



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-129442 LD and 18-130092 LP
Project Name/Address: Bellevue Cadillac Office Towers
1001 106th Avenue NE
Planner: Toni Pratt, Senior Planner
Phone Number: (425) 452-5374

Minimum Comment Period Ends: December 13, 2018

Materials included in this Notice:

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



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
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Jon Pratt
11/20/18

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. 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.

T.R.

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

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

Bellevue Cadillac - Office Towers

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

TC Northwest Development, Inc.

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

Jeff Kiser, TC Northwest Development, Inc., 600 University St., Suite 902, Seattle, WA 98101

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

November 5, 2018

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

City of Bellevue Development Services Department

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

The proposed twin office tower project would be developed as one project. It is proposed that site preparation and construction would begin in October 2019 for the below-grade parking garage and the East Tower with occupancy of the East Tower by approximately September 2021. Construction associated with the below-grade parking garage and West Tower is anticipated to begin in March 2020 with occupancy by approximately December 2021.

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

It is proposed that this project be developed as one phase. There are no future plans associated with this proposal.

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, November 2018;
- Stormwater Management Design Report, DCI Engineers, November 2018; and
- Preliminary Geotechnical Engineering Design Report, Hart Crowser, September 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 proposed Bellevue Cadillac - Office Towers project would involve development of two, 15-story office buildings - an East Tower and a West Tower - containing a total of approximately 646,900 sq. ft. of gross floor area (approximately 565,750 sq. ft. of FAR chargeable area) above two 7-level, below-grade parking garages. The total amount of parking proposed is approximately 1,407 spaces (710 spaces in the East Tower parking garage and 697 spaces in the West Tower parking garage). See Appendix A (A.11) for a detailed description of the Bellevue Cadillac - Office Towers project.

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 project site is located in downtown Bellevue on the northwest corner of NE 10th St. and 106th Ave. NE. See Appendix A (A.12) for details concerning the project site (e.g., legal description, site plan, vicinity map, etc.)

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

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

- a. General description of the site: [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other: *Click here to enter text.*

T.P.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steepest slope on the project site is approximately 5 percent (8-ft. elevation drop over 160-ft. run).
- 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. [\[help\]](#)
Subsurface conditions on the project site generally consist of fill overlying glacial till overlying advance outwash deposits. Fill generally consists of medium dense to dense silty sand with variable gravel content typically extending 3.5 to 8.5 feet below ground surface (bgs). In several areas of the site, fill material was not observed and glacial till was observed near ground surface. Glacial till was observed below the fill, extending to depths of approximately 38 to 54 feet bgs. Glacial till soils typically consist of dense to very dense sand with silt, gravel, and/or cobbles. Advance outwash deposits were observed below the glacial till soils and generally consist of very dense sand or gravel with silt and/or cobbles.
- 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 project site; therefore, the potential for surface rupture at the site is considered low. Soil and groundwater conditions indicate the potential for liquefaction, although liquefaction-induced hazards is also 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 235,000 cubic yards of excavation for the two office towers and the parking garages would be required for the project. 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 and the storm drain is rerouted, 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)? [\[help\]](#)

TIP

Approximately 95.3 percent of the project site is currently covered with impervious surfaces. When the proposed Cadillac Office Towers project is completed, it is anticipated that approximately 94.8 percent of the site would be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
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, including carbon monoxide as a result of construction vehicles and equipment operating onsite; and particulate emissions as a result of the earthwork that is necessary. None of the anticipated air quality emissions, however, would result in exceedance of ambient air quality standards.

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, a King County Greenhouse Gas Emissions Worksheet has been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis. The emissions estimate is 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

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created by the development after it is completed.

The worksheet estimate is based on building use and size. In total, the estimated lifespan emissions estimate for the Bellevue Cadillac - Office Towers project is approximately 774,675 MTCO_{2e}. 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 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 in order to minimize congestion during peak travel times associated with adjacent streets.

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

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 bodies are Lake Sturtevant, located approximately 0.75 miles east of the site, and Lake Washington, located approximately 0.75 miles southwest of

the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
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. [\[help\]](#)
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. [\[help\]](#)
No groundwater would be withdrawn or water discharged to groundwater.
- 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 office towers would connect to the City's sewer system and would discharge directly to that sewer system.

c. Water runoff (including stormwater):

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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. [\[help\]](#)
New impervious surfaces constructed on the site would be the source of runoff from the proposed project. Currently, stormwater runoff is collected onsite via a series of catch basins and routed to the existing City-maintained storm system in NE 10th Street or 106th Avenue NE. An existing 30-inch stormdrain enters the site from the north and connects to the storm drain system in NE 10th Street. Site storm drainage connects to the Meydenbauer Creek Drainage Basin.

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, including the stormdrain, which will be rerouted from to the north site boundary, will continue the same drainage patterns.

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.*

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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? [\[help\]](#)

It is anticipated that several existing street trees, as well as shrubs and an ornamental evergreen tree that is located onsite would be removed and replaced (see discussion in Appendix A.11.).

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

There are no known threatened or endangered plant species 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: [\[help\]](#)

Additional street trees would be provided along portions of 106th Ave. NE and along portions of NE 10th St. Additional trees and landscaping are proposed along the north property line, within the mid-block pedestrian connection, and in the southwest portion of the project site. Landscaping will also be included in the open space atop the podium of each office tower.

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

*The site is located in an urban, developed area and no known noxious weeds or invasive species are known to be on or near the site. Noxious weeds that are known to be present in King County include giant hogweed (*heracleum mantegazzianum*) and English ivy.*

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*

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.

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- 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: [\[help\]](#)
No specific measures are proposed to enhance wildlife and/or habitat. Indirectly, the proposed landscaping could benefit wildlife.
- 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, and lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
While some shadow impacts to nearby private property are anticipated to result from construction of two high-rise buildings 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 office buildings will be LEED-certified structures.

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.

[\[help\]](#)

Previous Phase I and Phase II Environmental Site Assessment (ESA) investigations (completed in 2007) identified a localized area of petroleum contaminated soil on the site. Cleanup was to be performed during construction of the previously proposed high-rise residential project, which was never executed (Hanover Bellevue / Cadillac Site). The cleanup was planned as an independent remedial action under the Washington State Department of Ecology Voluntary Cleanup Program, in accordance with the Washington State Model Toxics Control Act (MTCA). A new ESA investigation is currently underway.

- 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. [\[help\]](#)
None are known.

- 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 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: [\[help\]](#)
As noted, the current ESA investigation that is now underway will identify, update and investigate any new, as well as previously-identified environmental conditions that may exist. Cleanup would occur in accordance with state and federal 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 is relatively high at certain times of the day. Traffic noise,

however, is not expected to adversely affect the proposed Bellevue Cadillac - Office Towers development.

- 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 building demolition and onsite construction activities for the project. Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. The proposed project would comply with provisions of Bellevue's Noise Control Code (BCC, Chapter 9.18, as Amended) during construction and once Bellevue Cadillac - Office Towers project is operational. No noise variance is anticipated.

- 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 Control Code; 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. Construction hours would be posted at the construction site, as directed by the City of Bellevue.

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 two buildings onsite that were formerly occupied by the Bellevue Cadillac dealership contain a total of approximately 31,798 sq. ft. of gross floor area, per King Co. Assessor data. Portions of the building are currently leased by three interim tenants -- Jab's Kickboxing, High Performance Homes and Ballet Bellevue.

Surrounding adjacent land uses include:

- North - a one-story retail complex, the Bellevue North Shopping Center;
- Northeast - a four-story, 136 unit condominium building;
- East - the Belcarra Apartments, a 5-story mixed use building with 296 residential units and street level retail;
- Southeast - the Washington Square One residential tower;

- South - a two-story office building and a 21-story Hyatt Regency Hotel; and,
- Southwest - a one-story Wendy's restaurant.

The proposed project would result in an increase in on-site population associated with the office towers, retail and restaurant uses that are proposed. Such would result in increased activity levels onsite 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 farms or forest land.

- c. Describe any structures on the site. [\[help\]](#)
 There are two structures on the project site, including:
- A one-story, 29,258 sq. ft. former Cadillac dealership that contained the showroom and dealership offices. This structure was constructed in 1970.
 - A one-story, 2,450 sq. ft. service repair garage that was also constructed in 1970.

- d. Will any structures be demolished? If so, what? [\[help\]](#)
 Both existing structures on the site will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)
 The site is zoned Downtown Multiple Use District (DNTN-MU).

- 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.

T.P.

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

It is estimated that approximately 1,400-1,700 employees could work in the proposed Bellevue Cadillac - Office Towers project. This estimate is based on the King County Buildable Lands Report 2014. In the Bellevue Urban Center, that report assumes approximately 330 to 400 sq. ft. per employee.

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

The completed project would not displace anyone. There are no residences on the project site. As noted, there are three existing businesses that lease space in the existing buildings; each business would relocate prior to the start of construction.

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

No impacts would occur and no mitigation 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 City Center North District; one of nine districts within downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.

The proposed Bellevue Cadillac - Office Towers project would promote increased mixed-use density (residential, office and retail) on a site that is underutilized from a density perspective. As noted, the site is currently contains two one-story buildings and nearly one-half of the project site is in surface parking. The completed project would provide a mix of office, retail and restaurant uses. This is consistent with regional goals to focus growth within urban centers, such as Downtown Bellevue. The proposed development would also be

consistent with the type and scale of existing and planned development surrounding the site within the Downtown Subarea, and the proposed project would be consistent with the City's Land Use Code.

As described in Appendix A. 11., the project would include two 15-story office buildings with retail and restaurant uses at street-level and parking below-grade.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
No mitigation 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 is proposed as part of the Bellevue Cadillac - Office Towers project.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Currently there is no housing on the project site and none would be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
No housing impacts would occur and no mitigation 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 tallest height of the occupied space in the two office towers would be 230 ft. above-grade. A mechanical penthouse in each tower would extend 15 ft. above the roofline.

Principal exterior building materials that are proposed are described in Appendix A 10. of this Environmental Checklist.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
See Appendix A (B.10. c) for a detailed response to this question.

T.P.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
No significant adverse aesthetic impacts are anticipated and no mitigation measures are proposed.

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. interior lighting, pedestrian-level lighting, illuminated signage, etc.) and mobile sources (e.g., vehicles maneuvering and operating within the site for ingress/egress associated with the parking garage). Lighting from the proposed Bellevue Cadillac - Office Towers project could be visible from locations proximate to the project site -- mainly 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 Action 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 Action.
- 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.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
There are several parks in the immediate vicinity of the project site (e.g., within a half mile or less), including:
- Robert E. McCormack Park, located approximately 0.10 mile to the northeast;*
 - Bovee Park, located approximately 0.3 mile to the northeast;*
 - Goddard Park, located approximately 0.4 mile to the*

southwest;

- City Hall Park, located approximately 0.4 mile to the southeast; and

- Downtown Park, located approximately 0.4 mile to the south.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No, the proposed project would not displace any existing onsite 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. As described in Appendix A. 11., the project would be landscaped with the intent of enriching and enlivening the pedestrian experience for office tenants, as well as the general public. The north/south mid-block connection between the two office towers would provide pedestrian access through the site and would contain a variety of gathering spaces. A roof deck atop the podium would be provided for each building.

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. [\[help\]](#)
As noted, each of the two existing buildings onsite were built in 1970. There are no known buildings, structures, or sites proximate to the project 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).

T.P.

- 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. [\[help\]](#)
As noted, the project site is located in downtown Bellevue on the southeast portion of a block that is bounded by NE 10th Stth on the south, 106th Avenue NE on the east, NE 12th Street on the north, and Bellevue Way NE on the west. Vehicular access to/from the below-grade parking garage would be located in the northeast corner of the East Tower. As depicted in the site plan (see Appendix A of this Environmental Checklist), it is also proposed that a driveway extend along the north portion of the site, north of the East Tower and the West Tower, and provide ingress/egress associated with NE 10th Street.
- 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 on NE 10th Street (west of 108th Avenue NE), less than 600 feet east of the project site. The transit stops provide access to King County Metro route 249 and Community Transit routes 532 and 535.
- 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 proposed Bellevue Cadillac - Office Towers project would provide a total of approximately 1,407 parking spaces in the two below-grade parking garages. Of these, 55 spaces in the parking garage beneath the East Tower and 38 spaces in the parking garage beneath the West Tower would be allocated for retail/restaurant patrons. The proposed project would eliminate approximately 164 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 NE 10th Street and 106th Avenue NE would include the provision of a mid-block pedestrian connection on each street. In addition, frontage improvements would also be provided, including additional street trees, new sidewalks, seating, and lighting.

- 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 6,002 net new daily trips (3,001 entering and 3,001 exiting). 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 proposed project 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 City of Bellevue's transportation improvements that are planned 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.

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 to 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

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 **Bellevue Cadillac – Office Towers** project.*

A. BACKGROUND INFORMATION

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

City of Bellevue

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

Puget Sound Clean Air Agency

- Demolition Permit

Washington Department of Ecology

- Construction General NPDES Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposed **Bellevue Cadillac – Office Towers** project site is located in downtown Bellevue and is bounded by NE 10th Street on the south, and 106th Avenue NE on the east. Existing land uses on the approximately 2.6-acre (114,194 sq. ft.) project site include a one-story, 29,620 sq. ft. building that was formerly a Cadillac dealership; this structure contained the automobile showroom and dealership offices. The other building onsite contains 2,450 sq. ft. and it formerly contained the service garage for the dealership. Both buildings were built in 1970. Surface parking (approx. 164 spaces) comprised the other onsite land use that was associated with the former auto dealership. Portions of the two buildings are currently leased by three interim tenants – Jab's Kickboxing, High Performance Homes, and Ballet Bellevue.

The proposed **Bellevue Cadillac – Office Towers** project would involve development of two office buildings – a West Tower and an East Tower – together with ground-level retail and restaurant space and below-grade parking. Total office space would approximate 646,900 sq. ft. of gross floor area (approximately 565,750 sq. ft. of FAR chargeable area¹). Each office building would be a 15-story structure with approximately a 120-foot tower separation at level 4 at above and approximately 48 feet at levels 1 through 3. The West Tower would contain approximately 287,250 sq. ft. of gross floor area (FAR) and approximately 5,200 sq. ft. of ground-level retail and restaurant space. The East Tower would contain approximately 278,500 sq. ft. of gross floor area (FAR) and approximately 7,800 sq. ft. of ground-level retail and restaurant space. A 3-story podium would extend along the south façade of each office tower and into the space of the tower separation. It is also proposed that a two-level, pedestrian skybridge connect the third and fourth levels of the podium of each office tower (skybridge would be glazed at level 3 and open at level 4).

A landscaped plaza and a north-south pedestrian corridor is proposed at ground-level in the tower separation space. Seating is also proposed in the tower separation space. The pedestrian corridor would extend from the north property line of the project site to NE 10th St. Street trees are proposed along portions of 106th Ave. NE and portions of NE 10th St., replacing existing trees along the street frontage. Landscaping and trees are also proposed along the north property line and in the southwest portion of the project site. In addition, the roof of the podium would be landscaped and outdoor seating would be provided.

The office towers and the landscaped plaza would be located above two 7-level, below-grade parking garages with a total of approximately 1,407-spaces. Vehicular access to/from the parking garages would be located in the northeast corner of the East Tower. As depicted in the site plan, it is also proposed that a driveway extend along the north portion of the site, north of the East Tower and the West Tower, and provide ingress/egress associated with NE 10th Street.

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 reasonable available.

Location of Proposal

The project site is located in downtown Bellevue on the southeast portion of a block that is bounded by NE 10th Street on the south, 106th Avenue NE on the east, NE 12th Street on the north, and Bellevue Way NE on the west. See **Figure 1** for a vicinity map, **Figure 2** for existing site conditions, and **Figure 3** for a site plan.

Project Address

1001 106th Avenue NE, Bellevue, Washington

Section, Township and Range

Section 29, Township 25 North, Range 5 East

¹ per City of Bellevue FAR methodology

Legal Description

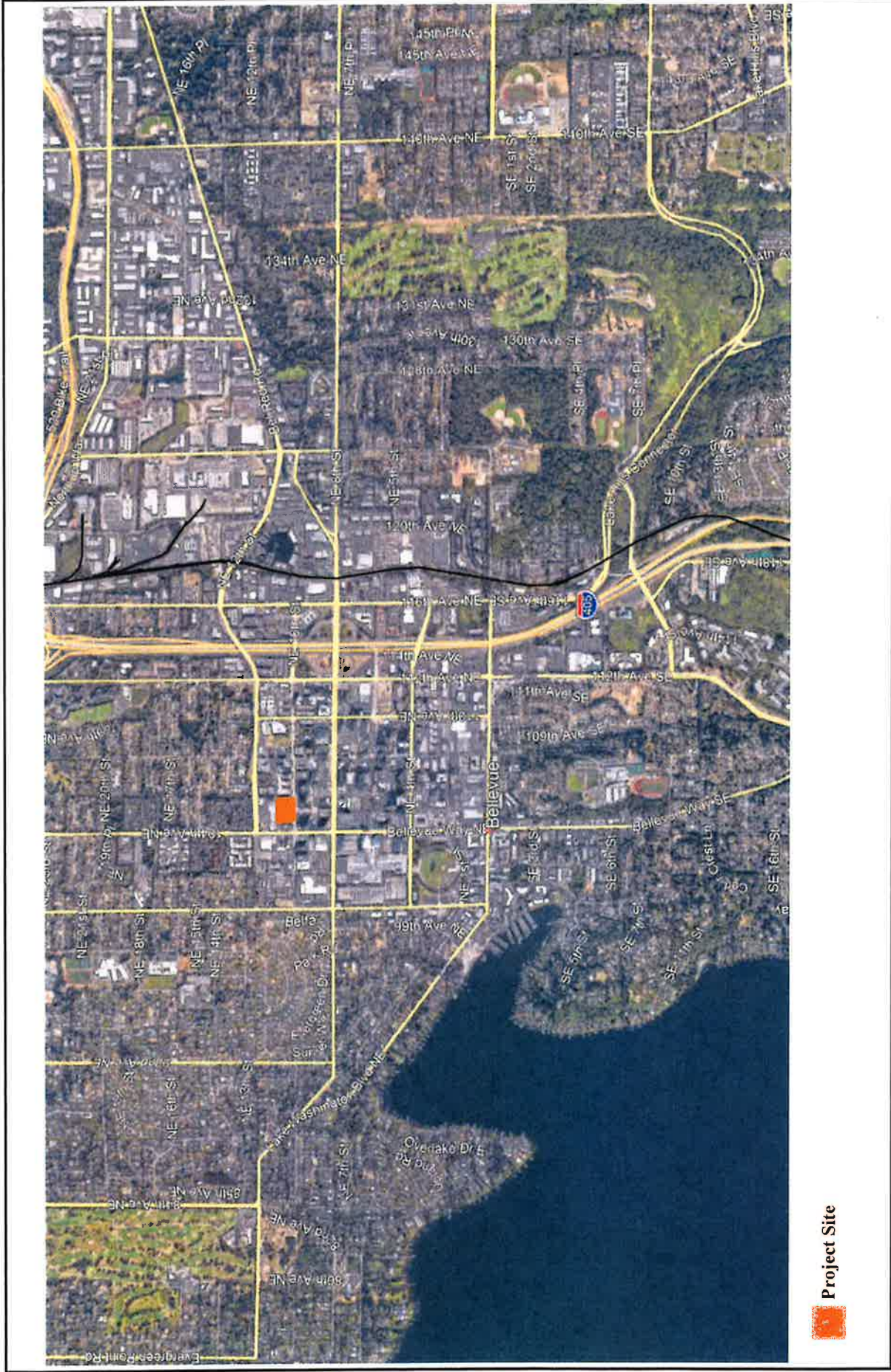
THAT PORTION OF THE SOUTH 318 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE WEST 175 FEET OF SAID NORTHWEST QUARTER;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE SOUTH 713.13 FEET OF SAID SECTION 29;

AND EXCEPT THE EAST 60 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR 106TH AVENUE NORTHEAST BY DEEDS RECORDED UNDER RECORDING NOS. 6071218 AND 6007443;

AND EXCEPT THAT PORTION THEREOF CONDEMNED FOR STREET PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-03249-3;

**Cadillac Site Development
Environmental Checklist**



Cadillac Site Development Environmental Checklist



B. ENVIRONMENTAL ELEMENTS

10. Aesthetics

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

Principal exterior building materials would include the following:

- The office buildings will use a variety of building material ranging from precast to aluminum curtainwall.
- The three-story podium of each building will incorporate a darker-toned precast frame with an aluminum curtainwall inset comprised of vision glass and glass spandrel.
- Canopies, located along the sidewalk and plaza, will be a steel/metal frame with glass infill panels for the roof.
- An upper level pedestrian connection located at the third level between the two buildings will be a combination of a steel truss, glass curtainwall, and metal panel soffit.
- The east, west and north sides of the tower portion of each building (floors 4-15) will be primarily aluminum curtainwall comprised of vision glass and glass spandrel system.
- The south elevation of each building will be primarily clad in light-toned precast at the expressed 'core' of the building and curtainwall infill of vision glass and glass spandrel at infill areas and at the deck areas.
- A glass railing will surround the perimeter of the decks that are located on every other floor.
- The penthouse will be a continuation of the expressed core on the south side of the building, therefore, the lighter-toned precast will continue up and surround a majority of the penthouse.

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

The project will require demolition of surface parking and both existing buildings on the site associated with the former Cadillac dealership.

Views of the project site would be altered from that of a relatively open site occupied by two low-rise structures that are surrounded by surface parking, to that of a modern, mixed-use development containing two, 15-story office towers with retail and restaurants at ground-level. As noted, the two office buildings would be separated by a landscaped, north-south mid-block open space/pedestrian connection. Refer to **Figure 3** for a site plan of the proposed **Bellevue Cadillac - Office Towers** project.

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, two photosimulations were prepared including one looking south from 106th Avenue NE, and one looking west from NE 10th Street. See **Figure 4** for a viewpoint location map. The existing and proposed views from these locations are described below.

Viewpoint 1 – Figure 5 shows the existing and potential views from 106th Avenue NE, near the intersection with NE 12th Street, looking south toward the project site. As depicted, the existing view includes a low-rise strip mall on the west (right) side of 106th Avenue NE in the foreground and the project site bordered by mature street trees in the mid-field view. Newer high-rise buildings can be seen in the background. Under the proposed view the new 15-story office buildings on the project site would be visible in the mid-field view and would partially obscure background views of existing high-rise development. Views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains” would not be affected. The overall visual effect of the proposed **Bellevue Cadillac – Office Towers** project 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 6 shows the existing and proposed view from NE 10th Street looking west toward the project site from a location east of 106th Avenue NE. As depicted, the existing view includes portions of the five-story Belcarra Apartment building in the foreground on the north (right) side of the roadway, the 106th Avenue NE intersection with NE 10th Street, and a portion of one of the existing former Cadillac dealership buildings on the project site in the mid-field view. Beyond the project site, relatively open views of the sky are available in the background. Under the proposed view, portions of the two 15-story office buildings would be visible and would partially obscure background views of the sky. Views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains” would not be affected. The overall visual character from this location would change to a more urban development with larger, taller buildings on the project site, and the overall visual effect would be to further vertically define the NE 10th Street and 106th Avenue NE corridors. No significant impacts would be anticipated.

Cadillac Site Development Environmental Checklist



**Cadillac Site Development
Environmental Checklist**



Existing



Proposed

Source: LMN, 2018



Figure 5

Viewpoint 1—106th Avenue NE, Looking South

**Cadillac Site Development
Environmental Checklist**



Existing



Proposed

Source: LMN, 2018



Figure 6

Viewpoint 2—NE 10th Street, Looking West

APPENDIX B

KING COUNTY GREENHOUSE GAS EMISSION WORKSHEET

Bellevue Cadillac - Office Towers Project

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).....		13.0	39	577	247	11216
Office		565.8	39	723	588	763460
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:

774675

APPENDIX C

TRIP GENERATION SUMMARY

MEMORANDUM

DATE: November 1, 2018

TO: Randa Kiriakos, P.E.
City of Bellevue Transportation Department

FROM: Chris Forster, P.E.
TENW

SUBJECT: Trip Generation Summary/Request for Traffic Modeling
Bellevue Cadillac Site – Bellevue, WA (17-128194 DC)
TENW Project No. 5614

This memorandum documents the trip generation estimate and a request for traffic modeling and transportation concurrency testing for the proposed Bellevue Cadillac Site project. Included is a project description and trip generation estimate.

Project Description

The Bellevue Cadillac site is located on the northwest corner of 106th Ave NE/NE 10th Street in downtown Bellevue, WA. A vicinity map is provided in Attachment A. The proposed redevelopment of the site is planned to include up to 674,000 square feet (SF) of office space in two towers, up to 7,100 SF of retail space, and up to 7,100 SF of restaurant space. The existing site is currently occupied by 9,000 SF of health club use (Jab Kickboxing), 2,543 SF of office space (High Performance Homes), and 2,354 SF of miscellaneous retail (Ballet Bellevue); all of which are planned to be removed as part of proposed project. These short-term uses will be used for trip generation credits for concurrency and traffic impact analysis purposes. Historical use of the site included a 31,798 SF auto dealership, which will be used for transportation impact fee credits.

Vehicular access to/from the proposed Bellevue Cadillac Site would be provided by a full access driveway on 106th Avenue NE and a right-in, right-out driveway on NE 10th Street. A preliminary site plan is shown in 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 weekday 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.

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
Bellevue Cadillac Site
Trip Generation Summary

Time Period	Net New Trips Generated		
	In	Out	Total
Weekday PM Peak Hour	128	570	698

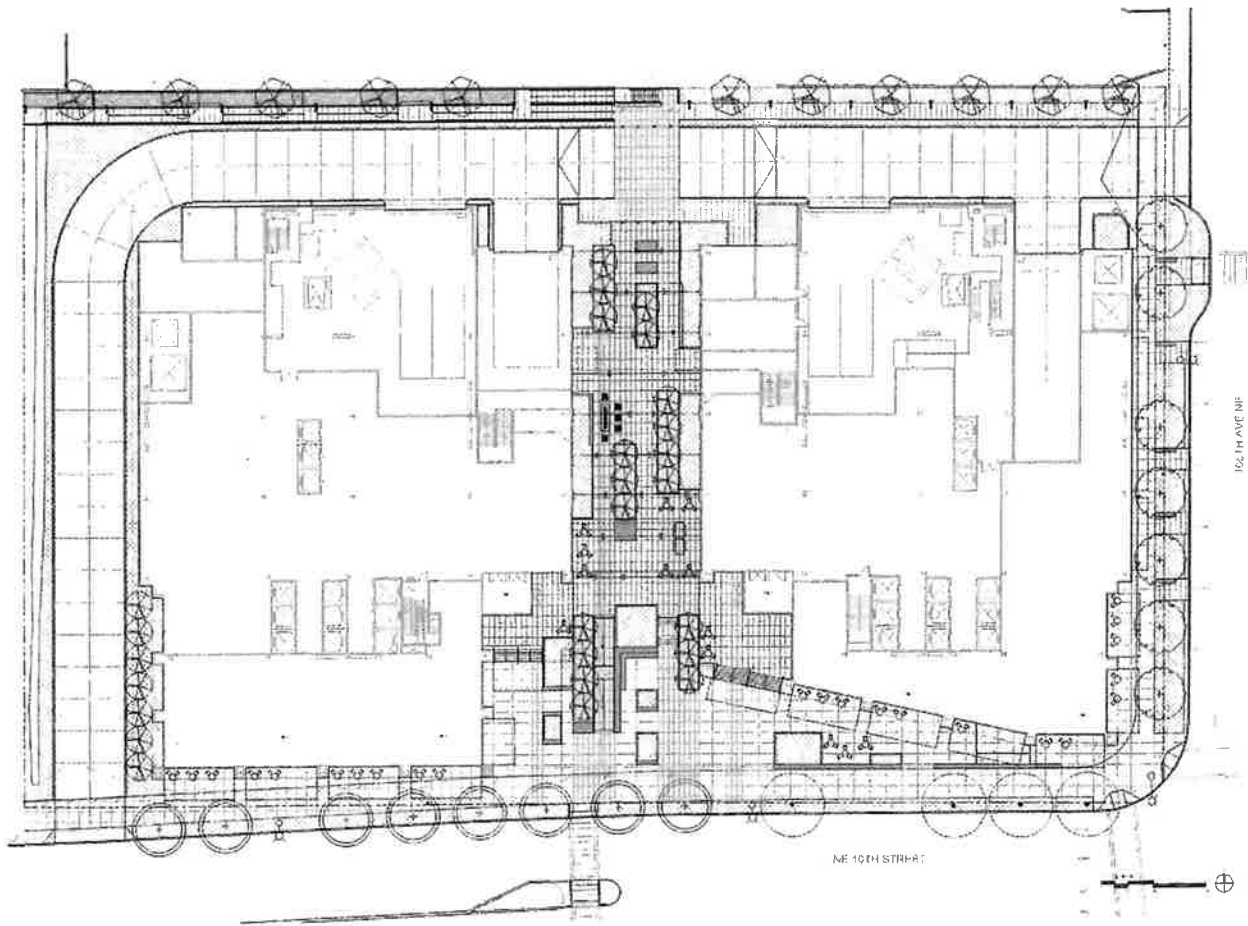
As shown in Table 1, the full buildout of the Bellevue Cadillac Site project is estimated to generate 698 net new weekday PM peak hour trips (128 entering, 570 exiting). The detailed trip generation estimates are included in Attachment C.

This should provide you with the information needed to complete the modeling for the proposed Bellevue Cadillac Site project. We will follow up with you to review modeling assumptions and to confirm the required modeling fees.

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.

cc: Jeff Kiser, TC Northwest Development, Inc.

Attachments



Attachment B: Preliminary Site Plan



ATTACHMENT C

Trip Generation Estimates

Land Use	Size	Units ¹	PM Peak Hour Project Trips			
			Trip Rate ²	In	Out	Total
<u>Proposed Uses:</u>						
High Turnover Restaurant	7,100	GFA	5.61	25	15	40
Misc. Retail	7,100	GFA	2.45	8	9	17
Office (downtown)	674,000	GFA	1.01	116	565	681
			Subtotal =	149	589	738
<u>Less Existing Uses³</u>						
Health Club (Jab Kickboxing) ⁴	9,000	GFA	3.45	-18	-13	-31
Downtown Office (High Perf. Homes)	2,543	GFA	1.01	0	-3	-3
Misc. Retail (Ballet Bellevue)	2,354	GFA	2.45	-3	-3	-6
			Subtotal =	-21	-19	-40
NET NEW PM PEAK HOUR TRIP GENERATION =				128	570	698

Notes:

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.
3. Existing use credits shown are for concurrency and the traffic impact analysis. Transportation Impact fee credit will be based on former 31,798 SF Auto Dealership.
4. Trip rate per ITE Trip Generation manual, 10th Edition Land Use Code (LUC 492).