within the tower and in the pavilion. The tower will extend to the 600' maximum building height for the DT-01 district, as measured from the average grade of 170'-5". This maximum height includes the height of a mechanical screen that blocks all rooftop mechanical equipment from view. The project boasts approximately 15,900 square feet of amenity terrace space for building tenants, located at Levels 3, 18, 31, and 42.*

*A 7-level below-grade garage provides the required 2.0/1000 net square feet ratio of parking stalls to office space- which amounts to 1,395 total stalls. Vehicle access for parking, loading, and service is consolidated with curb cuts at the SE side of the site along 108th Ave NE.*

*A plaza is located between the tower and pavilion structures to provide additional connections in and through the site and area for ground-level pedestrian interaction. Last, a 30ft zone on the northern edge of the site is included in the Pedestrian Corridor, which will include pathway improvements for*

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*pedestrians, landscaping and hardscape improvements, site furnishings, and other amenities. Retail-spill out zones will also be provided within the Pedestrian Corridor.*

*Total gross square footage (per City of Bellevue LUC Chapter 20.50 code definition) for the project is approximately 1,495,356 square feet, with a chargeable FAR of 811,592 square feet.*

*See Figures 1-5 in Appendix A.*

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

*The proposed project would be located on the west side of 108th Ave NE directly across the street from the Bellevue Transit Center in downtown Bellevue. The project site address is 555 - 108th Avenue NE, Bellevue, WA 98004. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Please see Figures 1-3 in Appendix A for vicinity maps and a site plan for the project.*

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other: *Refer to 1.b below for qualification of flat.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*The steepest slope on the site is approximately 19.4%. Site topography is relatively flat and generally slopes down toward the west. The topography of the site slopes from east to west by approximately 15' from 108th Ave NE on the east to the site boundary on the west.*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

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A Geotechnical Engineering Services Report (Geoengineers, 2018) completed for this project, which is on file with the City of Bellevue, identified on-site soil conditions by conducting soil borings at various locations onsite.

Asphalt pavement and crushed rock base course were encountered at the ground surface in each of the borings. The asphalt thickness ranged from 1 to 4 inches. The base course thickness ranged from 3 to 3½ inches.

The soils encountered at the site consist of fill overlying competent glacially consolidated soils. Glacially consolidated soils generally consisted of till-like deposits, cohesionless sand and gravel, and cohesive silt and clay. The fill generally consists of loose to medium dense sand with variable silt and gravel content. The fill thickness ranges from about 2 to 15 feet across the site. The fill is likely from grading activities related to previous site development.

Glacially consolidated soils were encountered below the fill. Three glacially consolidated units were encountered in the explorations: till-like deposits, cohesionless sand and gravel and cohesive silt and clay.

- Till-like deposits were encountered below the fill, and generally consist of dense to very dense silty sand with gravel and very stiff to hard silt with variable sand and gravel content. The thickness of the till-like deposits ranges from about 7 to 17 feet across the site.

- Cohesionless sand and gravel was encountered below the till-like deposits and the cohesive silt and clay locally and generally consists of dense to very dense gravel with variable silt and sand content. Cobbles were encountered throughout the cohesionless sand and gravel unit. The thickness of the cohesionless sand and gravel layer ranges from about 27 to 63 feet thick and extends as low as Elevation 80 feet (near the center of the site).

- Cohesive silt and clay was encountered locally below the till-like deposits and below the cohesionless sand and gravel and generally consisted of very stiff to hard silt and clay with variable sand content, with occasional interbedded layers/lenses of silty fine sand. Thinner (10- to 20-foot-thick) lenses of cohesive silt and clay were encountered below

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*the till-like deposits above the cohesionless sand and gravel.*

*While not encountered in the borings, occasional boulders are frequently encountered in glacially consolidated soils and may be present at the site.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*There are no known mapped faults beneath the site; therefore, the potential for surface rupture at the site is considered low. Soil and groundwater conditions indicate the potential for liquefaction and liquefaction-induced hazards is considered to be low.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*Approximately 250,000 bank cubic yards of excavation would be required for the project overall. Minimal fill would be necessary, and would be expected to be sourced locally, if needed.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Erosion is possible as a result of any construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the buildings are operational, no erosion would be anticipated.*

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

*Approximately 97 percent of the site is covered with impervious surfaces under existing conditions and roughly 93 percent of the site would be covered with impervious surfaces after project construction.*

*Please see Appendix A (B.1) for more detailed information.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

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No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plan set.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide) due to construction vehicles, equipment and activities. Dust would also result during construction activities. Emissions, however, would not result in exceedance of ambient air quality standards.

Construction dust mitigation measures per Clear & Grade Code BCC 23.76

The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).

In order to evaluate the climate change impacts of the proposed project, King County Greenhouse Gas Emissions Worksheets have been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis (see Appendix B). The emissions estimates are based on the combined emissions from the following sources:

- Embodied Emissions - extraction, processing, transportation construction and disposal of materials and landscape disturbance;
- Energy-related Emissions - energy demands create by the development after it is completed; and,
- Transportation-related Emissions - transportation demands created by the development after it is completed.

The worksheet estimates are based on building use and size. In total, the estimated lifespan emissions estimate for the project is approximately 1,115,835 MTCO<sub>2e</sub>.

The worksheet used to estimate the project emissions is contained in Appendix B of this Checklist. This emissions estimate does not take into account any sustainability

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*measures that would be incorporated into the project.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*There are no offsite sources of air quality emissions or odors that may affect the proposed project.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during construction:*

*-Use of well-maintained equipment would reduce emissions from construction equipment and construction-related trucks, as would avoiding prolonged periods of vehicle idling.*

*-Use of electrically operated small tools in place of gas powered small tools, wherever feasible.*

*-Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.*

*-Demolition dust would be handled in accordance with PSCAA regulations and sprinklering during demolition.*

### 3. Water [\[help\]](#)

- a. Surface Water :

- 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. [\[help\]](#)

*The nearest surface water body is Lake Washington, located approximately 0.75 mile west of the site.*

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

*No. The project will not require any work over, in, or adjacent (within 200 feet) to any water body.*

- 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. [\[help\]](#)

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*No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.*

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

*No. The proposed project would not require any surface water withdrawals or diversions.*

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

*No. The proposed project does not lie within a 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. [\[help\]](#)

*No. There would be no discharge of waste materials to surface waters.*

**b. Ground Water:**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*A Geotechnical Engineering Services Report (Geoengineers, 2018) completed for this project, which is on file with the City of Bellevue, identified groundwater conditions on site. Groundwater was measured at depths ranging from 92 to 96 feet bgs in monitoring wells at the project site.*

*No groundwater would be withdrawn from a well and no water would be discharged to groundwater.*

*The lowest finished floor elevation is anticipated to be located above the regional groundwater table in the site vicinity. However, perched groundwater seepage was observed in the borings and should be anticipated at the site. Temporary dewatering by means of local sumps and pumps within the excavation is anticipated to be sufficient to remove perched groundwater seepage during excavation and construction of the building foundations and underground parking garages. Dewatering of groundwater would be*

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*discharged to the stormwater or sanitary sewer systems in accordance with local and state regulations.*

- 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. [\[help\]](#)

*Waste material will not be discharged into the ground from septic tanks or other sources. The proposed buildings would connect to the City's sewer system and would discharge directly to that sewer system.*

c. Water runoff (including stormwater):

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

*Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project.*

*Currently, the stormwater runoff infrastructure consists of multiple small collection systems with roof downspout connections located throughout the project site and a public 12-inch storm main system that crosses the northeast corner of the property and is then routed along the east side of the site within 108th Ave NE. Stormwater runoff from the west of the site sheet flows into existing catch basins and exits the site to the west towards 106th Ave NE. Stormwater runoff from the east of the site sheet flows and is conveyed through downspouts into the 12-inch storm main system within 108th Ave NE.*

*The runoff continues through a series of non-capacity constrained public storm mains along Main Street and Bellevue Way until discharging to Meydenbauer Creek. Meydenbauer Creek flows to the south and then to the west to ultimately discharge into Lake Washington.*

*The proposed project would incorporate 898 square feet of bioretention planters and 18,620 square feet of green roof to limit and treat stormwater runoff. All building runoff*

*will be conveyed through interior plumbing systems into the 12-inch storm main within 108th Ave NE. A portion of the on-site improvements will drain to the west of the site and exit towards 106th Ave NE.*

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*No. The proposed stormwater collection system and the TESC and BMPs implemented during construction would prevent waste materials from entering ground or surface waters.*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on the site is currently collected and conveyed to the City's storm drainage system and the proposed system will continue the same drainage patterns.*

**Project is subject to Utility Code BCC 24.06 and any required utility permits.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the 2017 City of Bellevue Storm and Surface Water Engineering Standards.*

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other: *other*

evergreen tree: fir, cedar, pine, other: *other*

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Several existing street trees, as well as on-site trees and*

vegetation would be removed as a result of the proposed project.

A draft arborist's report (Tree Solutions, 2018) has been prepared for this project to address proposed on-site trees, as well as those adjacent to the project site (see Appendix C).

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No known threatened or endangered species are located on or proximate to the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A total of approximately +/- 6 street trees along 108<sup>th</sup> Avenue NE would be replaced/planted, and roughly +/-46 trees would be planted within the Pedestrian Corridor area, along the NE 108<sup>th</sup> Avenue NE frontage, and between the proposed tower and pavillion on the project site. Native and/or drought tolerant plantings will also be used in landscaped areas of the project site (see Figure 5 in Appendix A).

Green roof and non-infiltrating bioretention planters will also be used to manage stormwater runoff on this site.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

The arborist identified Portuguese laurel, which is listed on the Washington State Noxious Weed Control Board monitor list, and Common Hawthorne, which is listed as a class C noxious weed by the Washington State Noxious Weed Control Board. The arborist also identified a small area of invasive ivy (*Hedera* spp) and Himalayan blackberry (*Rubus armeniacus*) located on the western property line. All of these would be removed during construction and excavation activities associated with the proposed project.

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: *seagulls, pigeons*

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mammals: deer, bear, elk, beaver, other: *squirrels, rats*

fish: bass, salmon, trout, herring, shellfish, other: *None*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources heading to breeding grounds, or travelling to overwintering sites.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*The proposed project would provide on-site landscaping, which could provide limited habitat for urban wildlife. Additionally, the project would adopt Salmon Safe Standards that focus on minimizing the impacts of development on sensitive aquatic and upland resources and enhancing salmon habitat. These standards emphasize landscape-level conservation and protection of biological diversity.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

*Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.*

## 6. Energy and Natural Resources [\[help\]](#)

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

*Electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, hot water, cooking and lighting.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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*While some shadow impacts to nearby private properties are anticipated to result from construction of the tower on the project site, impacts are not expected to be significant.*

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

*The proposed project is targeting a LEED V4 Silver rating, and all building systems would conform to the current Bellevue Energy Code.*

## 7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

*The completed project would have no known environmental health hazards that could occur as a result of this proposal.*

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

*A Phase I Environmental Site Assessment Report (Farallon, 2017 - see Appendix D for a Summary of the report) completed for this project, which is on file with the City of Bellevue, identified the following recognized environmental condition in connection with the project site:*

*- The potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*There are on-site gas transmission lines that would be abandoned prior to construction.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development,*

*construction or operation.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Bellevue.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*In the event that a heating oil storage tank is discovered during future redevelopment activities at the project site, the tanks should be removed and disposed of in accordance with local and state regulations.*

b. Noise [\[help\]](#)

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

*Traffic noise associated with adjacent streets and the Bellevue Transit Center is relatively high at certain times of day. Traffic noise is not expected to adversely affect the proposed project.*

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

*Construction-related noise would occur as a result of on-site construction activities associated with the project. Construction noise would be short-term and would be the most noticeable noise generated. The proposed project would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18). As well, an acoustical consultant has been retained to provide design guidance as required to meet the City's Noise Standards.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*As noted, the project would comply with provisions of the City's Noise Controls; specifically construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal*

holidays.

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*The project site currently includes several existing commercial retail and restaurant buildings with associated surface parking spaces and some with outdoor seating.*

*Directly to the north of the site is the Bellevue Pedestrian Corridor, half of which has already been redeveloped, with the proposed project redeveloping the remaining half. The project site is bounded by Key Center to the north, 108th Avenue NE to the east, One Bellevue Center to the south, and the Bellevue Connection to the west. Surrounding adjacent land uses also include several mid- to high-rise office and residential buildings and the Bellevue Transit Center, which is located directly across 108<sup>th</sup> Avenue NE to the east.*

*The proposed project would result in an increase in on-site population associated with the proposed office and retail uses, which would result in increased activity levels on-site and within the immediate surrounding neighborhood.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

*No. There is no evidence that the site has been used for agriculture in the past 50 years.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

*No. The proposal will not affect or be affected by working farm or forest land.*

- c. Describe any structures on the site. [\[help\]](#)

*The project site currently includes five one-to-two story commercial retail/restaurant buildings and associated surface*

*parking lots/spaces, all of which are planned to be removed as part of the project. See Figure 2 in Appendix A for more information.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*All existing structures on the site would be demolished.*

- e. What is the current zoning classification of the site? [\[help\]](#)

*The site is zoned Downtown Office - 1 (DT-01).*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*The site is located within the Downtown Neighborhood Area (subarea).*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*The project site is not located within the City's designated shoreline boundary.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*No part of the site has been classified as a critical area by the City of Bellevue or King County.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Approximately 2,739 to 3,652 people could work in the office/retail buildings, although the occupancy allowed by the building code is higher. Employee estimates are based on the 2014 King County Buildable Lands Report, and assume approximately 300 to 400 sq. ft. per employee in the Bellevue Urban Center.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*The completed project would not displace any people. There are no residences on the project site. The existing businesses that lease space in the existing buildings would relocate prior to the start of construction. The proposed project would actively work with existing businesses to relocate them back into the new development once construction*

*is completed.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*No impacts would occur and no measures are proposed.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The project site is located within the Downtown Subarea, one of 14 distinctive subareas within the City of Bellevue. The Downtown Subarea is intended to be a dense, mixed-use urban center and to serve as the continued location of cultural, commercial, entertainment, residential and regional uses. More specifically, the site is located within the Downtown Subarea's Eastside Center District; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.*

*The proposed project would promote increased mixed-use density (office and retail) on a site that is underutilized from a density perspective. As noted, the site is currently occupied by five one-to-two-story buildings and nearly half the site area is in surface parking. The project would provide employment-generating uses onsite in a compact, mixed use pattern. This is consistent with regional goals to focus growth within urban centers. The proposed development would be consistent with the type and scale of existing and planned uses surrounding the site within the Downtown Subarea, and is consistent with the City's Land Use Code.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*No measures are proposed. The project site is located within a dense urban center and is not located in the immediate vicinity of agricultural or forest lands.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No housing units would be provided as part of the proposed action.*

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- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No housing exists on the site currently, and none would be eliminated.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*No housing impacts would occur and no measures are proposed.*

## 10. Aesthetics [\[help\]](#)

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

*The approximate height of the office tower on the site would be 600 feet above the average finish grade.*

*Principal building materials for the Tower and pavilion are anticipated to be steel and curtainwall systems, with core expressions of metal panel construction. Please see the ADR plans on file with the City of Bellevue for more detailed information.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*See Appendix A (B.10.b) for a detailed response to this question.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*No significant adverse aesthetic impacts are anticipated and no measures are proposed.*

*The proposed project is complying with applicable design guidelines, the application of which are evaluated through the ADR approval.*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*Principal sources of light and glare produced by the proposed project would include both stationary sources of light (e.g.*

**Project  
subject to  
Design  
Review  
and Design  
Standards  
in LUC  
20.25A**

interior lighting, pedestrian-level lighting, illuminated signage) and mobile sources, principally from vehicles maneuvering and operating within the site to access the parking garages. Lighting from the proposed project could be visible from locations proximate to the project site, and would mainly be visible at nighttime. Specific information relative to stationary sources, such as exterior building light fixtures, signage, façade materials (in terms of specular or reflective characteristics) and glazing would be provided as part of the construction-level plans associated with the City's Building Permit process.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

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

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed. The proposed project would comply with the City's guidelines on glare and lighting.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Directly to the north of the project site is the Bellevue Pedestrian Corridor, which serves as the main spine for the City of Bellevue's proposed 'Grand Connection' - a proposition to connect Meydenbauer Bay to the Eastside Rail Corridor with a non-motorized pathway.

There are also three parks in the immediate vicinity of the project site (i.e. within a half mile or less), including:

- Downtown Park, located approximately 2 blocks to the southwest;
- Bellevue Library Open Space, located approximately 2 blocks

to the north; and  
- Wildwood Park, located approximately 3 blocks to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No, the proposed project would 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: [\[help\]](#)

*No significant adverse recreational impacts would occur. This project would redevelop the remaining half of the Pedestrian Corridor, which will include pathway improvements for pedestrians, landscaping and hardscape improvements, site furnishings, and other amenities. Retail-spill out zones will also be provided within the Pedestrian Corridor. A plaza would also be located between the tower and pavilion structures to provide additional connections in and through the site and area for pedestrians. The project would be landscaped with the intention to enrich and enliven the pedestrian experience for office tenants, as well as the general public.*

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*There are no buildings, structures, or sites located on or near the site that are listed in or eligible for listing in national, state or local preservation registers.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

*No significant adverse impacts are anticipated and no mitigation measures are proposed.*

#### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

*A Trip Generation Memo (TENW, 2018) was completed for this project and is included as Appendix E to this checklist.*

*The project site is located in downtown Bellevue on the west side of 108th Ave NE south of the Grand Connection (NE 6th Street) directly west of the Bellevue Transit Center. Primary vehicular access to/from the site would be provided via a proposed right-in, right-out-only driveway on 108th Ave NE. Loading/delivery access would also be provided via a right-in, right-out-only driveway on 108th Ave NE..*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

*Yes, the site is currently served by public transit. The nearest transit stops are located at the Bellevue Transit Center, which is located directly east of the project site across 108<sup>th</sup> Avenue NE, on NE 4<sup>th</sup> Street to the south of the project site, and along 106<sup>th</sup> Avenue NE, which is located to the west of the project site. The transit stops provide access to many Sound Transit and King County Metro routes.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*The completed project would contain approximately 1,395*

**Parking ratios to be evaluated during design review**

*parking spaces in the office/retail complex.*

*The project would eliminate approximately 100 existing surface parking spaces.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*Modifications to the adjacent streets would include redevelopment of the west half of 108th Ave NE which will include a new drop-off zone and bike lane striping. Frontage improvements will be in accordance with City requirements.*

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

*No, the project will not occur in the immediate vicinity of water, rail or air transportation.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*Full buildout of the project is estimated to generate 1,047 net new Peak Hour trips. Peak volumes are expected to occur between 7-9 AM and 4-6 PM. See Appendix C for further details.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

*No, the proposal would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater are also required to implement a Transportation Management Program consistent with City code requirements to encourage use of non-SOV modes of transportation.*

*The proposed project also includes modifications to the*

*adjacent streets that would include redevelopment of the west half of 108th Ave NE, which will include a new drop-off zone and bike lane striping. Frontage improvements will be in accordance with City requirements.*

## **15. Public Services** [\[help\]](#)

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

*It is anticipated that the Proposed Action would generate an incremental need for increased public services due to the addition of office and retail employees and visitors associated with the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*While the increase in employees and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within Downtown Bellevue to preclude the need for additional public facilities/services.*

## **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

*All utilities are currently available at the site.*

*The existing utilities within 108th Ave NE will be protected during construction and will provide connections to the proposed buildings.*

- c. 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. [\[help\]](#)

- *Water - New, multiple domestic water connections, irrigation, and fire service connections (Bellevue Utilities);*
- *Stormwater - New, multiple storm drain connections (Bellevue Utilities);*
- *Sewer - New, multiple side sewer connections to combined*

- sewer System (Bellevue Utilities);
- Natural Gas - New gas service (Puget Sound Energy); and
  - Electrical - New electrical feed (Puget Sound Energy).

### C. Signature [\[help\]](#)

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: \_\_\_\_\_

Name of signee: *Luis Adan*

Position and Agency/Organization: *Sr. Development Manager, Real Estate, Vulcan Inc.*

Date Submitted: *December 19, 2018*

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# APPENDICES

APPENDIX A  
SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

# APPENDIX A

## SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

The following contains supplemental information to the SEPA Environmental Checklist prepared for the **555 – 108<sup>th</sup> Ave NE** project.

### A. BACKGROUND INFORMATION

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

***Federal Agencies***

U.S. Department of Transportation, Federal Aviation Administration

- Notice of Construction or Alteration -- associated with the construction of a proposed tower(s)
- Notice of Construction or Alteration -- associated with the construction crane(s) for the tower(s)
- Notice of Construction or Alteration -- associated with FAA's charting requirements for the tower(s)

***City of Bellevue***

- Design Review
- Master Development Plan
- Binding Site Plan
- Demolition Permit
- Clearing and Grading Permit
- Building Permits
- Stormwater Review
- Street Use Permits (construction – temporary)
- Street Improvements
- Mechanical Permits
- Plumbing Permit
- Elevator Permits
- Occupancy Permits

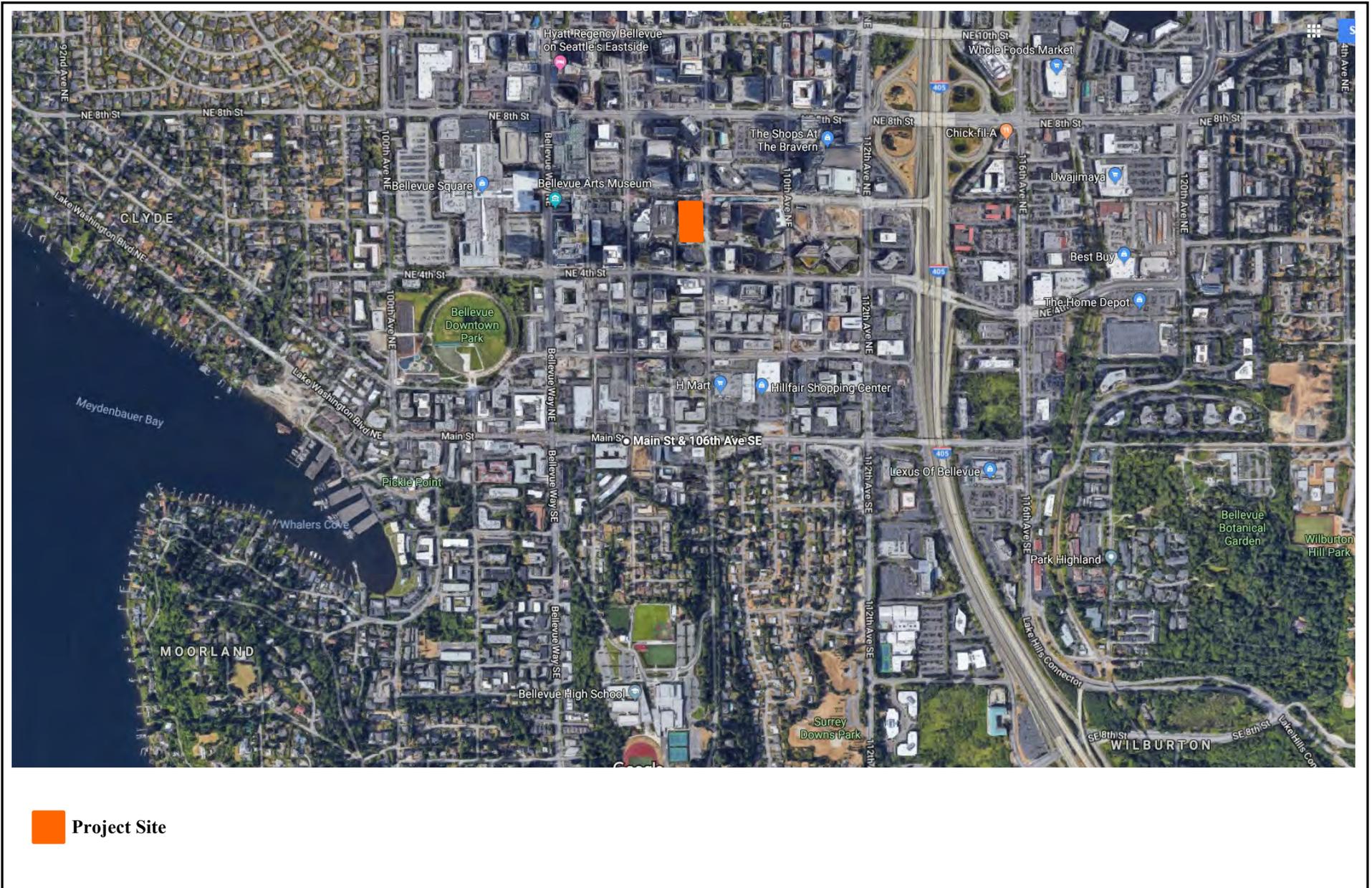
***Puget Sound Clean Air Agency***

- Demolition Permit

***Washington Department of Ecology***

- Construction General NPDES Permit

# 555—108th Ave NE Environmental Checklist



Source: EA, 2018



**Figure 1**  
Vicinity Map  
Page 27

# 555—108th Ave NE Environmental Checklist



Source: EA, Google Earth, 2018



**Figure 2**  
Existing Conditions



555—108th Ave NE  
Environmental Checklist



TOWER PERSPECTIVE



TOWER PERSPECTIVE

Source: NBBJ, 2018



Figure 4a

Conceptual Project Renderings

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555—108th Ave NE  
Environmental Checklist



PODIUM PERSPECTIVE



PAVILION PERSPECTIVE



TOWER PERSPECTIVE

Source: NBBJ, 2018

**Figure 4b**

555—108th Ave NE  
Environmental Checklist



Source: SiteWorkshop, 2018

**Figure 5**

Proposed Landscaping Plan

## B. ENVIRONMENTAL ELEMENTS

### 1. - Earth

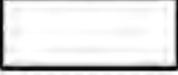
*g. About what percentage of the site will be covered in impervious surfaces after project construction?*

*The following table illustrates existing and proposed amounts of pervious and impervious surfaces on the project site (site area = 88,249 sf):*

*Existing conditions:*

	EXISTING STRUCTURE FOOTPRINT = 21,072 SF
	EXISTING PERVIOUS AREA AT GRADE = 2,897 SF

*Proposed conditions:*

	IMPERVIOUS AREA AT GRADE = 27,142 SF
	PERVIOUS AREA AT GRADE = 5,809 SF
	VEGETATED GREENROOF AREA = 17,720 SF
	BUILDING FOOTPRINT AREA = 55,298 SF

### 10. Aesthetics

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

The project will require demolition of surface parking and all existing buildings on the site. Views of the project site would therefore be altered from that of a relatively open site occupied by five low-rise structures surrounded by surface parking and vegetation, to a modern, mixed-use development containing one roughly 600-foot office building with an adjacent two-story pavilion on the project site. The new buildings would be separated by a landscaped, east-west pedestrian plaza. Refer to **Figures 3** and **5** for a site plan and a landscape plan of the proposed **555 – 108<sup>th</sup>** project, respectively.

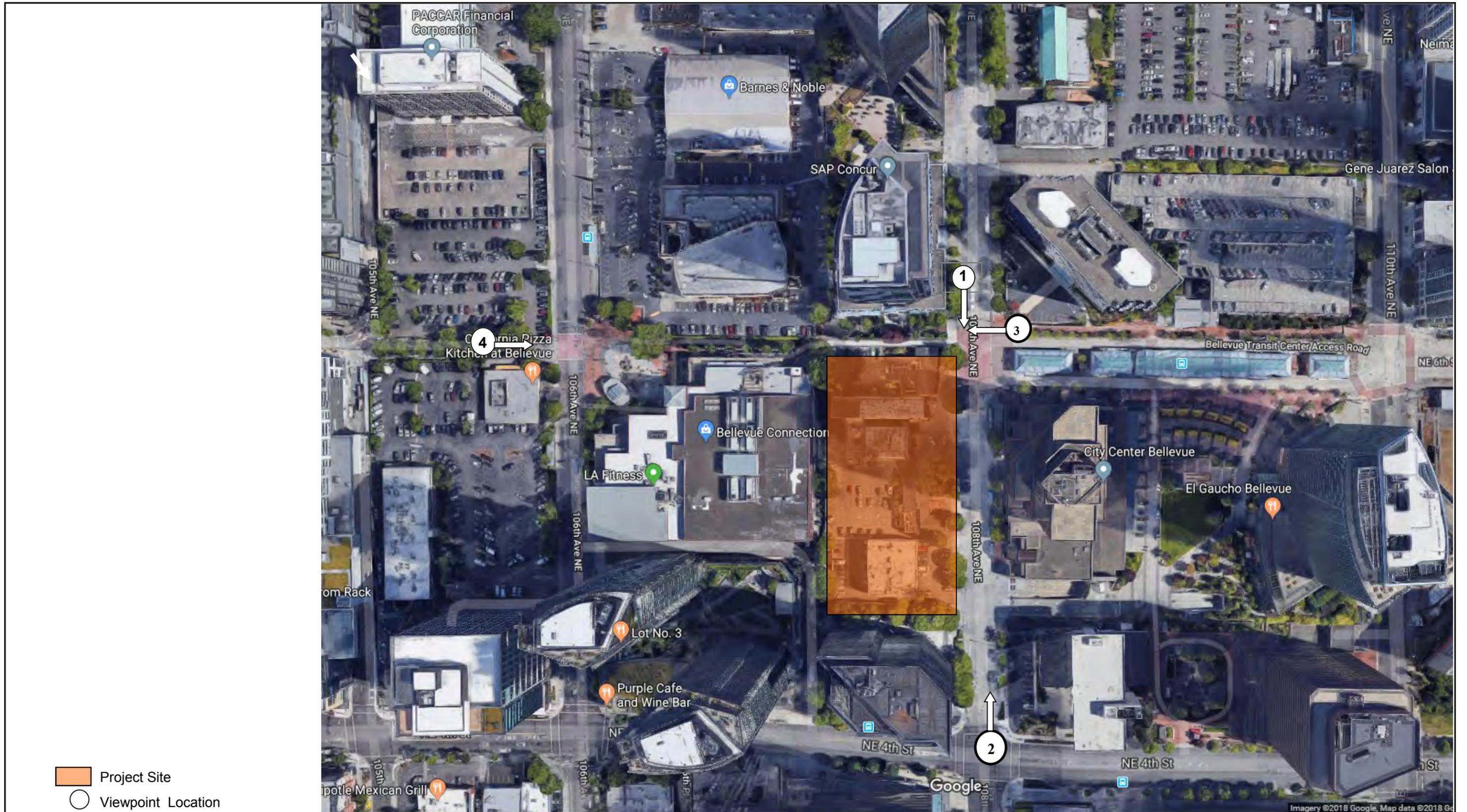
It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor.” In addition, public views from public spaces and areas of pedestrian concentration are to be considered. To address these considerations, four photosimulations were prepared including one looking south from 108<sup>th</sup> Avenue NE, just north of NE 6<sup>th</sup> Street, one looking west from NE 6<sup>th</sup> Street and 108<sup>th</sup> Avenue NE (Pedestrian Corridor), one looking east from NE 6<sup>th</sup> Street and 106<sup>th</sup> Avenue NE (Pedestrian Corridor), and one looking north from 108<sup>th</sup> Avenue NE, south of NE 4<sup>th</sup> Street. See **Figure 6** for a viewpoint location map. The existing and proposed views from these locations are described below.

**Viewpoint 1 – Figure 7** shows the existing and potential views from 108<sup>th</sup> Avenue NE, near the intersection with NE 6<sup>th</sup> Street, looking south towards the project site. As depicted, the existing view includes glimpses of the low-rise retail buildings on the west (right) side of 108<sup>th</sup> Avenue NE in the midground on the project site bordered by street trees in the mid-field view. Newer high-rise buildings can be seen along the east and west side of 108<sup>th</sup> Avenue NE and in the background further to the south. Under the proposed view the new roughly 600-foot office building on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

**Viewpoint 2 – Figure 8** shows the existing and potential views from 108<sup>th</sup> Avenue NE, near the intersection with NE 4<sup>th</sup> Street, looking north towards the project site. As depicted, the existing view includes the low-rise retail buildings on the west (left) side of 108<sup>th</sup> Avenue NE in the middle ground on the project site. Newer high-rise buildings can be seen along the east and west sides of 108<sup>th</sup> Avenue NE, and in the background further to the north. Under the proposed view the new roughly 600-foot office building on the project site would be visible in the mid-field view, and would partially obscure background views of existing and new development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the west and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

**Viewpoint 3 – Figure 9** shows the existing and potential views from NE 6<sup>th</sup> Street, near the intersection with 108<sup>th</sup> Avenue NE, looking west towards the project site. As depicted, the existing view includes the low-rise retail buildings on the south (left) side of the Pedestrian Corridor in the middle ground on the project site bordered by street trees further to the west along the Pedestrian Corridor. Newer high-rise buildings can be seen along the north and south sides of NE 6<sup>th</sup> Street and in the background further to the west. Under the proposed view the new roughly 600-foot office buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the west. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

555—108th Ave NE  
Environmental Checklist



555—108th Ave NE  
Environmental Checklist

Existing View



Proposed View



Source: NBBJ, 2018



**Figure 7**  
Viewpoint 1—108th Avenue NE, Looking South

555—108th Ave NE  
Environmental Checklist

Existing View



Proposed View

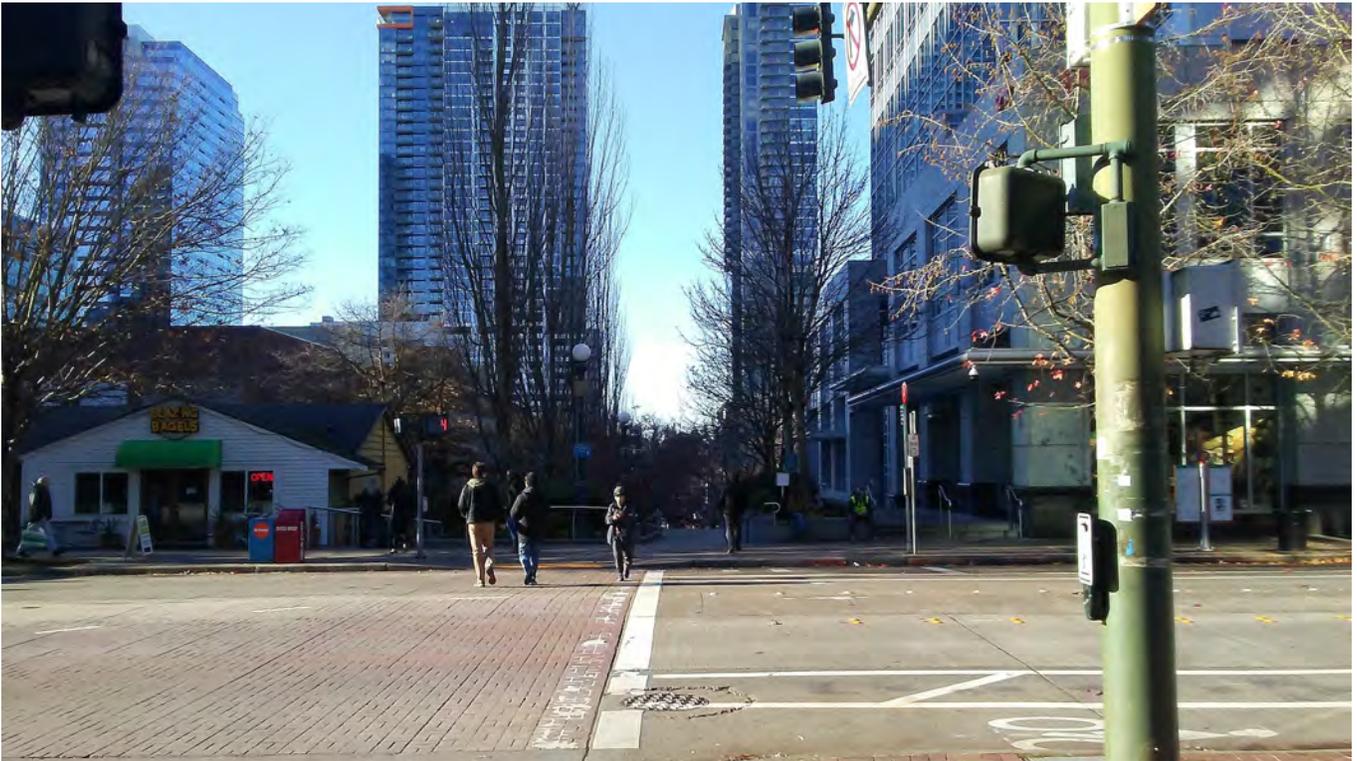


Source: NBBJ, 2018

**Figure 8**  
Viewpoint 2—108th Avenue NE, Looking North

555—108th Ave NE  
Environmental Checklist

Existing View



Proposed View



Source: NBBJ, 2018

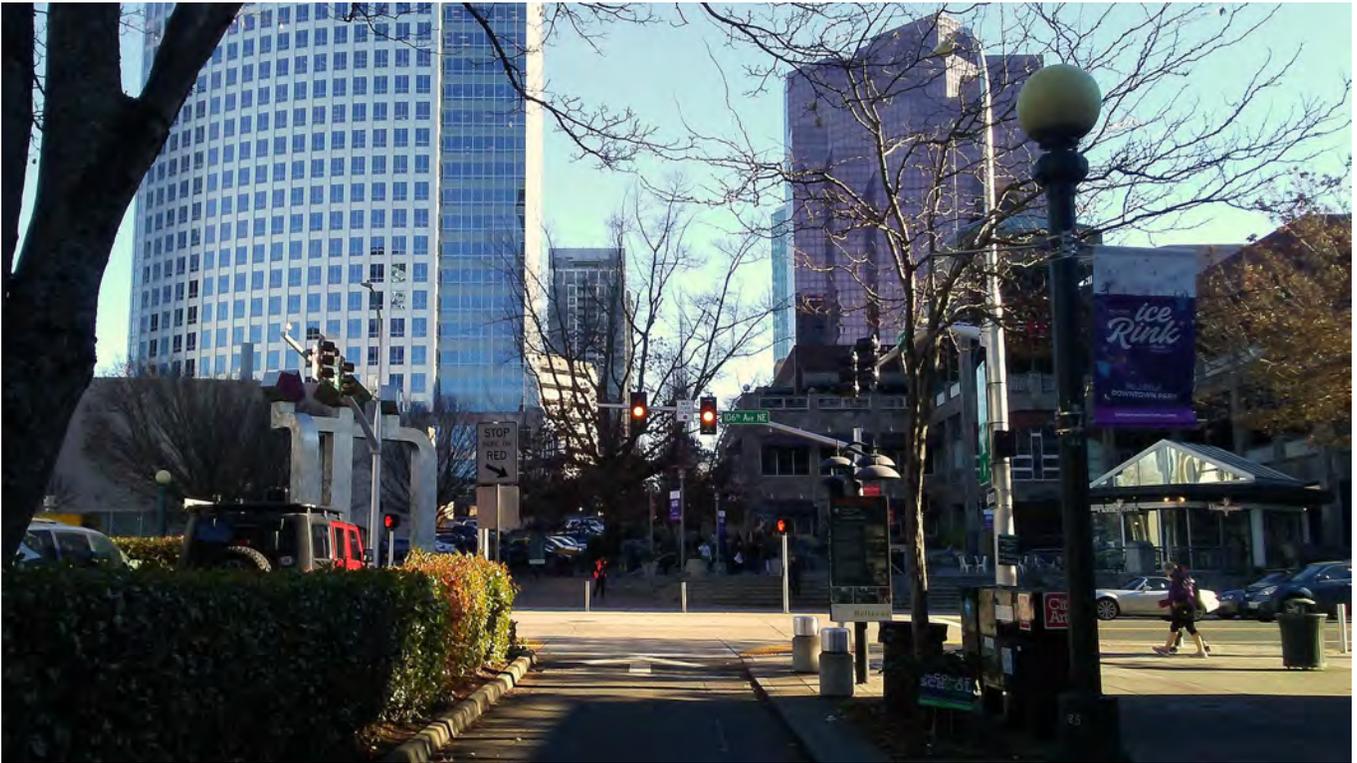


**Figure 9**  
Viewpoint 3—Pedestrian Corridor along 108th Avenue NE, Looking West

**Viewpoint 4 – Figure 10** shows the existing and potential views from NE 6<sup>th</sup> Street – the Pedestrian Corridor, near the intersection with 106<sup>th</sup> Avenue NE, looking east towards the project site. As depicted, the existing view includes a mid-rise retail complex on the east side of 106<sup>th</sup> Avenue NE in the foreground - the project site is not visible from this viewpoint. Newer high-rise buildings can be seen along the west side of 106<sup>th</sup> Avenue NE and in the background further to the east. Under the proposed view the new roughly 600-foot office building on the project site would be visible in the far-field view, and would partially obscure background views of existing development further to the east. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

555—108th Ave NE  
Environmental Checklist

Existing View



Proposed View



Source: NBBJ, 2018



**Figure 10**  
Viewpoint 4—Pedestrian Corridor along 106th Avenue NE, Looking East

APPENDIX B  
KING COUNTY GREENHOUSE GAS EMISSION WORKSHEETS

555-108th Ave NE project - Bellevue

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		24.0	39	577	247	20706
Office .....		811.6	39	723	588	1095129
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		0.00				0
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**Total Project Emissions:**

**1115835**

APPENDIX C  
**ARBORIST'S REPORT**

**Draft Arborist Report**

TO: Luis Adan – Vulcan Inc.  
SITE: 555 108<sup>th</sup> Ave NE, Bellevue, WA 98004  
RE: Preliminary Tree Inventory and Assessment  
DATE: November 2, 2018  
PROJECT ARBORIST: Shannon O’Bent  
ISA Certified Arborist #PN-8468A  
Tyler Bunton, Associate  
REVIEWED BY: Scott D. Baker, Registered Consulting Arborist #414  
ISA Board Certified Master Arborist #PN-0670B  
ISA Qualified Tree Risk Assessor  
ATTACHED: Site Map, Table of Trees

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**Summary**

This report is preliminary and must be revised when updated site plans are available.

We inventoried and assessed nine (9) significant trees on site. A significant tree, as defined by Bellevue Land Use Code (BLUC) 20.20.900, is a healthy evergreen or deciduous tree 8 inches in diameter or greater 4 feet above grade. Diameter at standard height (DSH) was measured at 4.5 feet above grade as defined in BLUC 20.25A.020. Site trees are numbered from 592 to 600 and are tagged with aluminum tree tags.

There were eighteen (18) trees off-site with an overhanging canopies. The diameters of these trees were estimated from the site or adjacent public areas such as the right of way (ROW). Off-site trees are identified alphabetically.

Recommendations

- Update site plans to show locations of proposed structures in relation to existing trees on site.
- Tree protection for retained trees must follow the City of Bellevue Clearing and Grading Development Standards BMP T101: Tree Protection Requirements
- Obtain all necessary permits and approval from the city prior to commencement of site work.
- Consider retention of trees 600 and A as feasible subject to detailed review of design and grading plans.

**Assignment & Scope of Report**

This report outlines the site inspection by Shannon O’Bent and Tyler Bunton, of Tree Solutions Inc, on October 18, 2018. We were asked to visit the site and assess all significant trees on site. We were asked

to produce an Arborist Report documenting our findings and management recommendations. Luis Adan, of Vulcan Inc., requested these services for planning purposes.

Specifics for each tree can be found in the attached table of trees. Photographs are followed by a glossary and list of references. Assumptions and limiting conditions can be found in Appendix A. Methods can be found in Appendix B.

## **Observations & Discussion**

### The Site and History

The 89,300 square foot site is located in downtown Bellevue in the DT-O-1 zoning district. There are currently five single story commercial structures on the property surrounded by paved surface parking. The site will be proposed for a complete demolition of all buildings on site and development of a new high rise building with 5-7 stories of underground parking.

There was a small area of invasive ivy (*Hedera* spp) and Himalayan blackberry (*Rubus armeniacus*) located on the western property line.

### Site Trees

There were 18 significant trees of a variety of species on site primarily located around the edges of the parking areas.

Tree 592 was a London planetree (*Platanus acerifolia*) in a planter near the center of the east property line. This tree had a DSH of 45.8 inches and was in good health and excellent structural condition.

Trees 593 through 595 were Portuguese laurel (*Prunus lusitanica*), a tree species that is on the Washington State Noxious Weed Control Board monitor list. These trees were part of a hedge which contained two other non-significant Portuguese laurels.

Tree 598 was a common hawthorne (*Crataegus monogyna*) located near the center of the west property line. This tree species is listed as a Class C noxious weed by the Washington State Noxious Weed Control Board.

Tree 599 was a pin oak (*Quercus palustris*) located near the northwest corner of the site. This tree has a dense interior canopy with dead wood present. There was what appeared to be a large raccoon nest in the lower portion of the canopy.

Tree 600 was a Japanese maple (*Acer palmatum*) tree located in the northwest corner of the site.

### Off-Site and Street Trees

Trees A through F were Japanese zelkova (*Zelkova serrata*) trees located within a public utility easement along 108<sup>th</sup> Ave NE.

Trees G, H, and I were Japanese maple trees located south of the site in a plaza on adjacent property.

Trees M through R were Freeman maples (*Acer freemanii*) located to the north of the site along a public walkway

Specifics for each tree can be found in the attached table of trees.

### **Discussion—Construction Impacts & Tree Protection Recommendations**

*This report is preliminary as we have not reviewed design or construction plans for this area.*

On site, we met with Patrick Keegan of Site Workshop to discuss development possibilities and ideas for trees to consider for retention. According to current design plan ideas, two trees in particular are desired for potential retention: the Japanese maple in the northwest corner (tree 600) and a Japanese zelkova street tree (tree A) in the northeast corner.

Tree 600 was measured at 19.4 inches DSH and we would recommend a minimum tree protection zone (TPZ) of 13 feet from the face of the trunk to ensure healthy retention of this tree. Some encroachment into this TPZ may be feasible if needed, subject to detailed review of grading plans. Use of pneumatic excavation at the limit of disturbance should be considered as construction plans are developed so that roots can be exposed and cut cleanly, and then mechanical excavation can be carried out with no further damage to the tree's root system. The dripline of this tree is 20 feet radius and some clearance pruning may be needed to accommodate the new building. We recommend any pruning be carried out by a certified arborist according to ANSI A300 standards.

According to Patrick, the City of Bellevue requires easements of the property for public use 16 feet in from the curb, and 15 feet underground below that area. Tree A was measured with a DSH of 18 inches growing in a small planting bed with no grate near the curb. It has a canopy dripline of 22 feet which will likely need to be pruned for clearance of the new building. We recommend any pruning be carried out by a certified arborist according to ANSI A300 standards.

There are utility vaults under the sidewalk to the north and west. The recommended TPZ for this tree is 12 feet from the face of the trunk. Due to the small planting area and impermeable surface around this tree, it is unlikely that any significant roots go below the 15 foot easement and would not be disturbed by excavation below that point for the parking garage. Typically tree roots in compacted areas are within the top two to four feet of soil. If the easement area is undisturbed during redevelopment, retention should not be a problem. If there need to be adjustments to any of the utility vaults or sidewalk areas, detailed plans should be reviewed so tree retention feasibility can be determined.

Sidewalk replacement may be feasible with safe retention of the tree if the existing sidewalk is carefully removed and grade is not significantly lowered. Lowering the grade of the sidewalk would likely result in substantial root disturbance.

If adjustments are being made, the size of the tree pits in the sidewalk should be considered and sized to provide adequate conditions including soil volume to support the trees at the site while supporting public safety standards.

Foam underlay can be added between tree roots and new concrete pavement to prevent movement or damage. A foam underlay allows radial root growth to compress the foam before affecting the pavement.

Structural soils are specifically designed to provide nutrients, space, and porosity to accommodate root growth while allowing for compaction to support pavement. Structural soils can be used as fill material around existing roots when sidewalks are being replaced.

**Photographs**

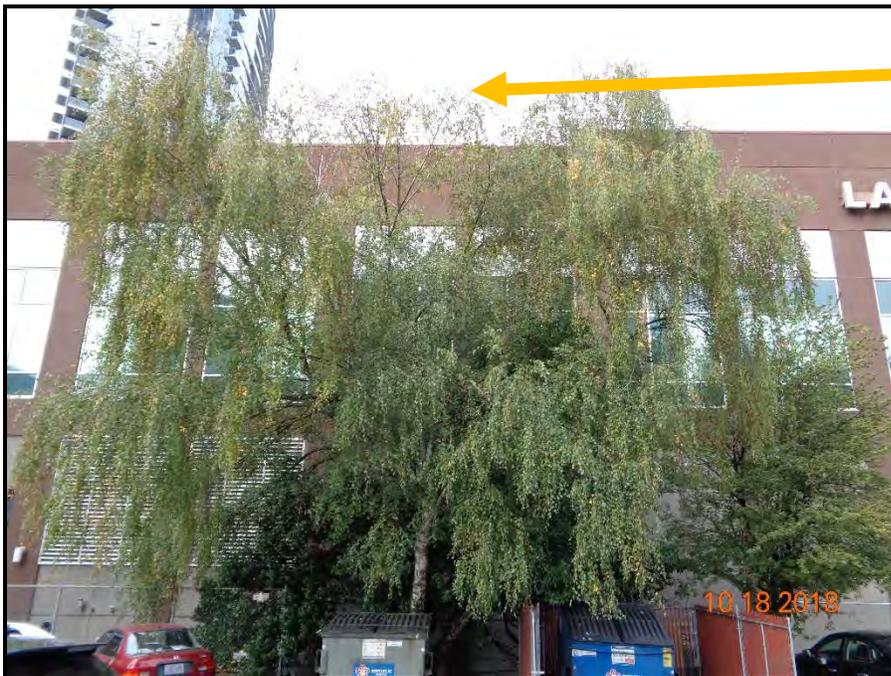


**Photo 1:** Tree A – Good health and structure



Utility vaults

**Photo 2:** Tree A – Sidewalk and adjacent utility vaults (yellow arrows)

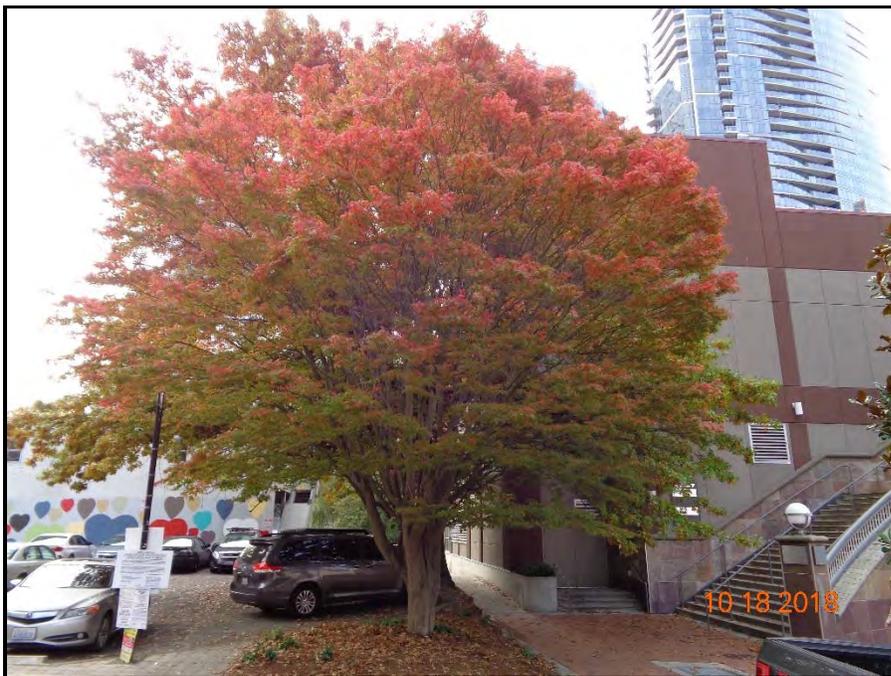


Dieback at the very top

**Photo 3:** Tree L – birch tree with a base that appears to be on adjacent property and canopy that significantly overhangs the site. This tree is exhibiting some signs of dieback and may be under attack by bronze birch borer. This tree is not a good candidate for retention and we recommend obtaining permission from the adjacent property owner for the removal of this tree.



**Photo 4:** Tree L – cankers (yellow arrow) growing on the one of the stems. Red line illustrates approximate property boundary



**Photo 5:** Tree 600 – Japanese maple considered for retention



**Photo 6:** Trees M through R (background) – adjacent trees that may be impacted by sidewalk improvements.

## Glossary

**basic assessment:** detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk, and branches (ISA 2013)

**crown:** the aboveground portions of a tree (Lilly 2001)

**DBH or DSH:** diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

**ISA:** International Society of Arboriculture

**level(s) of assessment:** categorization of the breadth and depth of analysis used in an assessment (ISA 2013)

**limited visual assessment:** a visual assessment from a specified perspective such as foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify specified conditions or obvious defects (ISA 2013)

**owner/manager:** the person or entity responsible for tree management or the controlling authority that regulates tree management (ISA 2013)

**significant size:** a tree measuring 8" DSH or greater

**Visual Tree Assessment (VTA):** method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Harris, *et al* 1999)

## References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

Dunster & Associates Environmental Consultants Ltd. Assessing Trees in Urban Areas and the Urban-Rural Interface, US Release 1.0. Silverton: Pacific Northwest Chapter ISA, 2006

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

## Appendix A - Assumptions & Limiting Conditions

1. Consultant has agreed to undertake Services on the subject Site. Consultant assumes that the Client owns or is the agent for the owner of the Site and that the legal description of the Site provided by the Client is accurate. Consultant assumes that Client has granted a license over, under, upon, and across the Site for the limited purpose of providing Services.
2. Consultant assumes that the Site and its use do not violate and is in compliance with all applicable codes, ordinances, statutes or regulations.
3. The Client is responsible for making all relevant records and related information available to the Consultant and for the accuracy and completeness of that information. Consultant may also obtain information from other sources that it considers reliable. Nonetheless, Client is responsible for the accuracy and completeness of that additional information and Consultant assumes no obligation for the accuracy and completeness of that additional information.
4. The Consultant may provide report or recommendation based on published municipal regulations. The Consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
5. Any report by Consultant and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
6. Ownership of any documents produced passes to the Client only when all fees have been paid.
7. All photographs included in our reports were taken by Tree Solutions, Inc. during the documented Site visit, unless otherwise noted. Sketches, drawings and photographs in any report by Consultant, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
8. Unless otherwise agreed, (1) information contained in any report by Consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
9. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plants or Site in question may not arise in the future. Any report is based on the observations and opinions of the authoring arborist, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described assessed. Neither the Arborist nor Tree Solutions, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom. Any changes to an established tree's environment can cause its decline, death and/or structural failure.
10. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
11. Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
12. Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

## Appendix B - Methods

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts (Mattheck & Breloer 1994). An understanding of the uniform stress allows me to make informed judgments about the condition of a tree.

I measured the diameter at standard height (DSH) of each tree, typically at 54 inches above grade.

Tree health considers crown indicators including foliar density, size, color, stem shoot extensions, decay, and damage. We have adapted our ratings based on the Purdue University Extension Formula Values for health condition. These values are a general representation used to assist in arborists in assigning ratings. Tree health needs to be evaluated on an individual basis and may not always fall entirely into a single category, however, I assigned a single condition rating for ease of clarity.

### Excellent

Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

### Good

Imperfect canopy density in few parts of the tree, up to 10 percent of the canopy. Normal to less than ¾ of typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

### Fair

Crown decline and dieback up to 30 percent of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop is clearly visible. Obvious signs of pest problems contributing to a lesser condition. Control might be possible. I found some decay areas in the main stem and branches. Below average safe useful life expectancy

### Poor

Lacking full crown, more than 50 percent decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

*Tree health condition ratings have been adapted from the Purdue University Extension bulletin FNR-473-W - Tree Appraisal*



**Table of Trees**  
**Bellevue Investors II LLC**  
 555 108th Ave NE, Bellevue, WA 98004

Date of Inventory: October 18, 2018

Table Prepared: November 2, 2018

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
 Letters are used to identify trees on neighboring property with overhanging canopies.  
 Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)	Notes
592	<i>Platanus x acerifolia</i>	London planetree	45.8	Good	Excellent	34	Growing in slightly raised bed
593	<i>Prunus lusitanica</i>	Portuguese laurel	9.0	Good	Good	8	Multistem (3.7, 5.5, 6.7, 3.8), on the Washington State Noxious Weed Control Board monitor list
594	<i>Prunus lusitanica</i>	Portuguese laurel	8.8	Good	Good	8	Multistem (8, 3.7, 4.6), on the Washington State Noxious Weed Control Board monitor list
595	<i>Prunus lusitanica</i>	Portuguese laurel	9.8	Good	Good	8	Multistem (5.3, 7.9, 3.7, 4.3), on the Washington State Noxious Weed Control Board monitor list
596	<i>Thuja plicata</i>	Western redcedar	23.7	Fair	Fair	15	Large trunk wound on south side - evidence of car damage, sparse canopy
597	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaskan cedar	13.2	Good	Good	13	Multistem (4.2, 6.2, 9.9, 5, 6.5), buried trunk
598	<i>Crataegus monogyna</i>	Common hawthorne	8.5	Good	Fair	11	Multistem (3.4, 2.3, 5.3, 6, 5.5, 2.5) , very narrow form, listed as a class C noxious weed by the Washington State Noxious Weed Control Board
599	<i>Quercus palustris</i>	Pin oak	26.3	Good	Good	43	Needs crown cleaning - unmanaged growth and interior dead wood, large racoon nest located in tree, not recommended for retention
600	<i>Acer palmatum</i>	Japanese maple	19.4	Good	Good	20	Multistem (11.5, 12.8, 13.5), will need minor canopy clearance pruning, good candidate for retention
<b>Adjacent Site and Street Trees</b>							
A	<i>Zelkova serrata</i>	Japanese zelkova	18.0	Good	Good	22	Some included bark, utility vaults to north and west, water line two feet south, desired for retention if feasible
B	<i>Zelkova serrata</i>	Japanese zelkova	14.6	Good	Good	23	Missing bark (appears to be anthropogenic), surface roots and limited soil volume
C	<i>Zelkova serrata</i>	Japanese zelkova	8.1	Good	Good	14	Slight lean west, growing in grate
D	<i>Zelkova serrata</i>	Japanese zelkova	13.0	Good	Good	14	Limited soil volume, near utility vault
E	<i>Zelkova serrata</i>	Japanese zelkova	12.4	Fair	Good	17	Surface roots, utility vault adjacent, slight canopy dieback
F	<i>Zelkova serrata</i>	Japanese zelkova	11.5	Good	Good	16	Limited soil space
G	<i>Acer palmatum</i>	Japanese maple	9.5	Good	Good	22	Multistem (8, 4, 6), off-site - DSH estimated, canopy overhangs site approximately 7 feet
H	<i>Acer palmatum</i>	Japanese maple	16.0	Good	Fair	22	Offsite, DSH estimated (below union), canopy overhangs approximately 2 feet, main stem has unusual grafted growth
I	<i>Acer palmatum</i>	Japanese maple	11.0	Fair	Good	22	Multistem (5, 7, 9), some dieback in canopy, off-site, DSH estimated, canopy overhangs site approximately 10 feet
J	<i>Chamaecyparis pisifera</i>	Sawara cypress	9.0	Good	Good	15	Multistem (2, 8, 6), off-site, DSH estimated, visual access from approximately 20 feet below tree, Canopy overhangs site approximately 5 feet
K	<i>Quercus palustris</i>	Pin oak	16.0	Good	Good	25	Offsite tree, DSH estimated, canopy overhangs site approximately 12 feet
L	<i>Betula pendula</i>	European white birch	20.4	Fair	Fair	25	Multistem at base (10.2, 12.1, 16.7), moderate canopy dieback and signs of bronze birch borer, large gall on main stem, offsite tree, canopy overhangs entirely, not a great tree for retention
M	<i>Acer x freemanii</i>	Freeman maple	11.4	Good	Good	7	
N	<i>Acer x freemanii</i>	Freeman maple	12.8	Good	Good	10	
O	<i>Acer x freemanii</i>	Freeman maple	12.5	Good	Good	8	
P	<i>Acer x freemanii</i>	Freeman maple	13.0	Good	Good	8	Wound at base, small branch wound could be pruned
Q	<i>Acer x freemanii</i>	Freeman maple	12.3	Good	Good	9	
R	<i>Acer x freemanii</i>	Freeman maple	14.4	Good	Good	6	



APPENDIX D  
SUMMARY - PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT REPORT**

**435, 437, 467, 527, 545, and 555 108<sup>th</sup> Avenue Northeast  
Bellevue, Washington**

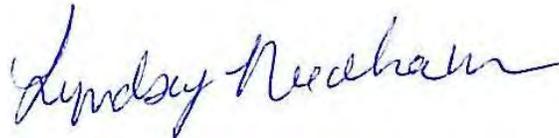
**Submitted by:**  
**Farallon Consulting, L.L.C.**  
**975 5<sup>th</sup> Avenue Northwest**  
**Issaquah, Washington 98027**

**Farallon PN: 397-045**

**For:**  
**City Investors LLC**  
**505 5<sup>th</sup> Avenue South, Suite 900**  
**Seattle, Washington 98104**

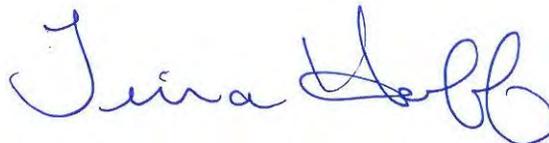
April 11, 2017

Prepared by:



Lyndsey Needham, G.I.T.  
Project Geologist

Reviewed by:



Tina Huff, R.E.P.A.  
Principal Regulatory Specialist



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## ENVIRONMENTAL PROFESSIONALS' STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as established in Part 312.10 of Title 40 of the Code of Federal Regulations (40 CFR 312.10) and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Name Lyndsey Needham, G.I.T.  
Title Project Geologist

Name Tina Huff, R.E.P.A.  
Title Principal Regulatory Specialist



## EXECUTIVE SUMMARY

Farallon Consulting, L.L.C. (Farallon) has prepared this Phase I Environmental Site Assessment (Phase I ESA) Report for the property at 435, 437, 467, 527, 545, and 555 108<sup>th</sup> Avenue Northeast in Bellevue, Washington (herein referred to as the Site). The Phase I ESA was conducted by Ms. Lyndsey Needham and was reviewed and approved by Ms. Tina Huff. Both are experienced Environmental Professionals in the field of Phase I ESAs and related environmental investigations.

This Phase I ESA Report was prepared for City Investors LLC in accordance with the letter regarding Proposal for Phase I Environmental Site Assessment, 435, 437, 527, 545, and 555 108<sup>th</sup> Avenue Northeast, Bellevue, Washington dated February 10, 2017, from Messrs. Joe Rounds and J. Riley Conkin of Farallon to Ms. Rebecca Bloom of City Investors LLC. The scope of work for this Phase I ESA is consistent with ASTM International Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13). ASTM E1527-13 is intended to assist the user in satisfying one of the requirements to qualify for protection from potential liability under the Comprehensive Environmental Response, Compensation, and Liability Act as the innocent landowner, contiguous property owner, or bona fide prospective purchaser. ASTM E1527-13 constitutes “all appropriate inquiry” into the previous ownership, uses, and environmental conditions of a property consistent with good commercial or customary practice, as defined in Section 9601(35)(B) of Title 42 of the U.S. Code.

There were no deviations from ASTM E1527-13 during the completion of this Phase I ESA. Limiting conditions encountered during the completion of the Phase I ESA were the presence of vehicles parked on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of furniture and equipment in the Site buildings that prevented Farallon from observing the entire interior floor surface. In addition, a portion of the basement in the building at 555 108<sup>th</sup> Avenue Northeast was flooded and inaccessible during the site reconnaissance. Based on information obtained from the Site representative, these limiting conditions are not expected to hinder the conclusions of this report.

The purpose of the Phase I ESA was to identify, as practicable, recognized environmental conditions on the Site or proximate to the Site that have caused and/or may cause an adverse environmental condition. This Phase I ESA Report provides the results of investigation into past and present ownership and uses of the Site, consistent with good commercial and/or customary practice.

The Site consists of the following King County Parcel Nos. and developments:

- King County Parcel No. 154410-0255 totals 20,000 square feet of land developed with a 11,658-square-foot, one-story wood-framed building with basement completed in 1968 and a surface parking lot (435 Building). The 435 Building is occupied by Jiang Rong Xue Culture Exchange and Big Brain Education.



- King County Parcel No. 154410-0250 totals 23,100 square feet of land developed with a 6,575-square-foot, one-story wood-framed building with basement completed in 1943 and a surface parking lot (437 Building). The 437 Building is occupied by Oodles Noodle Bar.
- King County Parcel No. 154410-0258 totals 4,400 square feet of land developed as a surface parking lot (467 Lot).
- King County Parcel No. 154410-0259 totals 11,000 square feet of land developed with a 5,400-square-foot, one-story wood-framed building completed in 1964 and a surface parking lot (527 Building). The 527 Building is occupied by Nibanna.
- King County Parcel No. 154410-0252 totals 11,000 square feet of land developed with a 4,060-square-foot, one-story wood-framed building completed in 1965 and a surface parking lot immediately south of the building (545 Building). The 545 Building is occupied by American Eyeglass, Gyro Express, and several vacant offices.
- King County Parcel No. 154410-0251 totals 19,800 square feet of land developed with a 5,992-square-foot, one-story wood-framed building with basement completed in 1941 and a surface parking lot (555 Building). The 555 Building is occupied by Blazing Bagels, Blank Space Café, Ooba Tooba Mex Grill, and a vacant office space in the basement.

Access to the Site is gained from 108<sup>th</sup> Avenue Northeast, east-adjacent to the Site. According to the King County Department of Assessments, the owner of King County Parcel Nos. 154410-0251, 154410-0252, 154410-0259, and 154410-0258 is JLW 108<sup>th</sup> Avenue Investment; and the owner of King County Parcel Nos. 154410-0250 and 154410-0255 is NIU Enterprises II LLC.

At the time of the site reconnaissance, Farallon observed minor amounts of hazardous materials, including janitorial cleaning supplies and building maintenance-related products stored in the tenant spaces. The materials were generally observed to be properly labeled and stored in designated areas of the buildings. No staining or evidence of releases was observed in or around the containers at the time of the site reconnaissance. Floor drains and grease traps were present in the restaurants and cafes. Grease and waste from food preparation are filtered through the grease traps before wastewater discharges to the sanitary sewer system. The waste solids are transported off the Site for disposal.

Historically, the Site appeared undeveloped on the 1895 and 1897 topographic maps reviewed. By 1943, the Site appeared developed with the 437 Building on the south-central portion of the Site, the 555 Building on the northern portion of the Site, and a private residence on the southern portion of the Site. The remaining areas of the Site appeared undeveloped. By 1965, the Site appeared developed with the 545 Building on the northern portion of the Site, the 527 Building on the central portion of the Site, and the paved 467 Lot on the central portion of the Site. The southern portion of the Site remained developed with a private residence. By 1968, the 435 Building appeared on the southern portion of the Site, and the Site appeared developed similar to the present and has remained relatively unchanged. City directory listings for the Site addresses included various commercial offices, medical offices, and restaurants; Echo Cleaners of Bellevue from 1992 through 1995; and BB One Hour Photo & Cleaner in 1999. The Site representative was not aware



of heating oil tanks on the Site and did not know whether X-ray equipment, including developing solutions, was used on the Site in connection with the former medical offices.

Farallon was provided with the *Updated Phase I Environment Site Assessment at the Wallace Property Site* dated May 28, 2003, prepared for the northern portion of the Site at 545 and 555 108<sup>th</sup> Avenue Northeast by Golder Associates Inc. (2003 Updated Phase I report); and the *Phase "I" Environmental Assessment, Four Commercial Parcels, 435, 437, 527 – 108<sup>th</sup> Avenue Northeast, Bellevue, Washington 98004* dated November 20, 2012, prepared for the central and southern portions of the Site at 435, 437, and 527 108<sup>th</sup> Avenue Northeast by Environmental Associates, Inc. (2012 Phase I report). The layout and use of the Site described in the 2003 Updated Phase I report and the 2012 Phase I report are similar to those of the present.

The 2003 Updated Phase I report identified the following recognized environmental conditions in connection with the Site:

- The potential presence of a heating oil underground storage tank (UST) beneath the northeastern corner of the 555 Building. The potential heating oil UST would have been associated with a former oil furnace that was noted to have been present in the basement of the 555 building.
- The presence of 40 facilities identified in regulatory databases within a 1-mile radius from the Site.
- The potential disposal of spent photographic development chemicals associated with a former radiological clinic into a former septic system at the 555 Building.
- The potential presence of asbestos-containing building materials, lead-based paints, polychlorinated biphenyl-containing light ballasts, and transformers.

The 2003 Updated Phase I report recommends construction oversight by an environmental professional during future excavation activities on the Site. The recognized environmental condition noted in the 2003 Updated Phase I report regarding the potential disposal of spent photographic development chemicals associated with a former radiological clinic into a former septic system at the 555 Building was based on interviews with Site representatives. No evidence of a former septic system or spent photographic development chemicals was observed by Golder Associates Inc. during their Site inspection for the 2003 Updated Phase I report. Golder Associates Inc. noted in the 2003 Updated Phase I report that there was no evidence for the disposal of spent photographic development chemicals into a former septic system at the Site, but that it was a possibility.

The 2012 Phase I report identified the potential presence of a heating oil UST on the Site associated with the 527 Building as a recognized environmental condition in connection with the Site. As discussed in Section 5.3, Puget Sound Regional Archives, the 527 and 555 Buildings historically used heating oil furnaces; however, there was insufficient information regarding the tanks used to contain heating oil and their location. The insufficient information regarding heating oil tanks on the Site is a data gap for this report, and the potential release of hazardous substances associated



with the former heating oil tanks in the 527 and 555 Buildings represents a recognized environmental condition in connection with the Site. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tanks should be removed and disposed of in accordance with local and state regulations.

The 2012 Phase I report identified potential asbestos-containing building materials in the Site buildings as a condition of potential environmental interest in connection with the Site.

The Environmental Data Resources, Inc. (EDR) Radius Map Report with GeoCheck prepared for the Site dated February 21, 2017 (EDR Report) identified the Site addresses in the EDR Historical Cleaners database. According to the EDR Report, the facility operated as BB One Hour Photo & Cleaner from 1999 through 2001. Farallon searched the Washington State Department of Ecology (Ecology) Toxics Cleanup Program database (Ecology database) for the Site addresses, but found no listings. According to the 2003 Updated Phase I report, the former dry cleaning facility at the Site was a drop-off location only and the dry cleaning was conducted at a facility off the Site. Farallon interviewed the Site representative during the reconnaissance, who also stated that no dry cleaning operations were performed on the Site. Regulatory files for the Site were not reviewed due to the time and/or cost constraints of this Phase I ESA; additional information may be available at Ecology.

Adjacent properties at the time of Farallon's site reconnaissance included offices to the north and east, offices and condos to the south, and offices and retail to the west.

Adjacent properties appeared undeveloped on the 1895 and 1897 topographic maps reviewed. By 1943, adjacent properties were largely undeveloped with a few structures apparent. By 1965, the north-adjacent property appeared developed with a parking lot; the northwest-adjacent property appeared developed with a church, similar to the present; the west-adjacent property appeared developed with a parking lot; the southwest-adjacent property appeared developed with a commercial building; the northeast-, south-, and southeast-adjacent properties appeared developed with private residences; and the east-adjacent property appeared developed with a commercial building and a parking lot. By 1968 and through at least 1977, the southeast-adjacent property appeared developed with a commercial building and a parking lot, similar to the present. The remaining adjacent properties remained developed similar to 1965. By 1980, the northeast-adjacent property appeared developed with a commercial building, similar to the present; the south-adjacent property appeared developed with a parking lot; and the remaining adjacent properties remained developed similar to 1968. By 1985, the south-adjacent property appeared developed with a commercial building, similar to the present; the north-adjacent property appeared to be used as a construction equipment staging area; the northern portion of the east-adjacent property appeared developed with a public transit station, similar to the present; and the remaining adjacent properties appeared developed similar to 1968. By 1990, the east-adjacent property appeared developed with a commercial building, similar to the present; the north-adjacent property appeared developed with a parking lot; and the remaining adjacent properties appeared developed similar to 1968. By 2002, the north-adjacent property appeared developed with a commercial building, similar to the present; the west-adjacent property appeared developed with a commercial



building, similar to the present; and the southwest-adjacent property remained developed similar to 1965. By 2009, the southwest-adjacent property appeared developed with two condo buildings, similar to the present. City directory listings for adjacent properties included private residences, various commercial offices, and restaurants.

The EDR Report identified several facilities adjacent or proximate to the Site in the regulatory databases. Based on the information provided in the EDR Report and Ecology database, none of the facilities adjacent or proximate to the Site identified in the regulatory databases represent a recognized environmental condition in connection with the Site. Regulatory files for facilities in the vicinity of the Site were not reviewed due to the time and/or cost constraints of this Phase I ESA; additional information may be available at Ecology.

Based on review of the Site history, interviews with persons knowledgeable about the Site, reconnaissance of the Site and adjacent properties, and review of regulatory agency lists, this Phase I ESA identified the following recognized environmental condition in connection with the Site:

- The potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings.



## **1.0 INTRODUCTION**

This Phase I Environmental Site Assessment (Phase I ESA) Report was prepared by Farallon Consulting, L.L.C. (Farallon) for the property at 435, 437, 467, 527, 545, and 555 108<sup>th</sup> Avenue Northeast in Bellevue, Washington (herein referred to as the Site) (Figure 1). This section discusses the project authorization, and the qualifications of the Environmental Professionals conducting and reviewing the Phase I ESA work. Also included in this section are the project purpose, objective, scope of services, deviations, limiting conditions, and data gaps.

### **1.1 PROJECT AUTHORIZATION**

This Phase I ESA Report was prepared for City Investors LLC in accordance with the letter regarding Proposal for Phase I Environmental Site Assessment, 435, 437, 527, 545, and 555 108<sup>th</sup> Avenue Northeast, Bellevue, Washington dated February 10, 2017, from Messrs. Joe Rounds and J. Riley Conkin of Farallon to Ms. Rebecca Bloom of City Investors LLC. The scope of work for this Phase I ESA is consistent with ASTM International Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13).

### **1.2 PROFESSIONAL QUALIFICATIONS**

The Phase I ESA was conducted by Ms. Lyndsey Needham and was reviewed and approved by Ms. Tina Huff. Both have an understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions, and the ability to develop opinions regarding conditions indicative of a release or threatened release of hazardous substances and petroleum products. These Environmental Professionals have developed and performed all appropriate inquiry, in conformance with the standards and practices set forth in Part 312 of Title 40 of the Code of Federal Regulations. The professional qualifications of Mss. Needham and Huff are provided in Appendix A.

### **1.3 PROJECT PURPOSE AND OBJECTIVE**

The purpose of the Phase I ESA was to identify, as practicable, recognized environmental conditions on the Site and within the appropriate study area that have caused and/or may cause an adverse environmental impact. ASTM E1527-13 is intended to permit a user to satisfy one of the requirements to qualify for protection from potential liability under the Comprehensive Environmental Response, Compensation, and Liability Act as the innocent landowner, contiguous property owner, or bona fide prospective purchaser. ASTM E1527-13 constitutes “all appropriate inquiry” into the previous ownership, uses, and environmental conditions of a property consistent with good commercial or customary practice, as defined in Section 9601(35)(B) of Title 42 of the U.S. Code.

The objective of the Phase I ESA was to perform an appropriate inquiry into past and present ownership and uses of the Site, consistent with good commercial and/or customary practice. This



Phase I ESA Report is to be used as a risk management tool to meet all appropriate inquiry requirements and the Comprehensive Environmental Response, Compensation, and Liability Act liability defense. The Phase I ESA does not guarantee that there are no impacts to the Site.

For the purpose of this Phase I ESA Report, the term “recognized environmental condition” is defined as the presence or likely presence of any hazardous substance or petroleum product in, on, or at the Site due to releases to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term is not intended to include “de minimis conditions” that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the applicable governmental agencies.

The term “controlled recognized environmental condition” is defined as a recognized environmental condition resulting from a past release of a hazardous substance or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in-place subject to implementation of required controls.

The term “historical recognized environmental condition” is defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the Site to any required controls.

## **1.4 PROJECT SCOPE OF SERVICES**

This Phase I ESA Report has been prepared in accordance with the scope of work presented in ASTM E1527-13 and the letter regarding Proposal for Phase I Environmental Site Assessment, 435, 437, 527, 545, and 555 108<sup>th</sup> Avenue Northeast, Bellevue, Washington dated February 10, 2017, from Messrs. Joe Rounds and J. Riley Conkin of Farallon to Ms. Rebecca Bloom of City Investors LLC. The scope of work for this Phase I ESA included a records review, literature research and review, a site reconnaissance, interviews with individuals familiar with the Site, interviews with local governmental officials, and preparation of this report.

## **1.5 DEVIATIONS**

There were no deviations from ASTM E1527-13 during the completion of this Phase I ESA.

## **1.6 LIMITING CONDITIONS**

There were no deviations from ASTM E1527-13 during the completion of this Phase I ESA. Limiting conditions encountered during the completion of the Phase I ESA were the presence of vehicles parked on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of furniture and equipment in the Site buildings that prevented Farallon from observing the entire interior floor surface. In addition, a portion of the



basement in the building at 555 108<sup>th</sup> Avenue Northeast was flooded and inaccessible during the site reconnaissance. Based on information obtained from the Site representative, these limiting conditions are not expected to hinder the conclusions of this report.

## **1.7 DATA GAPS**

Data gaps may affect the ability to identify recognized environmental conditions and Farallon's ability to render opinions and conclusions for presentation in the Phase I ESA Report. As discussed in Section 5.3, Puget Sound Regional Archives, the buildings at 527 and 555 108<sup>th</sup> Avenue Northeast historically used heating oil furnaces; however, there was insufficient information regarding the tanks used to contain heating oil and their location. The insufficient information regarding heating oil tanks on the Site is a data gap for this report, and the potential release of hazardous substances associated with the former heating oil tanks in the buildings at 527 and 555 108<sup>th</sup> Avenue Northeast represents a recognized environmental condition in connection with the Site. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tanks should be removed and disposed of in accordance with local and state regulations.



## 2.0 SITE OVERVIEW

This section includes an overview of the Site location, improvements, and operations. A description of adjacent and surrounding land use also is provided.

### 2.1 SITE LOCATION

The Site is northwest of the intersection of 108<sup>th</sup> Avenue Northeast and Northeast 4<sup>th</sup> Street, at 435, 437, 467, 527, 545, and 555 108<sup>th</sup> Avenue Northeast in Bellevue, King County, Washington. The location is in a commercial area in downtown Bellevue. The Site vicinity is shown on Figure 1.

### 2.2 SITE DESCRIPTION

The Site consists of the following King County Parcel Nos. and developments:

- King County Parcel No. 154410-0255 totals 20,000 square feet of land developed with a 11,658-square-foot, one-story wood-framed building with basement completed in 1968 and a surface parking lot (435 Building);
- King County Parcel No. 154410-0250 totals 23,100 square feet of land developed with a 6,575-square-foot, one-story wood-framed building with basement completed in 1943 and a surface parking lot (437 Building);
- King County Parcel No. 154410-0258 totals 4,400 square feet of land developed as a surface parking lot (467 Lot);
- King County Parcel No. 154410-0259 totals 11,000 square feet of land developed with a 5,400-square-foot, one-story wood-framed building completed in 1964 and a surface parking lot (527 Building);
- King County Parcel No. 154410-0252 totals 11,000 square feet of land developed with a 4,060-square-foot, one-story wood-framed building completed in 1965 and a surface parking lot immediately south of the building (545 Building); and
- King County Parcel No. 154410-0251 totals 19,800 square feet of land developed with a 5,992-square-foot, one-story wood-framed building with basement completed in 1941 and a surface parking lot (555 Building).

Access to the Site is gained from 108<sup>th</sup> Avenue Northeast, east-adjacent to the Site. Additional details pertaining to the Site are provided in Section 8.2, Site Reconnaissance Observations. Site photographs are presented in Appendix B.

### 2.3 SITE OPERATIONS

According to the King County Department of Assessments, the owner of King County Parcel Nos. 154410-0251, 154410-0252, 154410-0259, and 154410-0258 is JLW 108<sup>th</sup> Avenue Investment;



and the owner of King County Parcel Nos. 154410-0250 and 154410-0255 is NIU Enterprises II LLC.

The 435 Building is occupied by Jiang Rong Xue Culture Exchange, which is similar to a community center. The basement of the 435 Building is occupied by Big Brain Education, a private engineering school.

The 437 Building is occupied by Oodles Noodle Bar, a restaurant.

The 437 Lot consists of a paved parking area.

The 527 Building is occupied by Nibanna, a restaurant.

The 545 Building is occupied by American Eyeglass, which sells eyeglasses; Gyro Express, a café; and several vacant offices.

The 555 Building is occupied by Blazing Bagels, Blank Space Café, and Ooba Tooba Mex Grill, which are cafés; and a vacant office space in the basement.

## **2.4 ADJACENT AND SURROUNDING LAND USE**

Adjacent properties at the time of Farallon's site reconnaissance included offices to the north and east, offices and condos to the south, and offices and retail to the west. No visual evidence of recognized environmental conditions was observed on abutting or nearby properties during the site reconnaissance. Observations were restricted to areas readily observable from the Site, and to public rights-of-way within an approximately 0.25-mile radius of the Site.



## **3.0 PHYSICAL SETTING**

The physical setting of the Site, including topography, geology, and hydrogeology, is described in this section. Farallon's assessment of sensitive receptors in the area also is discussed.

### **3.1 TOPOGRAPHY**

Farallon reviewed the U.S. Geological Survey (USGS) topographic map for Mercer Island and Kirkland, Washington dated 2014 provided by Environmental Data Resources, Inc. (EDR). The map depicts the Site at an elevation of approximately 170 feet above mean sea level. The Site topography is relatively flat with a slight slope down to the south. Regional topography is hills to the north, east, south, and west, and a slope down to the southwest toward Meydenbauer Bay.

### **3.2 GEOLOGY AND HYDROGEOLOGY**

The Puget Sound region is underlain by Quaternary sediments deposited by a number of glacial episodes. Deposition occurred during a number of glacial advances and retreats, which created the existing subsurface conditions. The regional sediments consist primarily of interlayered and/or sequential deposits of alluvial clays, silts, and sands that typically are situated over deposits of glacial till that consist of silty sand to sandy silt with gravel. Outwash sediments consisting of sands, silts, clays, and gravels were deposited by rivers, streams, and post-glacial lakes during the glacial retreats. With the exception of the most recent recessional deposits, the outwash sediments have been over-consolidated by the overriding ice sheets.

Groundwater migration in the Puget Sound region generally is confined to the most recent alluvial deposits of sands and gravel. These materials are commonly underlain and occasionally overlain by relatively impermeable glacial till deposits. Lateral and vertical migration of the groundwater is impeded by the dense and relatively impermeable nature of the till, and by the commonly laterally discontinuous nature of the aquifer-bearing materials. Perched and discontinuous zones of shallow groundwater may be present seasonally and locally above the impervious till. Shallow groundwater flow direction typically can be estimated by examination of surface topography or by nearby surface water bodies.

Based on the topography in the vicinity of the Site, shallow groundwater is expected to flow to the southwest. According to information for the Site discussed in Section 4.5, Previous Environmental Studies, the Site is underlain by fill material overlying glacial till. Perched groundwater in the vicinity of the Site may be present at depths ranging between approximately 30 and 40 feet below ground surface (bgs). Groundwater is present in the vicinity of the Site in a deeper aquifer between approximately 60 to 90 feet bgs. Farallon cannot determine the depth and actual direction of groundwater flow at the Site without the installation of monitoring wells.



### **3.3 SENSITIVE RECEPTORS**

Farallon conducted a limited assessment of sensitive receptors on or in the vicinity of the Site that was confined to visually apparent features such as surface water bodies (e.g., low-lying wet areas, streams, ponds) and residential and recreational areas. Farallon's assessment of sensitive receptors included a review of readily ascertainable information relating to the presence of private, semiprivate, public, and industrial water supply wells.

According to The EDR Radius Map Report with GeoCheck prepared for the Site dated February 21, 2017 (EDR Report), the Site is not in a 100-year flood plain. The nearest federally designated wetlands are less than 0.7 mile northeast of the Site. A private water supply well was identified approximately 0.3 mile northwest of the Site. The water bodies nearest the Site were identified as Meydenbauer Bay 0.66 mile southwest of the Site and Lake Bellevue approximately 0.7 mile northeast of the Site.



## **4.0 USER-PROVIDED INFORMATION**

Farallon understands that the user of this report, City Investors LLC, is seeking to follow the standards set forth in ASTM E1527-13 to complete an environmental assessment of the Site. The user has specific responsibilities for fulfilling ASTM E1527-13 requirements to help identify the possibility of recognized environmental conditions in connection with the Site. These responsibilities do not require the technical expertise of an Environmental Professional, and were not performed by the Environmental Professional who conducted the Phase I ESA at the Site.

To facilitate fulfillment of the ASTM E1527-13 requirements identified below, Farallon provided City Investors LLC with a copy of the *Phase I ESA User Questionnaire* (User Questionnaire) to complete. The User Questionnaire is provided in Appendix C of this Phase I ESA Report.

### **4.1 TITLE AND LIEN RECORDS**

City Investors LLC indicated that it was not aware of environmental liens against the Site.

### **4.2 EXPERIENCE AND SPECIALIZED KNOWLEDGE**

City Investors LLC indicated that it has no experience or specialized knowledge regarding the Site.

### **4.3 COMMONLY KNOWN INFORMATION**

City Investors LLC indicated that it is not aware of commonly known information that would lead to identification of recognized environmental conditions in connection with the Site.

### **4.4 PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT USERS**

City Investors LLC will rely on this Phase I ESA Report.

### **4.5 PREVIOUS ENVIRONMENTAL STUDIES**

Farallon was provided with the *Updated Phase I Environment Site Assessment at the Wallace Property Site* dated May 28, 2003, prepared for the northern portion of the Site at 545 and 555 108<sup>th</sup> Avenue Northeast by Golder Associates Inc. (2003 Updated Phase I report). The layout and use of the northern portion of the Site described in the 2003 Updated Phase I report are similar to those of the present. According to the 2003 Updated Phase I report, groundwater in the vicinity of the Site occurs between approximately 60 to 90 feet bgs. A former dry cleaning facility was present at 555 108<sup>th</sup> Avenue Northeast on the northernmost parcel of the Site. According to the 2003 Updated Phase I report, the former dry cleaning facility was a drop-off location only and dry cleaning activities were conducted in a separate facility off the Site. In 2001, a fire that started in a restaurant in the same building as the former dry cleaning facility destroyed the interior of both businesses. Farallon interviewed the Site representative during the reconnaissance, who also stated that no dry cleaning operations were conducted on the Site. According to the 2003 Updated Phase



I report, two sewage tanks were present in the basement of the 555 Building. The use of the sewage tanks was unknown.

The 2003 Updated Phase I report identified the following recognized environmental conditions in connection with the Site:

- The potential presence of a heating oil underground storage tank (UST) beneath the northeastern corner of the 555 Building. The potential heating oil UST would have been associated with a former oil furnace that was noted to have been present in the basement of the 555 building.
- The presence of 40 facilities identified in regulatory databases within a 1-mile radius from the Site.
- The potential disposal of spent photographic development chemicals associated with a former radiological clinic into a former septic system at the 555 Building.
- The potential presence of asbestos-containing building materials, lead-based paints, polychlorinated biphenyl-containing light ballasts, and transformers.

The 2003 Updated Phase I report recommends construction oversight by an environmental professional during future excavation activities on the Site. The recognized environmental condition noted in the 2003 Updated Phase I report regarding the potential disposal of spent photographic development chemicals associated with a former radiological clinic into a former septic system at the 555 Building was based on interviews with Site representatives. No evidence of a former septic system or spent photographic development chemicals was observed by Golder Associates Inc. during their Site inspection for the 2003 Updated Phase I report. Golder Associates Inc. noted in the 2003 Updated Phase I report that there was no evidence for the disposal of spent photographic development chemicals into a former septic system at the Site, but that it was a possibility.

Farallon was also provided with the *Phase "1" Environmental Assessment, Four Commercial Parcels, 435, 437, 527 – 108<sup>th</sup> Avenue Northeast, Bellevue, Washington 98004* dated November 20, 2012, prepared for the central and southern portions of the Site at 435, 437, and 527 108<sup>th</sup> Avenue Northeast by Environmental Associates, Inc. (2012 Phase I report). The layout and use of the central and southern portions of the Site described in the 2012 Phase I report are similar to those of the present. According to the 2012 Phase I report, the Site is underlain by fill material overlying glacial till. In addition to a deeper aquifer, perched groundwater may be present in the vicinity of the Site at depths ranging between approximately 30 and 40 feet bgs. The 2012 Phase I report identified the potential presence of a heating oil UST on the Site associated with the 527 Building as a recognized environmental condition in connection with the Site. The 2012 Phase I report identified potential asbestos-containing building materials in the Site buildings as a condition of potential environmental interest in connection with the Site.



The Site representative interviewed during Farallon's site reconnaissance was not aware of heating oil tanks on the Site and did not know whether X-ray equipment, including developing solutions, was used on the Site in connection with the historical use of the Site for medical offices.

As discussed in Section 5.3, Puget Sound Regional Archives, the 527 and 555 Buildings historically used heating oil furnaces; however, there was insufficient information regarding the tanks used to contain heating oil and their location. The insufficient information regarding heating oil tanks on the Site is a data gap for this report, and the potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings represents a recognized environmental condition in connection with the Site. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tanks should be removed and disposed of in accordance with local and state regulations.



## 5.0 SITE BACKGROUND AND HISTORY

Farallon reviewed the following historical sources during the completion of this Phase I ESA:

- Aerial photographs of the Bellevue, Washington area dated 1943, 1965, 1968, 1971, 1977, 1980, 1985, 1990, 2005, 2006, 2009, and 2011 obtained from EDR; and dated 1990, 2002, 2003, 2005, 2006, 2007, 2009, and 2010 through 2016 obtained from Google Earth;
- Polk City Directories of Bellevue, Washington dated 1972, 1977, 1982, 1987, 1992, 1995, 1999, 2003, 2008, and 2013 obtained from EDR; and
- USGS topographic maps of Snohomish, Washington dated 1895; of Seattle and Snohomish, Washington dated 1897; of Kirkland and Mercer Island, Washington dated 1950, 1968, 1973, and 2014; and of Bellevue South, Washington dated 2014 obtained from EDR.

A search for Sanborn Fire Insurance Maps resulted in notification that there was no coverage for the Site.

Farallon is not responsible for the accuracy or completeness of the historical sources reviewed. The historical sources documented were reasonably ascertainable and practically reviewable during the completion of this Phase I ESA.

### 5.1 SITE

Historically, the Site appeared undeveloped on the 1895 and 1897 topographic maps reviewed. By 1943, the Site appeared developed with the 437 Building on the south-central portion of the Site, the 555 Building on the northern portion of the Site, and a private residence on the southern portion of the Site. The remaining areas of the Site appeared undeveloped. By 1965, the Site appeared developed with the 545 Building on the northern portion of the Site, the 527 Building on the central portion of the Site, and the paved 467 Lot on the central portion of the Site. The southern portion of the Site remained developed with a private residence. By 1968, the 435 Building appeared on the southern portion of the Site, and the Site appeared developed similar to the present and has remained relatively unchanged. City directory listings for the Site addresses included various commercial offices, medical offices, and restaurants; Echo Cleaners of Bellevue from 1992 through 1995; and BB One Hour Photo & Cleaner in 1999. The Site representative was not aware of heating oil tanks on the Site and did not know whether X-ray equipment, including developing solutions, was used on the Site in connection with the former medical offices. Based on previous environmental reports prepared for the Site, the potential discharge of spent photographic development chemicals to the sanitary sewer was noted in 2003 as discussed in Section 4.5, Previous Environmental Studies, and Section 5.3, Puget Sound Regional Archives.

According to the 2003 Updated Phase I report, as discussed in Section 4.5, Previous Environmental Studies, the former dry cleaning facility at the Site was a drop-off location only and the dry cleaning was conducted at a facility off the Site. The 2003 Updated Phase I report identified the



potential presence of a heating oil UST associated with a former residence at the 555 Building as a recognized environmental condition in connection with the Site. The 2012 Phase I report also identified the potential presence of a heating oil UST associated with a former residence at the 527 Building as a recognized environmental condition in connection with the Site. Based on the historical and regulatory sources reviewed, Buildings 527 and 555 formerly were heated with oil furnaces. No record of removal of heating oil storage tanks was provided. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tank should be removed in accordance with local and state regulations.

## **5.2 ADJACENT PROPERTIES**

Adjacent properties appeared undeveloped on the 1895 and 1897 topographic maps reviewed. By 1943, adjacent properties were largely undeveloped with a few structures apparent. By 1965, the north-adjacent property appeared developed with a parking lot; the northwest-adjacent property appeared developed with a church, similar to the present; the west-adjacent property appeared developed with a parking lot; the southwest-adjacent property appeared developed with a commercial building; the northeast-, south-, and southeast-adjacent properties appeared developed with private residences; and the east-adjacent property appeared developed with a commercial building and a parking lot. By 1968 and through at least 1977, the southeast-adjacent property appeared developed with a commercial building and a parking lot, similar to the present. The remaining adjacent properties remained developed similar to 1965. By 1980, the northeast-adjacent property appeared developed with a commercial building, similar to the present; the south-adjacent property appeared developed with a parking lot; and the remaining adjacent properties remained developed similar to 1968. By 1985, the south-adjacent property appeared developed with a commercial building, similar to the present; the north-adjacent property appeared to be used as a construction equipment staging area; the northern portion of the east-adjacent property appeared developed with a public transit station, similar to the present; and the remaining adjacent properties appeared developed similar to 1968. By 1990, the east-adjacent property appeared developed with a commercial building, similar to the present; the north-adjacent property appeared developed with a parking lot; and the remaining adjacent properties appeared developed similar to 1968. By 2002, the north-adjacent property appeared developed with a commercial building, similar to the present; the west-adjacent property appeared developed with a commercial building, similar to the present; and the southwest-adjacent property remained developed similar to 1965. By 2009, the southwest-adjacent property appeared developed with two condo buildings, similar to the present. City directory listings for adjacent properties included private residences, various commercial offices, and restaurants.

Additional information regarding adjacent properties is provided in Section 6.2, Adjacent and Other Facility Listings.

## **5.3 PUGET SOUND REGIONAL ARCHIVES**

Farallon reviewed historical records for the Site provided by Puget Sound Regional Archives at Bellevue College in Bellevue, Washington. According to the information reviewed, the 555



Building was a private residence prior to 1955, when it was remodeled for commercial use. The 555 Building historically had three oil burner units that supplied heat to the building between at least 1960 and 1970. The 527 Building also historically had an oil burner unit that supplied heat to the building, but the dates of use were not provided. The insufficient information regarding heating oil tanks on the Site is a data gap for this report, and the potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings represents a recognized environmental condition in connection with the Site. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tanks should be removed and disposed of in accordance with local and state regulations.



## 6.0 REGULATORY REVIEW

EDR conducted a review of environmental regulatory agency database listings to identify reported environmental issues related to the Site and facilities in the Site vicinity. Farallon used the greater of each approximate minimum search distance from the Site for each of the referenced federal and state environmental databases, as specified in ASTM E1527-13.

Farallon reviewed the results of the EDR Report to note reported facilities in the vicinity of the Site that were considered to have a potential to adversely impact the Site (i.e., are known to have resulted in or are expected to result in a recognized environmental condition). Reported facilities identified in the EDR Report were evaluated with respect to the nature and extent of a given release, the distance of the reported facility from the Site, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported facility with respect to known or expected local and/or regional groundwater flow direction.

The descriptions of the databases searched, the complete database names for the abbreviations used in this Phase I ESA Report, and the associated search distances from the Site are provided in the EDR Report presented in Appendix D.

### 6.1 ON-SITE LISTINGS

**BB Cleaners** at 555 108<sup>th</sup> Avenue Northeast, located on the Site, was identified in the EDR Historical Cleaners database. According to the EDR Report, the facility operated as BB One Hour Photo & Cleaner from 1999 through 2001.

Farallon searched the Washington State Department of Ecology (Ecology) Toxics Cleanup Program database (Ecology database) for the Site addresses, but found no listings. According to the 2003 Updated Phase I report, as discussed in Section 4.5, Previous Environmental Studies, the former dry cleaning facility at the Site was a drop-off location only and the dry cleaning was conducted at a facility off the Site. Farallon interviewed the Site representative during the reconnaissance, who also stated that no dry cleaning operations were performed on the Site.

Regulatory files were not reviewed during completion of this report due to the time and/or cost constraints of this Phase I ESA; additional information may be available at Ecology. Additional information regarding the Site is provided in Section 4.5, Previous Environmental Studies.

### 6.2 ADJACENT AND OTHER FACILITY LISTINGS

Reported facilities within 0.25 mile up-gradient, 0.125 mile cross-gradient, or adjacent down-gradient of the Site are considered to have a potential to have impacted the Site. Facilities that were listed in the database search report but not identified as a reported facility (e.g., a facility listed as a



hazardous waste generator but not as having had a release) and facilities that were listed as “Closed” were not considered to have a potential to have impacted the Site.

- **Bellevue City Center** at 500 108<sup>th</sup> Avenue Northeast, east-adjacent to the Site and at a higher topographic elevation, was identified in the UST and ALLSITES databases. According to the EDR Report, the facility formerly operated a 111- to 1,100-gallon-capacity UST that was installed in 1987 and removed in 1996. No release associated with the UST was reported. Farallon searched the Ecology database for the facility, but found no records. Based on the information provided in the EDR Report and Ecology database, this facility does not represent a recognized environmental condition in connection with the Site.
- **W2007 Seattle Office One** at 411 108<sup>th</sup> Avenue Northeast, south-adjacent to the Site and at a higher topographic elevation, was identified in the SPILLS, WA MANIFEST, and ALLSITES databases. According to the EDR Report, the facility spilled 15 gallons of diesel to surface water in 2014. Farallon searched the Ecology database for the facility, but found no records. Based on the information provided in the EDR Report and Ecology database, this facility does not represent a recognized environmental condition in connection with the Site.
- **Bellevue General Office** at 10608 Northeast 4<sup>th</sup> Street, southwest-adjacent to the Site and at a lower topographic elevation, was identified in the UST, FINDS, RCRA NONGEN/NLR, ECHO, CSCSL NFA, VCP, ALLSITES, and ICR databases. According to the EDR Report, the facility formerly operated three USTs with capacities ranging between 111 to 19,999 gallons that were installed between 1964 and 1999 and removed between 1996 and 1999. The facility was enrolled in the Ecology Voluntary Cleanup Program for petroleum contamination in soil and received a No Further Action (NFA) determination from Ecology in 2008. Farallon searched the Ecology database for the facility and found petroleum contamination in soil listed as “Remediated.” The facility received an NFA determination from Ecology on September 23, 2008. Based on the information provided in the EDR Report and Ecology database, this facility does not represent a recognized environmental condition in connection with the Site.
- **Puget Power & Light Company** at 700 108<sup>th</sup> Avenue Northeast, approximately 544 feet northeast of the Site and at a higher topographic elevation, was identified in the WA ICR database. According to the EDR Report, the facility submitted a final cleanup report for Ecology in 1993 for confirmed petroleum contamination in soil. Farallon searched the Ecology database for the facility, but found no records. Based on the information provided in the EDR Report and Ecology database, and contamination being restricted to soil, this facility does not represent a recognized environmental condition in connection with the Site.
- **Corner Court** at 10640, 10650, and 10660 Northeast 8<sup>th</sup> Street, approximately 0.142 mile north of the Site and at a higher topographic elevation, was identified in the CSCSL and ALLSITES databases. According to the EDR Report, the facility has confirmed halogenated solvents and petroleum contamination in groundwater with a cleanup status of “Awaiting Cleanup.” Farallon searched the Ecology database for the facility and found confirmed halogenated solvents and petroleum contamination in groundwater with a cleanup status of



“Awaiting Cleanup.” Based on the information provided in the EDR Report and Ecology database, and the location of the facility 0.142 mile cross-gradient of the Site, this facility does not represent a recognized environmental condition in connection with the Site.

### **6.3 UNMAPPABLE LISTINGS**

EDR identified 12 facilities as “orphan sites” that EDR was unable to map due to inaccurate or inadequate address information. Farallon located these orphan sites and, according to the addresses provided by EDR, the facilities are not located within the respective search radii. The orphan sites located do not represent a recognized environmental condition in connection with the Site.



## 7.0 INTERVIEWS

Farallon conducted interviews with individuals familiar with the Site and contacted relevant local governmental agencies to obtain additional Site information. The responses from the parties contacted are provided below.

### 7.1 INTERVIEW WITH SITE REPRESENTATIVE

During the site reconnaissance, Farallon interviewed Mr. Warren White, the broker and representative of the Site owners, and tenants of the Site buildings on March 13, 2017. The following information was obtained from these interviews:

- No known aboveground storage tanks (ASTs) or USTs are present on the Site.
- There are no known heating oil tanks or oil furnaces on the Site.
- Hazardous materials on the Site generally consist of janitorial cleaning supplies and building maintenance materials.
- Floor drains in the restrooms and kitchens throughout the Site buildings discharge to the sanitary sewer system.
- Utilities are provided by the local municipality. The buildings are heated with electricity and natural gas service, which is provided by Puget Sound Energy (PSE).
- No elevators are present on the Site.
- The former dry cleaning facility on the Site was a drop-off facility, and no dry cleaning operations were performed on the Site.
- It is unknown if a former X-ray machine or similar equipment, which may have used development chemicals, were present on the Site at any point in time.
- Portions of the 555 Building basement currently are flooded and inaccessible.
- No reportable spills or releases have occurred on the Site.

Mr. White stated that he had not been made aware of any pending, threatened, or past:

- Litigation relevant to hazardous substances or petroleum products in, on, or from the Site;
- Administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site; or
- Notices from a governmental entity regarding violations of environmental laws or liability relating to hazardous substances or petroleum products.



## **7.2 INTERVIEW WITH CITY**

Farallon contacted the City of Bellevue on February 23, 2017 to inquire whether notices of violations and/or reported hazardous spills at the Site were on file, and regarding previous and current ASTs and USTs at the Site. A representative of the City of Bellevue provided Farallon with record of several fire incidents at the Site. On August 20, 2004, a small fire occurred in the landscaping bark on the central portion of the Site. The fire was quickly extinguished. On July 4, 2015, a dumpster on the southern portion of the Site caught on fire. The fire was quickly extinguished. On February 4, 2005, a fire occurred in the kitchen of the restaurant on the central portion of the Site. The fire was started by storing cardboard too close to a heat source. The fire was extinguished. A description of the damage caused by the fire was not provided.

## **7.3 INTERVIEW WITH HEALTH DEPARTMENT**

Farallon contacted Public Health – Seattle & King County on February 23, 2017 to inquire whether notices of violations and/or reported hazardous spills at the Site were on file. No response from Public Health – Seattle & King County was received prior to completion of this Phase I ESA Report

## **7.4 WASHINGTON STATE DEPARTMENT OF ECOLOGY**

Farallon contacted Ecology on February 23, 2017 to inquire whether notices of violations and/or reported hazardous spills at the Site were on file. No response from Ecology was received prior to completion of this Phase I ESA Report.



## **8.0 SITE RECONNAISSANCE**

Farallon conducted a site reconnaissance on March 13, 2017 to observe the Site for physical evidence of recognized environmental conditions. The methodology used for the site reconnaissance and the observations made during the reconnaissance are discussed below. A description of the Site is provided in Section 2.2, Site Description. Photographs taken during the site reconnaissance are presented in Appendix B.

### **8.1 SITE RECONNAISSANCE METHODOLOGY**

Farallon completed a walk around the entire perimeter of the Site and inspected accessible interior portions of the Site buildings. There were no deviations from ASTM E1527-13 during the completion of the Phase I ESA. Limiting conditions encountered during the completion of the Phase I ESA were the presence of vehicles parked on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of furniture and equipment in the Site buildings that prevented Farallon from observing the entire interior floor surface. In addition, a portion of the basement in the building at 555 108<sup>th</sup> Avenue Northeast was flooded and inaccessible during the site reconnaissance. Based on information obtained from the Site representative, these limiting conditions are not expected to hinder the conclusions of this report.

### **8.2 SITE RECONNAISSANCE OBSERVATIONS**

Weather conditions at the time of the reconnaissance were cloudy and raining, with a temperature of approximately 45 degrees Fahrenheit. No weather-related Site-access restrictions were encountered during the reconnaissance.

The Site consists of the following King County Parcel Nos. and developments:

- King County Parcel No. 154410-0255 totals 20,000 square feet of land developed with the 435 Building. The 435 Building is occupied by Jiang Rong Xue Culture Exchange and Big Brain Education.
- King County Parcel No. 154410-0250 totals 23,100 square feet of land developed with the 437 Building. The 437 Building is occupied by Oodles Noodle Bar.
- King County Parcel No. 154410-0258 totals 4,400 square feet of land developed as the paved 467 Lot.
- King County Parcel No. 154410-0259 totals 11,000 square feet of land developed with the 527 Building. The 527 Building is occupied by Nibanna.
- King County Parcel No. 154410-0252 totals 11,000 square feet of land developed with the 545 Building. The 545 Building is occupied by American Eyeglass, Gyro Express, and several vacant offices.



- King County Parcel No. 154410-0251 totals 19,800 square feet of land developed with the 555 Building. The 555 Building is occupied by Blazing Bagels, Blank Space Café, Ooba Tooba Mex Grill, and a vacant office space in the basement.

Access to the Site is gained from 108<sup>th</sup> Avenue Northeast, east-adjacent to the Site. According to the King County Department of Assessments, the owner of King County Parcel Nos. 154410-0251, 154410-0252, 154410-0259, and 154410-0258 is JLW 108<sup>th</sup> Avenue Investment; and the owner of King County Parcel Nos. 154410-0250 and 154410-0255 is NIU Enterprises II LLC.

### 8.2.1 Interior Observations

Farallon’s observations of the interior of the Site buildings during the site reconnaissance are documented in the table below. Comments pertaining to notable interior observations follow in Section 8.2.2. Photographs taken during the site reconnaissance are provided in Appendix B.

INTERIOR OBSERVATIONS	YES	NO
Odor		X
Heating/Cooling System	X	
Drain(s) and/or Sump(s)	X	
Staining and/or Corrosion		X
Storage Tank(s), Vent Pipe(s), Fuel Port(s), and/or Fill Pipes		X
Clarifier(s)		X
Discharge Area		X
Drum(s) and/or Other Container(s)		X
Pool(s) of Liquid		X
Automobile Lift(s)		X
Monitoring Well(s)		X
Hazardous Material(s) and/or Petroleum Product(s)	X	
Hazardous Waste		X

### 8.2.2 Interior Observation Comments

#### Heating/Cooling System

The Site buildings are heated by electricity and natural gas, which is provided by PSE.

#### Drain(s) and/or Sump(s)

Farallon observed floor drains in several of the restrooms within the tenant spaces, which reportedly discharge to the sanitary sewer system. Floor drains and grease traps were present in



the restaurants and cafes. Grease and waste from food preparation are filtered through the grease traps before wastewater discharges to the sanitary sewer system. The waste solids are transported off the Site for disposal.

### **Hazardous Material(s) and/or Petroleum Product(s)**

At the time of the site reconnaissance, Farallon observed minor amounts of hazardous materials, including janitorial cleaning supplies and building maintenance-related products stored in the occupied tenant spaces. The materials were observed to be properly labeled and stored in containers of 5 gallons or less in designated areas of the buildings. No staining or evidence of releases was observed in or around the containers at the time of the site reconnaissance.

### **8.2.3 Exterior Observations**

Farallon’s observations of the exterior of the Site during the site reconnaissance are documented in the table below. Comments pertaining to notable exterior observations follow in Section 8.2.4. Photographs taken during the site reconnaissance are provided in Appendix B.

<b>EXTERIOR OBSERVATIONS</b>	<b>YES</b>	<b>NO</b>
Odor		X
Staining and/or Corrosion	X	
Storage Tank(s), Vent Pipe(s), and/or Fuel Port(s)		X
Drum(s) and/or Other Container(s)	X	
Pool(s) of Liquid		X
Hazardous Material(s) and/or Petroleum Product(s)		X
Hazardous Waste		X
Pit(s), Pond(s), and/or Lagoon(s)		X
Stressed Vegetation		X
Solid (Non-Hazardous) Waste—Evidence of Dumping		X
Wastewater		X
Domestic Water	X	
Water Well(s)		X
Septic/Sewer System	X	
Stormwater	X	
Transformer(s)	X	
Significant Amount of Fill Material		X



## **8.2.4 Exterior Observation Comments**

### **Staining and/or Corrosion**

Farallon observed de minimis petroleum staining throughout paved areas of the Site that appeared to be from parked vehicles on the Site.

### **Drum(s) and/or Other Container(s)**

Farallon observed two 10-gallon steel drums stored adjacent to Nibanna and in the solid waste dumpster storage area. According to the Site representative, the drums contained used cooking grease and solids that were filtered from the grease traps in the restaurant and café kitchens.

### **Domestic Water**

Domestic water is supplied to the Site buildings by the City of Bellevue.

### **Septic/Sewer System**

Sanitary sewage generated at the Site discharges to the municipal sanitary sewer system.

### **Stormwater**

Stormwater on the Site is directed into catch basins on the Site, which discharge to the municipal stormwater system.

### **Transformer(s)**

Farallon observed several pad-mounted transformers throughout the Site. The transformers appeared to be in good condition, with no evidence of releases noted. The transformers are owned by PSE and were labeled as containing “<1 ppb [part per billion] PCBs [polychlorinated biphenyls].”



## 9.0 FINDINGS AND OPINIONS

As discussed in Section 5.3, Puget Sound Regional Archives, the 527 and 555 Buildings historically used heating oil furnaces; however, there was insufficient information regarding the tanks used to contain heating oil and their location. The insufficient information regarding heating oil tanks on the Site is a data gap for this report, and the potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings represents a recognized environmental condition in connection with the Site. In the event that a heating oil storage tank is discovered during future redevelopment activities at the Site, the tanks should be removed and disposed of in accordance with local and state regulations.

Farallon observed de minimis petroleum staining throughout paved areas of the Site that appeared to be from parked vehicles on the Site.

The EDR Report identified the Site in the EDR Historical Cleaners database. According to the EDR Report, the facility operated as BB One Hour Photo & Cleaner from 1999 through 2001. Farallon searched the Ecology database for the Site addresses, but found no listings. According to the 2003 Updated Phase I report, the former dry cleaning facility at the Site was a drop-off location only and the dry cleaning was conducted at a facility off the Site. Farallon interviewed the Site representative during the reconnaissance, who also stated that no dry cleaning operations were performed on the Site. Regulatory files for the Site were not reviewed due to the time and/or cost constraints of this Phase I ESA; additional information may be available at Ecology.



## 10.0 CONCLUSIONS

Farallon conducted a Phase I ESA for 435, 437, 467, 527, 545, and 555 108<sup>th</sup> Avenue Northeast in Bellevue, Washington in conformance with the scope and limitations of ASTM E1527-13. Any exceptions to or deletions from this practice are described in Section 1.5, Deviations.

This assessment identified the following recognized environmental condition in connection with the Site:

- The potential release of hazardous substances associated with the former heating oil tanks in the 527 and 555 Buildings.



## 11.0 BIBLIOGRAPHY

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- . 2017. Interview Regarding Permits for Aboveground and Underground Storage Tanks, Notices of Violations, and Hazardous Spills between a Representative of Farallon and a Representative of the City of Bellevue. February 27.
- . 2017. *Phase I ESA User Questionnaire.* Completed by City Investors LLC. March 8.
- . 2017. Interview Regarding the Site between a Representative of Farallon and Site tenants in addition to the Broker and Representative of the Site Owners. March 13.
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## 12.0 LIMITATIONS

### 12.1 GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon obtained, reviewed, and evaluated certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

For the foregoing reasons, Farallon cannot and does not warrant or guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report hereof.

This report/assessment has been prepared in accordance with the contract for services between Farallon and City Investors LLC, and currently accepted industry standards. No other warranties, representations, or certifications are made.

### 12.2 LIMITATION ON RELIANCE BY THIRD PARTIES

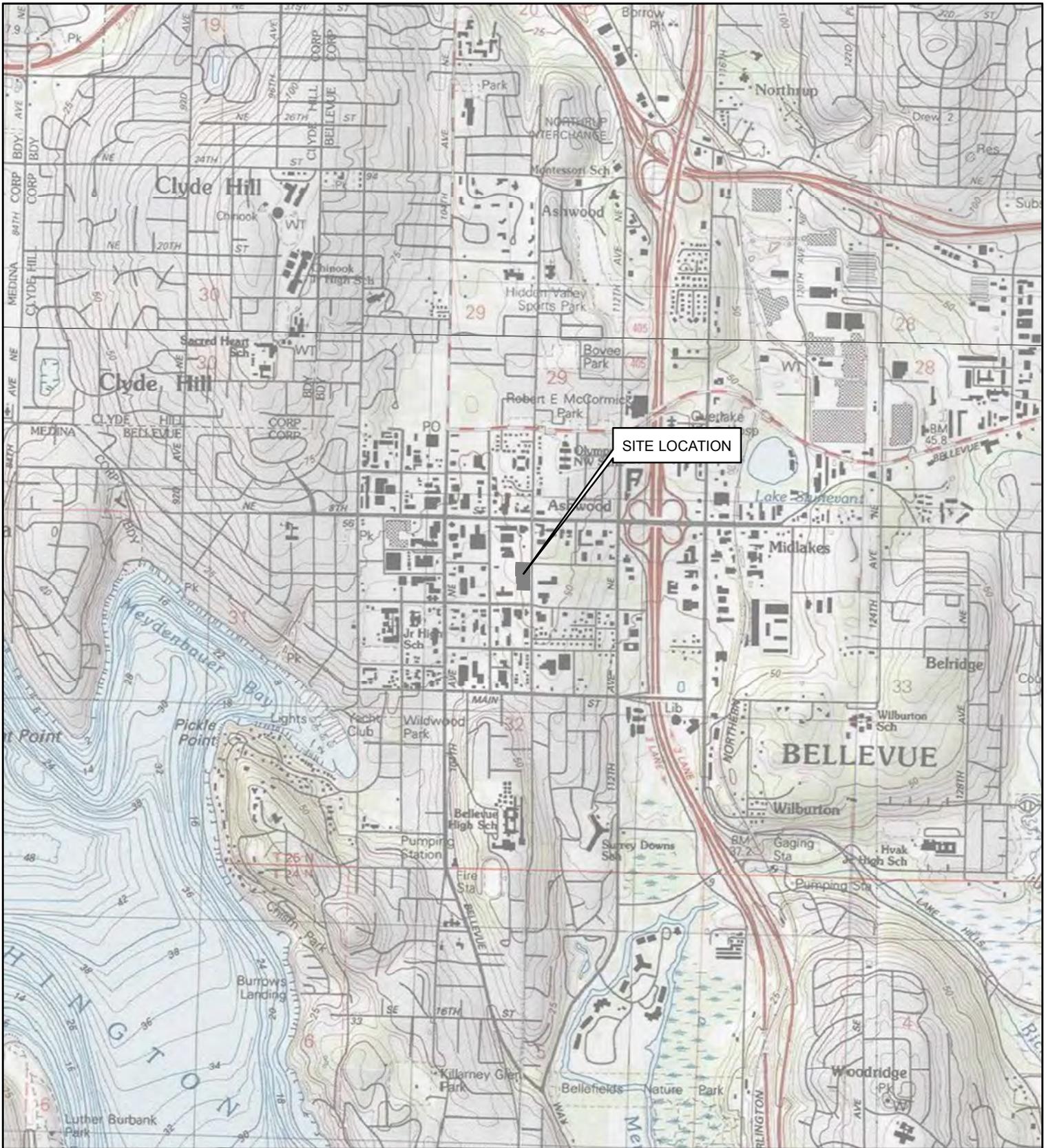
**Reliance by third parties is prohibited.** This report/assessment has been prepared for the exclusive use of City Investors LLC to address the unique needs of City Investors LLC at the Site at a specific point in time. Services have been provided to City Investors LLC in accordance with a contract for services between Farallon and City Investors LLC, and generally accepted environmental practices for the subject matter at the time this report was prepared.

No other party may rely on this report unless Farallon agrees in advance to such reliance in writing. Any use, interpretation, or reliance upon this report/assessment by anyone other than City Investors LLC is at the sole risk of that party, and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

## **FIGURES**

### **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT 435, 437, 527, 545, and 555 108<sup>th</sup> Avenue Northeast Bellevue, Washington**

**Farallon PN: 397-045**



REFERENCE: 7.5 MINUTE USGS QUADRANGLE MERCER ISLAND, WASHINGTON, DATED 2011



Quality Service for Environmental Solutions | [farallonconsulting.com](http://farallonconsulting.com)

Washington  
Issaquah | Bellingham | Seattle

Oregon  
Portland | Bend | Baker City

California  
Oakland | Sacramento | Irvine

## FIGURE 1

SITE VICINITY MAP  
435, 437, 467, 527, 545,  
AND 555 108th AVENUE NORTHEAST  
BELLEVUE, WASHINGTON

FARALLON PN: 397-045

Drawn By: pemahiser

Checked By: LN

Date: 4/9/2017

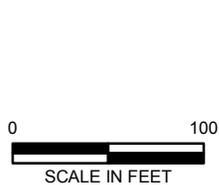
Disc Reference:

Document Path: Q:\Projects\397 VULCAN\045 Aldo\FIGURE 1 SITE VICINITY MAP WA.mxd



**LEGEND**

 APPROXIMATE SITE BOUNDARY



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Washington  
Issaquah | Bellingham | Seattle

Oregon  
Portland | Bend | Baker City

California  
Oakland | Sacramento | Irvine

Drawn By: pemahiser

Checked By: LN

Date: 4/11/2017

Disc Reference:

Document Path: Q:\Projects\397 VULCAN\045 Aldo\FIGURE 2 SITE PLAN WA NORTH.mxd

**FIGURE 2**

**SITE PLAN**

435, 437, 467, 527, 545,  
AND 555 108th AVENUE NORTHEAST  
BELLEVUE, WASHINGTON

FARALLON PN: 397-045

APPENDIX E  
TRIP GENERATION SUMMARY

## MEMORANDUM

**DATE:** August 7, 2018

**TO:** Ryan Miller, P.E.  
City of Bellevue Transportation Department

**FROM:** Chris Forster, P.E.  
TENW

**SUBJECT:** Trip Generation Summary/Request for Concurrency Testing  
555 108<sup>th</sup> Ave NE  
TENW Project No. 5691

---

This memorandum documents the trip generation estimate and a request for traffic modeling and transportation concurrency testing for the proposed 555 108<sup>th</sup> Ave NE mixed-use project.

### Project Description

The 555 108<sup>th</sup> Ave NE project would be located on the west side of 108<sup>th</sup> Ave NE south of the Grand Connection (NE 6<sup>th</sup> Street) in the downtown Bellevue CBD. A vicinity map is provided in **Attachment A**.

Preliminary plans for the proposed 555 108<sup>th</sup> Ave NE project include up to 980,000 square feet (SF) of office space and up to 40,000 SF of retail/restaurant space (20,000 SF of retail space and 20,000 SF of restaurant space is assumed for the traffic analysis). The existing site includes 5 buildings with 20,243 SF of office, 14,563 SF of restaurant and 761 SF of misc. retail all of which would be removed as part of the proposed project. Primary vehicular access to/from the site would be provided via a proposed right-in, right-out only driveway on 108<sup>th</sup> Ave NE. Loading/delivery access would also be provided via a right-in, right-out driveway on 108<sup>th</sup> Ave NE. A preliminary site plan is included as **Attachment B**.

### 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 uses to be removed. The PM peak hour trips from the proposed and existing uses were estimated based on standard City of Bellevue trip generation rates included in the Bellevue Transportation Impact Fee Program, 2015 Update.

Consistent with nearby projects, the trip rates are reduced 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 or mode-split adjustments. Given this site's close proximity to the Downtown Bellevue Transit Center, future Downtown Eastlink Light Rail Station, and bike lanes currently along 108<sup>th</sup> Ave NE we believe that these trip generation estimates are conservative.

The trip generation estimates also account for pass-by trip reductions for the proposed retail and restaurant uses. Pass-by trips are made by vehicles that are already on the adjacent streets and make intermediate stops at the proposed use on route to a primary destination (i.e. on the way from work to home). The pass-by reductions are built into the reduced trip rates used in the 2015 Impact Fee Program.

**Table 1** summarizes the net new weekday PM peak hour trip generation estimate. The net new trips account for credit from the existing land uses that will be removed.

**Table 1**  
**555 108<sup>th</sup> Ave NE**  
**Trip Generation Summary**

Time Period	Net New Trips Generated		
	In	Out	Total
Weekday PM Peak Hour	196	851	1,047

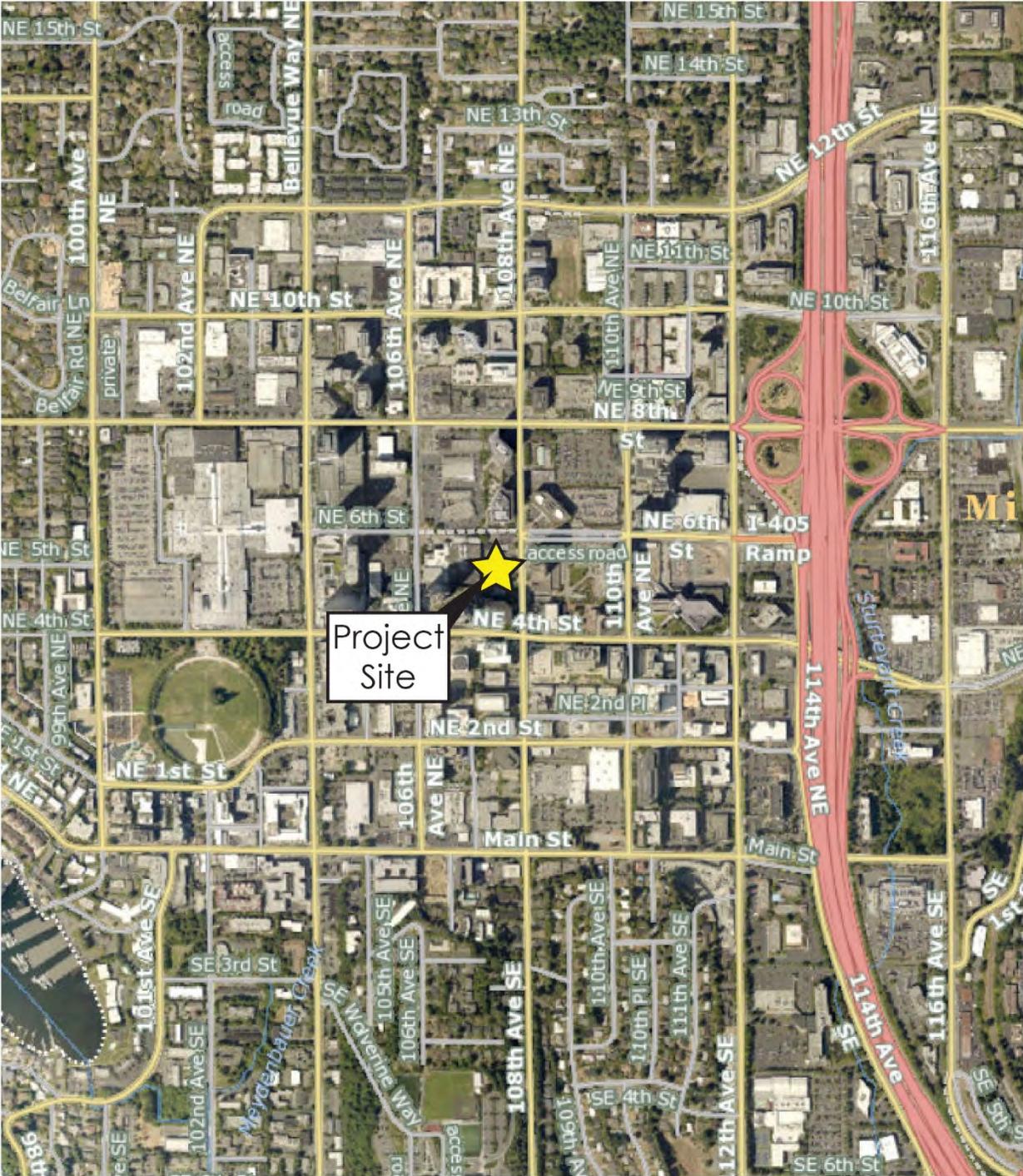
As shown in **Table 1**, based on the City of Bellevue’s standard trip generation rates, the 555 108<sup>th</sup> Ave NE mixed-use project is estimated to generate 1,047 net new weekday PM peak hour trips (196 entering, 851 exiting). The detailed trip generation estimates are included in **Attachment C**.

The model run/concurrency test request form and model fee will be submitted separately. 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 memo, please call me at 206-498-5897 or email at [forster@tenw.com](mailto:forster@tenw.com).

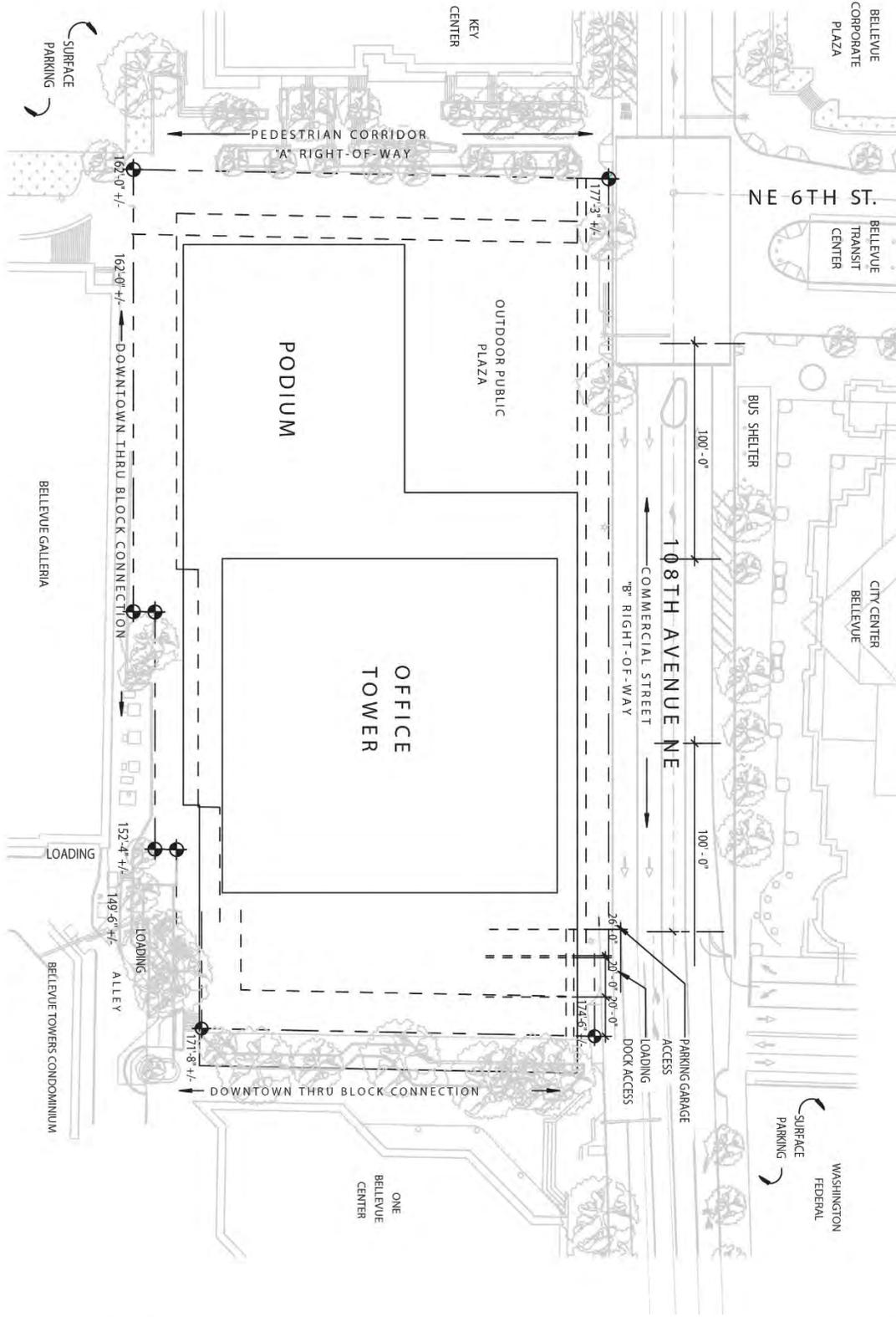
cc: Luis Adan, Vulcan Inc.

Attachments



Attachment A: Project Site Vicinity





Attachment B: Preliminary Site Plan



## ATTACHMENT C

### 555 108<sup>th</sup> Ave NE

### Trip Generation Estimate

Land Use	Size	Units <sup>1</sup>	PM Peak Hour Project Trips			
			Trip Rate <sup>2</sup>	In	Out	Total
<u>Proposed Uses:</u>						
Office	980,000	GFA	1.01	158	832	990
Misc. Retail	20,000	GFA	2.45	24	25	49
Restaurant	20,000	GFA	5.61	69	43	112
Subtotal =				251	900	1,151
<u>Less Existing Uses</u>						
Office	20,243	GFA	1.01	-3	-17	-20
Misc. Retail	761	GFA	2.45	-1	-1	-2
Restaurant	14,563	GFA	5.61	-51	-31	-82
Subtotal =				-55	-49	-104
<b>NET NEW PM PEAK HOUR TRIP GENERATION =</b>				<b>196</b>	<b>851</b>	<b>1,047</b>

**Notes:**

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.

BELLEVUE CORPORATE PLAZA

BELLEVUE TRANSIT CENTER

CITY CENTER BELLEVUE

WASHINGTON FEDERAL

108TH AVENUE NE CENTERLINE

108TH AVENUE NE COMMERCIAL STREET "B" RIGHT-OF-WAY

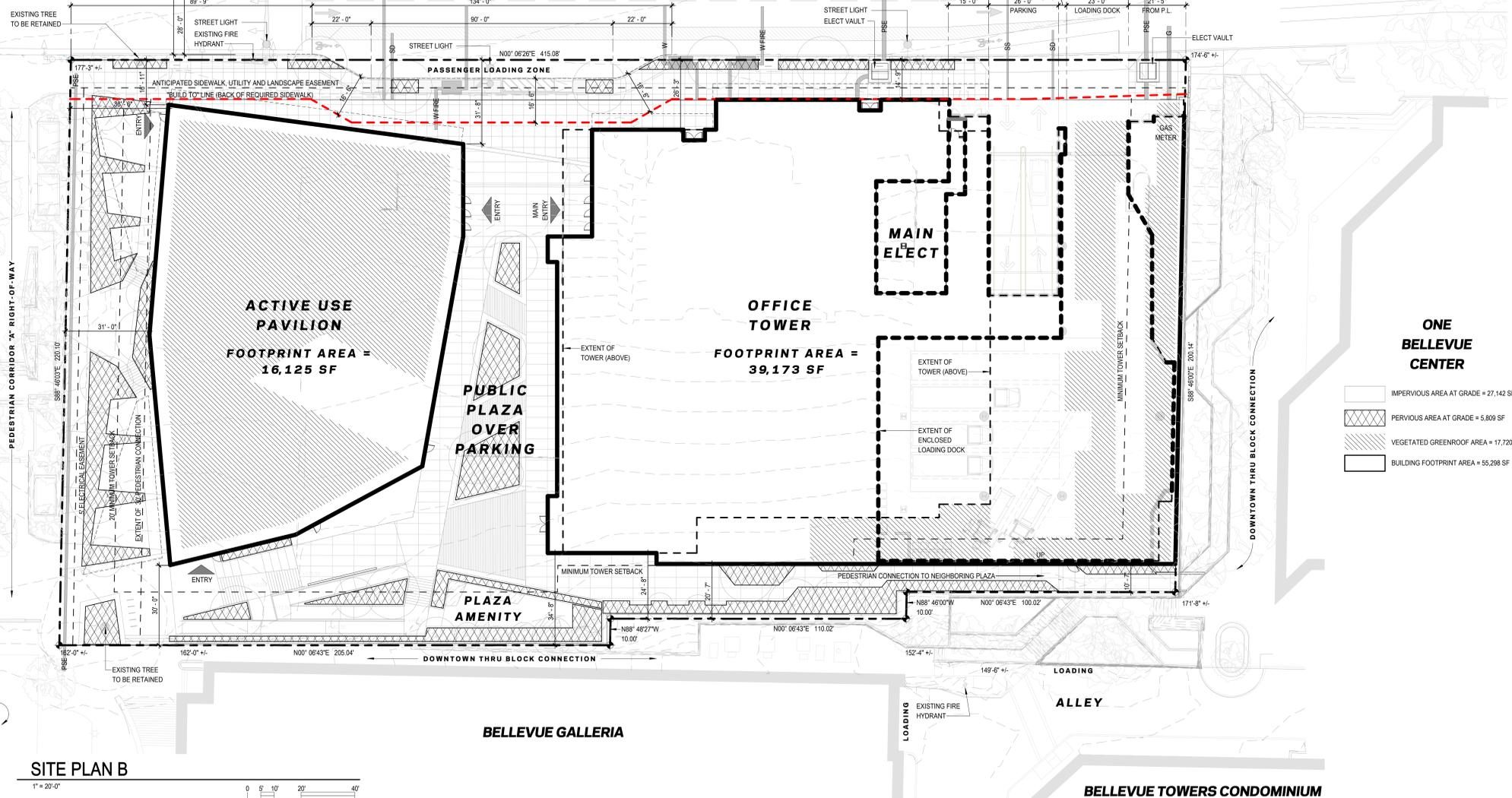
108TH AVENUE NE CENTERLINE

KEY CENTER

ACTIVE USE PAVILION FOOTPRINT AREA = 16,125 SF

OFFICE TOWER FOOTPRINT AREA = 39,173 SF

ONE BELLEVUE CENTER



SITE AREA 88,249 SF

SITE PLAN B

1" = 20'-0"

PARKING SPACE COUNT: THIS EXHIBIT WAS DEVELOPED TO REFLECT MATTERS ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMENT NO. 0130786-06, DATED JULY 17, 2016. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

LEGAL DESCRIPTION AND EXISTING EASEMENTS

UTILITY PROVIDERS: SANITARY SEWERS, STORM DRAINAGE, AND WATER: CITY OF BELLEVUE... POWER AND NATURAL GAS: PUGET SOUND ENERGY... LEGAL DESCRIPTION: PARCEL A: THE EAST 250 FEET OF THE NORTH 90 FEET OF LOT 3, BLOCK 2, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON...

TITLE REPORT REFERENCE: THIS EXHIBIT WAS DEVELOPED TO REFLECT MATTERS ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMENT NO. 0130786-06, DATED JULY 17, 2016. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

LEGAL DESCRIPTION: PARCEL B: THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 250 FEET OF THE NORTH 100 FEET OF THE SOUTH HALF OF LOT 3, BLOCK 2, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON...

LEGAL DESCRIPTION: PARCEL C: THE NORTH 30 FEET OF THE SOUTH 130 FEET THEREOF, AND EXCEPT THE EAST 30 FEET THEREOF AS CONVEYED TO KING COUNTY FOR 108TH AVENUE NORTH-EAST BY DEEDS RECORDED UNDER RECORDING NUMBERS 913743 AND 913745.

LEGAL DESCRIPTION: PARCEL D: THE SOUTH 110 FEET OF THE EAST 240 FEET OF THE NORTH HALF OF LOT 3, BLOCK 2, CHERITON FRUIT GARDENS, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON...

LEGAL DESCRIPTION: PARCEL E: THE EAST 30 FEET THEREOF AS CONVEYED TO KING COUNTY FOR 108TH AVENUE NORTH-EAST BY DEEDS RECORDED UNDER RECORDING NUMBERS 913743 AND 913745.

LEGAL DESCRIPTION: PARCEL F: THE SOUTH 110 FEET OF THE EAST 240 FEET OF THE NORTH HALF OF LOT 3, BLOCK 2, CHERITON FRUIT GARDENS, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON...

NOTES - SITE PLAN

- 1. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" X 42".
2. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF CONCRETE FACE OF SHEATHING, CENTERLINE OF COLUMN GRIDLINE, OR FACE OF FINISH (INTERIOR), UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS INDICATE TOP OF SLAB, TOP OF SUBFLOOR, UNLESS OTHERWISE NOTED.

SITE PLAN B - CHECKLIST

- 1. VICINITY MAP, NORTH ARROW, AND GRAPHIC SCALE.
2. LEGAL DESCRIPTION(S) OF THE PROPERTY.
3. CITY OF BELLEVUE NAVD 88 DATUM ONLY.
4. THE DIMENSIONS OF ALL PROPERTY LINES.
5. THE NAME, ADDRESS, AND PHONE NUMBER OF THE PREPARER.
6. EASEMENTS WHICH ARE ON OR ADJACENT TO THE PROPERTY, INCLUDING OPEN SPACE, DRAINAGE, NATIVE GROWTH PROTECTION AND ACCESS, INCLUDE THE KING COUNTY RECORDING NUMBER FOR EXISTING EASEMENTS.
7. UTILITIES: SHOW THE LOCATION OF ALL UTILITIES BELOW AND ABOVE GROUND. USE THE BEST AVAILABLE INFORMATION. SHOW EXISTING AND PROPOSED WATER, SEWER, AND STORM DRAINAGE SYSTEMS.
8. MECHANICAL EQUIPMENT: SHOW THE LOCATION OF ALL EXISTING AND PROPOSED GROUND-MOUNTED MECHANICAL EQUIPMENT AND ASSOCIATED SCREENING.
9. STREETS: INCLUDE AND LABEL THE LIMITS AND THE CENTERLINE OF THE RIGHT OF WAY (R.O.W.), THE EDGE OF THE PAVEMENT OR TRAVELED ROADWAY, AND THE CURB, GUTTER, AND SIDEWALK. LOCATE AND DIMENSION ALL FIRE HYDRANTS, VAULTS, UTILITY POLES, ETC. SHOW CHANNELIZATION IF ANY FRONTAGE IMPROVEMENTS OR ROADWAY IMPROVEMENTS ARE REQUIRED FOR THE PROJECT. PROVIDE A TYPICAL CROSS SECTION OF THE ROADWAY SHOWING THE PROPOSED CHANGES. THE WIDTHS OF THE PROPOSED IMPROVEMENTS ARE TO BE SHOWN IN THE PLANS. LABEL THE DESIGN STANDARD REFERENCES OF THE TRANSPORTATION ELEMENTS IN THE PLAN SHEETS. LABEL THE TYPE OF PAVEMENT RESTORATION NEEDED ON THE ROADWAYS IF THE PROPOSED WORK IMPACTS THE PUBLIC RIGHT OF WAY.
10. FENCES, ROCKERIES, AND RETAINING WALLS: SHOW THE LOCATION, LENGTH, AND MAXIMUM HEIGHT FROM FINISHED GRADE. NOTE HEIGHTS AT END AND MID POINTS.
11. SETBACKS, INCLUDING FRONT, SIDE, REAR, AND CLASSIFIED STREET. SHOW SENSITIVE AREA AND SHORELINE OVERLAY DISTRICT SETBACKS IF APPLICABLE.
12. EXISTING AND PROPOSED CONTOURS.
13. STRUCTURES: SHOW THE LOCATION, SIZE, AND USE. SHOW DISTANCES TO PROPERTY LINES.
14. ALL SIGNIFICANT TREES, CLEARLY DESIGNATE TREES TO BE RETAINED. (SEE FINAL LANDSCAPE PLAN/SUBMITTAL INFORMATION.)
15. CRITICAL AREAS (TOP OF BANK OF STREAMS, WETLAND BOUNDARIES AND BUFFERS, FLOODPLAINS, AND GEOLOGIC HAZARD AREAS. IF YOU HAVE CRITICAL AREAS ON OR ADJACENT TO YOUR SITE, CONTACT THE LAND USE REVIEWER FOR BOUNDARY VERIFICATION PRIOR TO DESIGNING YOUR PROJECT. SHOW THE REQUIRED CRITICAL AREA BUFFERS FROM THE CRITICAL AREAS AND REQUIRED STRUCTURE SETBACKS.
16. IDENTIFY TOTAL IMPERVIOUS AREA.
17. PEDESTRIAN CIRCULATION: SHOW THE LAYOUT OF INTERNAL WALKWAYS AND CONNECTIONS TO PUBLIC SIDEWALKS, RIGHTS-OF-WAY, AND ACCESS EASEMENTS.
18. VEHICULAR CIRCULATION: SHOW THE PROPOSED LAYOUT OF THE PARKING WITH DIMENSIONS OF THE PARKING OR CIRCULATION AREAS FROM PROPERTY LINES. SHOW THE BAY AND AISLE WIDTH AND DEPTH TO WHEELSTOP FOR STANDARD, COMPACT, AND BARRIER-FREE STALLS. SHOW THE LOCATION AND DIMENSION OF THE ON-SITE LOADING AREA AND EMERGENCY ACCESS.
19. ALL REQUIRED LANDSCAPING AREAS.
20. OVERLAY DISTRICTS: DIAGRAM EACH PORTION OF THE SITE THAT IS IN AN OVERLAY DISTRICT.
21. EACH PHASE OF A PHASED PROJECT. EACH PHASE MUST INDEPENDENTLY MEET ALL REQUIREMENTS OF DEVELOPMENT.
22. FOR ALL SHORELINE FOR DOCKS, BULKHEADS AND PRIMARY RESIDENCES: SURVEYED ORDINARY HIGH WATER MARK AND LATERAL LINES.
23. FOR ENVIRONMENTAL IMPACT STATEMENTS, LAND USE APPROVAL, AMENDMENTS, PLANNED UNIT DEVELOPMENTS, PRELIMINARY PLATS, VARIANCES, USE THE STATISTICAL INFORMATION SHEET.

nbbj 223 YALE AVENUE NORTH SEATTLE, WASHINGTON 98109 PHONE 206 223 5555 www.nbbj.com

555 108TH AVE NE BELLEVUE

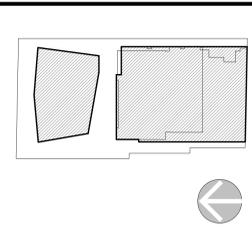
DESIGN REVIEW

DECEMBER 19, 2018

REVISIONS

Table with columns: MARK, DATE, DESCRIPTION. Includes revision 1: SCALE AS NOTED, PROJECT ARCHITECT NBBJ, NBBJ PROJECT NUMBER 102118.00, DATE 2018.12.19.

VICINITY MAP NOT TO SCALE KEYPLAN



SITE PLAN B

SHEET NUMBER G1002



TOWER PERSPECTIVE



TOWER PERSPECTIVE

555 108TH AVE NE  
BELLEVUE

**DESIGN REVIEW**

DECEMBER 19, 2018

REVISIONS

MARK	DATE	DESCRIPTION

SCALE	PROJECT ARCHITECT
AS NOTED	NBBJ
NBBJ PROJECT NUMBER	102118.00
DATE	2018.12.19

SHEET NAME  
**BUILDING PERSPECTIVE VIEWS**

SHEET NUMBER  
**G1013**

