



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 16-131263-LQ
Project Name/Address: Bellevue Technology Center Rezone/15805 NE 24th St
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: July 28, 2016, 5PM

Materials included in this Notice:

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



SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use 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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

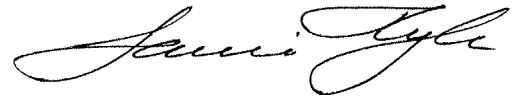
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



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

1. Name of proposed project, if applicable: [\[help\]](#)
Bellevue Technology Center
2. Name of applicant: [\[help\]](#)
Mark Jackson, Transwestern
3. Address and phone number of applicant and contact person: [\[help\]](#)
*10900 NE 8th Street, Suite 225
Bellevue, WA 98004
206-737-4321*
4. Date checklist prepared: [\[help\]](#)
June 27, 2016
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
It is anticipated that a rezone will take approximately 12 months to complete.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Yes, if the Office (O) rezone is approved, specific development proposals may be considered subject to the Land Use Code and concomitant zoning agreement. This could take the form of a Planned Unit Development (PUD), Master Development Plan (MDP) or individual building permits. Project-specific environmental and land use review will be required at the time of submittal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
The City of Redmond completed a Planned Action SEPA review for the Overlake Village neighborhood in 2013. The City of Bellevue completed a Final Environmental Impact Statement (FEIS) for the Bel-Red Subarea in 2007 and a FEIS Addendum in 2009.
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. [\[help\]](#)
None known.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Rezone.
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.)

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[\[help\]](#)

Proposed rezone from Office to remove existing concomitant zoning agreement. The existing property was developed in the 1970s as an owner-occupied campus and is currently at a 0.16 floor area ratio. In the intervening 40+ years, there has been significant change in Crossroads' vicinity employment, housing and transit investments, including the introduction of Bus Rapid Transit and the future Sound Transit light rail station which is targeted to open in 2023. The Applicant proposes a rezone and anticipates a new concomitant zoning agreement will be negotiated, including identifying certain public benefits.

The Applicant proposes two concepts for further evaluation: (1) Concept A with 606,000 sf. of net new office with associated parking, 12,500 sf. of retail use with associated parking and 5 age-restricted housing units; and (2) Concept B with 70 age-restricted housing units, 456,000 sf. of net new office with associated parking and 12,500 sf. of retail use with associated concomitant zoning agreement. No development is proposed as part of this project. Any future development project would undergo project-specific review and shall comply with all applicable federal, state and local regulations.

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. [\[help\]](#)

46-acre property located at 15805 NE 24th Street at the southeast corner of NE 24th Street and 156th Avenue NE in Crossroads subarea

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.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
5%

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

Gravelly sandy loam (Source: US Department of Agriculture Natural Resources Conservation Service Soil Survey --

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December, 2010)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
There are no surface indications or history of unstable soils in the immediate vicinity to the best of our knowledge.
- 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. [\[help\]](#)
None proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
N/A; No construction proposed as part of this proposal
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
No construction is proposed as part of this proposal. The existing office development is approximately fifty (50) percent impervious.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations.

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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations.

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. [\[help\]](#)
No.

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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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.

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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
*N/A; No construction is proposed as part of this proposal.
Any future project-level development will comply with all applicable federal, state and local regulations.*

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.

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. [\[help\]](#)
*N/A; No construction is proposed as part of this proposal.
Any future project-level development will comply with all applicable federal, state and local regulations.*

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. [\[help\]](#)
Storm water is generated and collected on-site. Storm water is discharged to the public storm water system in the streets surrounding the project site.

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

N/A; No construction is proposed as part of this proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

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

None; no construction work is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations, including the applicable City of Bellevue stormwater and low-impact development regulations.

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

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

☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒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? [\[help\]](#)

N/A.

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

None known.

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

N/A. Any future project-level development will comply with all applicable federal, state and local regulations.

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

None known.

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:

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birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None known.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
N/A
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None known.

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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No.
- 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: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations, including the applicable City of 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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
None known.
- 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 known.

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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. [\[help\]](#)
N/A.

4) Describe special emergency services that might be required. [\[help\]](#)
None.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local 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 from the public street system surrounds the site. The eastern property line of the project site is adjacent to Interlake High School, which has an adjacent athletic field that generates noise on a periodic basis.

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)? Indi-cate what hours noise would come from the site. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations, including the applicable City of Bellevue noise regulations.

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 Property is currently used as office. Property is surrounded by variety of office, commercial, educational (Interlake High School) and multi- and single-family housing.

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? [\[help\]](#)
N/A.

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: [\[help\]](#)

N/A.

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

Nine low-rise office buildings

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

No.

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

Office (O) zone.

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

Office.

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

N/A.

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

N/A.

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

N/A; No construction is proposed as part of this proposal. If approved, Concept A may allow up to 606,000 sf. of new office, 12,500 sf. of retail and 5 age-restricted (senior) housing units; Concept B up to 456,000 sf. of new office, 12,500 sf. of retail and 70 age-restricted housing units.

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

N/A; No construction is proposed as part of this proposal.

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

N/A; No construction is proposed as part of this proposal.

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

The rezone application will require compliance with comprehensive plan policies and rezone criteria as reviewed and recommended by the Hearing Examiner and approved by the City Council. Any future project-level development will comply with all applicable federal, state and local regulations, including the 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: [\[help\]](#)

N/A.

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

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- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
N/A; No construction is proposed as part of this proposal. If approved, Concept A may allow up to 5 age-restricted housing units; Concept B may allow up to 70 age-restricted housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
N/A.

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? [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code and design review guidelines.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Interlake High School events at the athletic fields could affect future proposals.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code and design review guidelines.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Interlake High School and Sherwood Forest Elementary School is directly east of the subject property. Highland Middle School is to the west of the subject property. Crossroads Park is to the south of the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
N/A; No construction is proposed as part of this proposal.

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. [\[help\]](#)
None known.
- 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. [\[help\]](#)
None known.
- 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. [\[help\]](#)
N/A.
- 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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal. Any future project-level development will comply with all applicable federal, state and local regulations.

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. [\[help\]](#)
NE 24th Street borders the north property line, Northup Way borders the south property line and 156th Avenue NE borders the east property line. SR 520 is nearby and the Overlake Light Rail station is planned to be operational in 2023.

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- 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, KC Metro bus stops are located along the site frontage at 156th Ave. NE and NE 24th St. The Overlake Light Rail station is planned to be operational in 2023.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- 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). [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- 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.
- 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? [\[help\]](#)
*N/A; No construction is proposed as part of this proposal.
 Please see attached TENW trip generation analysis for detail.*
- 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.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
*N/A; No construction is proposed as part of this proposal.
 Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code and concurrency standards.*

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. [\[help\]](#)
N/A; No construction is proposed as part of this proposal.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
*N/A; No construction is proposed as part of this proposal.
 Any future project-level development will comply with all applicable federal, state and local regulations.*

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

- a. Circle utilities currently available at the site: [\[help\]](#)

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electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

All utilities are available at the site except for septic systems.

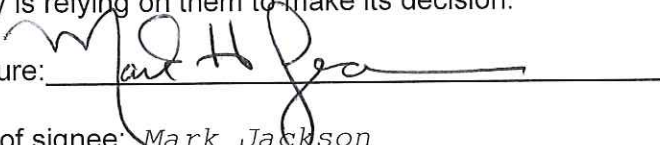
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*N/A; No construction is proposed as part of this proposal.
Any future project-level development will comply with all applicable federal, state and local regulations.*

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: *Mark Jackson*

Position and Agency/Organization: *Transwestern, Authorized Agent*

Date Submitted: *June 27, 2016*

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D. Supplemental Sheet For Nonproject Actions [\[help\]](#)

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A. The proposal will not affect these elements of the environment.

Proposed measures to avoid or reduce such increases are:

N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. The proposal will not affect these elements of the environment.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

3. How would the proposal be likely to deplete energy or natural resources?

N/A. The proposal will not affect these elements of the environment.

Proposed measures to protect or conserve energy and natural resources are:

N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A. The proposal will not affect these elements of the environment.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it

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would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. The proposal will not affect these elements of the environment.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A. The proposal will not affect these elements of the environment.

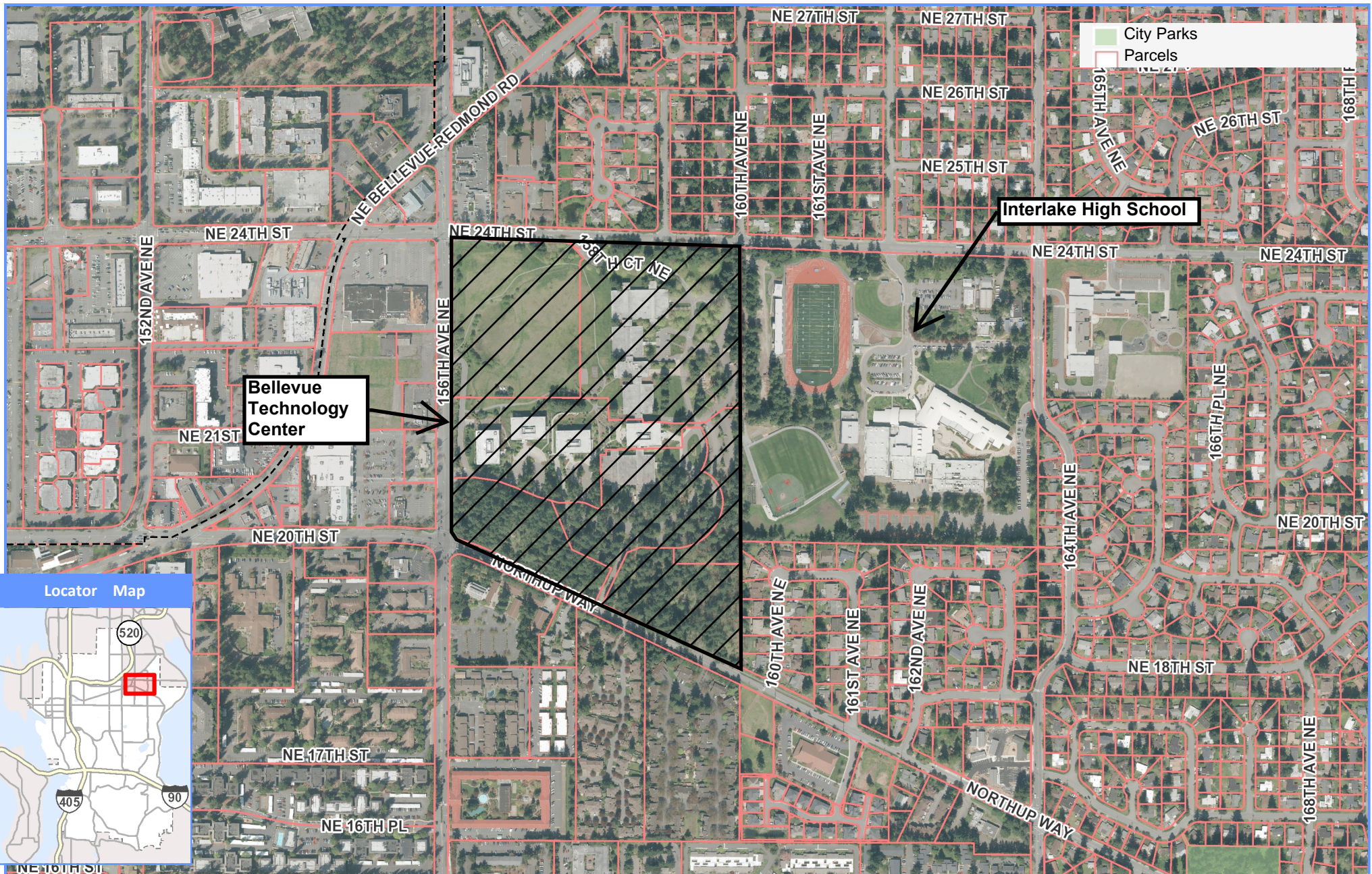
Proposed measures to reduce or respond to such demand(s) are:

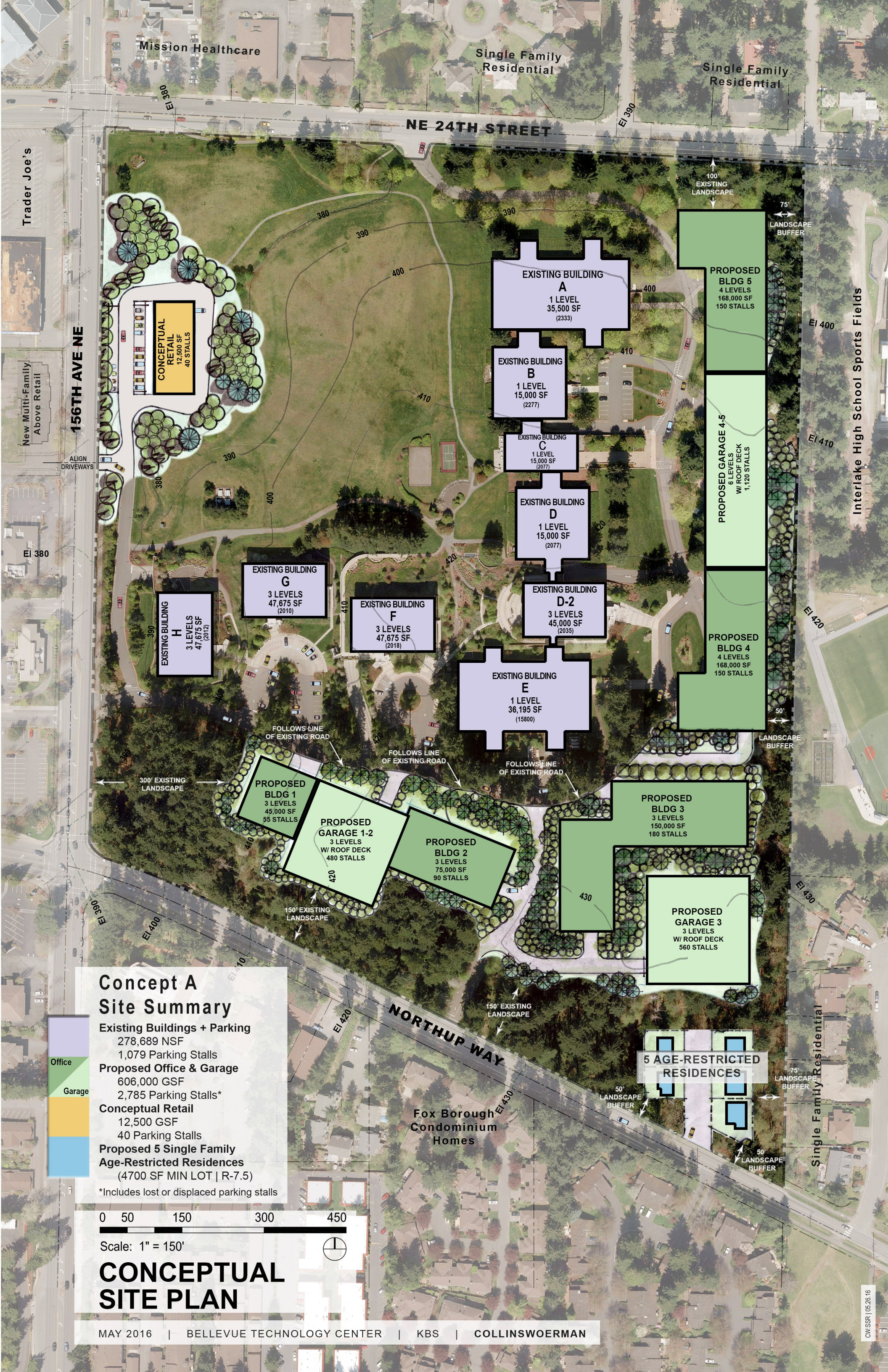
N/A. No construction is proposed as part of this proposal. If approved, any future project-specific development will comply with all applicable federal, state and local regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A. The proposal will not conflict with local, state or federal laws or the requirements for the protection of the environment.

LT
7/7/16





Concept A Site Summary

Existing Buildings + Parking

278,689 NSF

1,079 Parking Stalls

Proposed Office & Garage

606,000 GSF

2,785 Parking Stalls*

Conceptual Retail

12,500 GSF

40 Parking Stalls

Proposed 5 Single Family

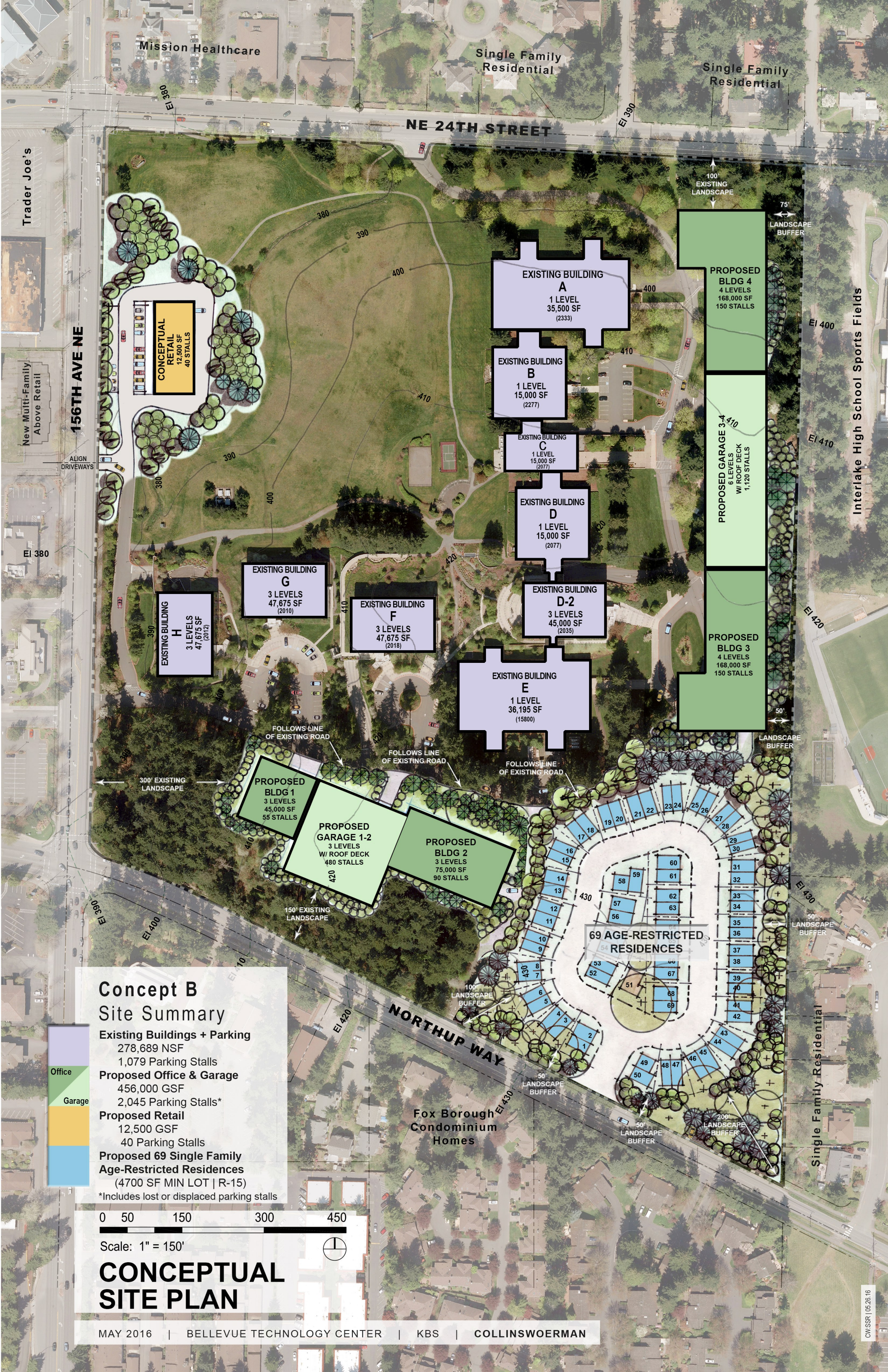
Age-Restricted Residences

(4700 SF MIN LOT | R-7.5)

*Includes lost or displaced parking stalls

Scale: 1" = 150'

CONCEPTUAL SITE PLAN



Concept B Site Summary

Existing Buildings + Parking

278,689 NSF

1,079 Parking Stalls

Proposed Office & Garage

456,000 GSF

2,045 Parking Stalls*

Proposed Retail

12,500 GSF

40 Parking Stalls

Proposed 69 Single Family

Age-Restricted Residences

(4700 SF MIN LOT | R-15)

*Includes lost or displaced parking stalls

0 50 150 300 450

Scale: 1" = 150'

CONCEPTUAL SITE PLAN

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