



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE
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. 17 104627 AC
Project Name/Address: Crossroads Subarea/Bellevue Technology Center
Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: X, 2017

Materials included in this Notice:

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



Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for
COMPREHENSIVE PLAN AMENDMENT

| | | |
|---|----------------------------|---|
| CPA YEAR 2017 APPLICATION DATE: <u>1/31/17</u> | TECH INITIALS <u>WJ</u> | AMANDA PROJECT FILE: <u>17-104627 AC</u> |
|---|----------------------------|---|

1. Project name Crossroads Subarea/Bellevue Technology Center Amendments
2. Applicant name KBS SOR 156th Avenue Northeast, LLC Agent name Mark Jackson
3. Applicant address 10900 NE 8th Street, Suite 225 Bellevue, WA 98004
4. Applicant telephone (206) 737-4321 fax () e-mail mark.jackson@transwestern.com
5. Agent telephone () same fax () e-mail same

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal ☒ (Go to Block 1)
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal ☐ (Go to Block 2)

BLOCK 1

Property address and/or 10-digit King County parcel number 880300-0010; -0020; -0030; -0050; and -0060

Proposed amendment to change the map designation from existing N/A to proposed N/A

Site area (in acres or square feet) 46 acres

Subarea name Crossroads

Last date the Comprehensive Plan designation was considered / / 88

Current land use district (zoning) Office

Is this a concurrent rezone application? ☐ Yes ☒ No Proposed land use district designation

Go to **BLOCK 3**

Community Council: ☒ N/A ☐ East Bellevue

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike out~~/underline format. Attach additional pages as needed.

See attached.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Crossroads Subarea.

Last date the Comprehensive Plan policy or text was considered / / 88

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached.

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attached.

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

I have read the Comprehensive Plan and Procedures Guide ☒

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant _____ Date 1/30/17

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature  Date 1/30/17
(Owner or Owner's Agent)

City of Bellevue Comprehensive Plan Amendment Application Addendum

Bellevue Technology Center

January 31, 2017

Block 1. *Requests information for site-specific amendments.*

The Comprehensive Plan Amendment ("Proposal") is a series of text amendments related to a 46-acre Office designated property at 156th Avenue NE and NE 24th Street in the Crossroads Subarea.

Block 2. *Proposed amendment language. This can either be conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~ / underline format. Attached additional pages as needed.*

The Proposed text amendment language is below:

| Comp Plan Element | Policy | Proposed Comp Plan Amendment Language |
|--------------------|---------------------------|--|
| Crossroads Subarea | | |
| | New CR Policy (Land Use) | <u>Encourage innovative, infill transit-oriented development opportunities for the office area east of 156th Avenue NE between Northup Way and NE 24th Street (known as Bellevue Technology Center) that promote multi-modal transit usage, preservation of open space, trees and the park-like character.</u> |
| | New CR Policy (Economics) | <u>Strengthen and encourage the economic vitality within the office area east of 156th Avenue NE between Northup Way and NE 24th Street through the implementation of infill, transit-oriented development projects and other land use techniques.</u> |
| | S-CR-16 | Encourage the city to purchase land <u>or support conservation easements or other public-private partnership opportunities</u> for parks and open space if appropriate land becomes available. |
| | S-CR-63 | Multifamily use is not allowed within District B, <u>except as authorized in S-CR-66 for the area bounded by NE 24th Street and Northup Way (known as the Bellevue Technology Center).</u> Existing multifamily uses within District B can be converted to senior housing, senior congregate care, assisted living and nursing homes. [Discussion omitted] |
| | S-CR-66 | <u>Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as Unigard).</u> <i>Discussion: This area is should be developed under a conditional use permit with attention given to retaining large strand of trees, views through the site from adjacent streets and the open character of the site.</i> |

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| | | <p><u>Provide for transit-oriented development opportunities for multi-family housing, senior housing and office, with an emphasis on the information technology and business services target clusters, within the area bounded by NE 24th Street and Northrup Way (known as the Bellevue Technology Center), and with FARs and heights that are not to exceed the standards of the Office designation that are applicable City-wide, except that heights along those areas directly adjacent to Interlake High School may reach up to 70 feet. Support land use changes to encourage moderate, transit-oriented infill office and residential densities that leverages the adjacent bus-rapid transit assets and the ½ mile proximity to future Overlake Village light rail station.</u></p> <p><u>Discussion: This area is envisioned for moderate transit-oriented development which may be achieved through a development agreement or other land use approval mechanisms. Future transit-oriented development should give attention to the northwest “meadow” area, including exploring the potential using conservation easements or other public-private partnership opportunities to ensure preservation and provide public access, preservation of the existing stands of trees and the park-like character.</u></p> |
| | Figure S-CR.1 | Amend to make consistent with new S-CR-63 and S-CR-66. |

Block 3. *Support for the proposed amendment. Explain the need for the amendment – why is it being proposed? Describe how the amendment is consistent with the Comprehensive plan vision. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.*

In 2015, the City adopted a major update to the Comprehensive Plan. The updated Comprehensive Plan identified the Bellevue Technology Center as located within one of Bellevue’s five major employment centers. *Attachment A, p. 2-3* (Map ED-1). The Bellevue Technology Center is located at 156th Avenue NE and NE 24th Street at the edge of the Bel-Red subarea and just south of Microsoft’s global headquarters in Redmond. *Id.* The 46-acre Bellevue Technology Center is one of the City’s largest office designated areas that is located *outside* of a mixed-use center, which presents a significant, catalyst opportunity to support the City’s land use and economic development goals, including the targeted support, recruitment and investment in the information technology cluster.

The Bellevue Technology Center is also strategically located among key transit infrastructure. *Attachment A, p. 4.* Metro’s Rapid Ride “B” Line stops directly adjacent to the Bellevue Technology Center. The “B” Line runs between Redmond, Kirkland, Overlake Transit Center with Downtown Bellevue, connecting major employment centers. The Bellevue Technology Center is also within ½ mile walkshed of the Overlake Village Light Rail station on 152nd Avenue NE opening in 2023.

In the 2015, update, the City reiterated its commitment to providing a diversity of commercial areas outside Downtown to provide an array of business and development opportunities and to serve other parts of the community (LU-23). Over the last five years, the Bellevue Technology Center has become the international headquarters of one of Washington's fastest growing private companies and the regional headquarters for numerous information technology companies that want to locate within proximity to Bel-Red technology hub. Given the proximity to major transit infrastructure, including the adjacent "B" Line bus rapid transit and future light rail within a ½ mile walkshed, the Bellevue Technology Center presents an excellent opportunity to implement the Puget Sound Regional Council's Growing Transit Communities Compact ("Compact") strategies for transit-oriented development around major transit infrastructure. The City signed the Compact in 2014.

The Compact calls for using land use "efficiently" around transit stations and adopting innovative zoning to encourage transit-supportive densities. Bellevue Technology Center is currently developed at a 0.16 floor area ratio (FAR), which stems from pre-Growth Management Act subarea plan policies and concomitant zoning agreements first made in the 1970s that limit the opportunity for moderate infill growth. In fact, the City has not reviewed some of these Subarea policies since 1988.

The Proposed amendment would better align Bellevue Technology Center with the City's vision, particularly in supporting the City's target economic development clusters and promoting strategic opportunities for infill density to encourage transit-oriented development while still preserving the Property's park-like character. Indeed, Bellevue Technology Center is exploring partnership with Forterra, a leading regional conservation organization, to permanently conserve key portions of the Bellevue Technology Center campus, including the iconic meadow and stands of trees for the future.

The Proposal is warranted in order to achieve the City's Comprehensive Plan vision, particularly:

| Comprehensive Plan | Policy Language (emphasis added) |
|---------------------------|---|
| LU Policy-23 | <u>Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities</u> and to serve other parts of the community |
| LU Policy-25 | <u>Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.</u> |
| LU Policy-27 | <u>Encourage the master planning of multi-building</u> and multi-parcel developments and large institutions <u>to emphasize aesthetics and community compatibility.</u> <u>Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.</u> |
| LU Policy-33 | <u>Preserve open space and key natural features through a variety of techniques,</u> such as sensitive site planning, <u>conservation easements,</u> transferring density, land use incentives and open space taxation. |
| ED Policy-21 | <u>Support economic development in the city's commercial areas.</u> |

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| ED Policy-23 | <u>Emphasize the value of a range of commercial centers to provide opportunities for a diverse range of businesses.</u> |
| ED Policy-26 | <u>Where a commercial revitalization effort involves significant changes to plans and regulations that may impact a residential neighborhood, develop strategies to avoid or minimize these impacts.</u> |
| ED Policy-31 | <u>Maintain and update integrated land use and transportation plans to guide the future of the city's major commercial areas and help them respond to change.</u> |
| ED Policy-35 | <u>Promote and nurture entrepreneurial development in Bellevue</u> by exploring ways to retain or create areas where small or <u>emerging businesses can develop and flourish.</u> |
| TR Policy-4 | <u>Incorporate transit-supportive and pedestrian-oriented design features in new development through development review.</u> |
| TR Policy-65 | <u>Support a frequent transit network in Bellevue</u> that serves transit hubs and population and <u>employment centers with reliable commuter and all-day service and seamless interface between transit routes, East Link, and other modes.</u> |
| TR Policy-84 | <u>Research and apply best practices of other cities and systems to guide city actions and advocacy in pursuit of the best community outcomes for developing and operating high capacity transit.</u> |
| UD Policy-2 | Preserve and enhance trees as a component of the skyline to retain the image of a "City in a Park." |
| UD Policy-27 | <u>Integrate high quality and inviting public and semi-public open spaces into major development.</u> |

Additionally, the Proposal is necessary to enhance consistency with the following policies:

| Comprehensive Plan | Policy Language |
|--------------------|---|
| LU Policy-1 | <p>Promote a clear strategy for focusing the city's growth and development as follows:</p> <ol style="list-style-type: none"> 1. Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options. 2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods. 3. Continue to provide for commercial uses and development that serve community needs. |

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| LU Policy-2 | Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city. |
| LU Policy-3 | Promote a land use pattern and an integrated multimodal transportation system. |
| LU Policy-4 | Support a land use vision that is consistent with the GMA goals, the regional Vision 2040, and the King County Countywide Planning Policies. |
| LU Policy-5 | Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035. |
| LE Policy-9 | Work with regional partners to achieve a mix of jobs and housing that makes it possible for people to live closer to where they work. |
| LU Policy-32 | Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue's park-like setting and enhance the livability of the city's neighborhoods. |
| ED Policy-2 | Promote local businesses and locally-produced goods and services. |
| ED Policy-5 | Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods. |
| ED Policy-9 | Work with the business community and residential interests to promote community interests and to address differences in a manner that minimizes conflict. |
| ED Policy-15 | Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth. |
| ED Policy-16 | Encourage development of a range of housing opportunities to accommodate Bellevue's growing workforce. |
| ED Policy-32 | Continue to identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. Anticipate needs and coordinate city infrastructure investments with economic development opportunities. |
| ED Policy-36 | Maintain and regularly update the Economic Development Plan to ensure the city's focus areas and goals are forward-looking and targeted while being flexible enough to be able to respond to market changes. |
| ED Policy-37 | As part of on-going Economic Development strategic planning, consider the use of organizational and financial tools or investments, including public-private partnerships |

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| | where appropriate, to catalyze or leverage private sector and other resources to accomplish the City's economic development and land use vision. |
| TR Policy-6 | Encourage private developers of adjacent or nearby properties to execute agreements to provide joint use and funding of shared parking facilities. |
| TR Policy-7 | Ensure that land use changes near high capacity transit stations are consistent with the Comprehensive Plan, recognizing that: <ol style="list-style-type: none"> 1. Transit may support more intense development around some stations; 2. Transit supportive design and orientation may be implemented without changes to land use intensity; and 3. Land use plan map changes would be precluded in existing single family designations and environmentally sensitive areas |
| TR Policy-13 | Promote use of mobility options by requiring new development to incorporate design features such as: <ol style="list-style-type: none"> 1. Preferential parking for carpools and vanpools; 2. Special loading and unloading facilities for carpools and vanpools; 3. Transit passenger facilities, including comfortable bus stops and waiting areas that may be integrated in the building design; and 4. Secure and covered bicycle parking, showers, lockers, and related facilities to support bicycle commuters |
| TR Policy-68 | Integrate pedestrian and bicycle access to transit as a means to serve neighborhoods. |
| TR Policy-69 | Ensure that transit services and facilities in Bellevue and the Eastside are high priorities for regional system plans and improvements consistent with the Bellevue Transit Master Plan. |
| TR Policy-70 | Secure transit system facilities and service to support planned land use. |
| TR Policy-71 | Advocate for transit service enhancements paired with city commitments to implement transit-supportive infrastructure. |
| TR Policy-72 | Work with transit providers to maintain and expand frequent and reliable transit service in Bellevue to support community needs, the city's land use plans and mode share targets. |
| TR Policy-73 | Implement infrastructure and technology to support reliable transit arrival and travel along the frequent transit network. |

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| TR Policy-74 | Ensure that the transit system includes commuter parking facilities that are located and managed to intercept trips close to the trip origins. |
| UD Policy-3 | Foster and value the preservation of open space as a dominant element of the city's character. |
| UD Policy-4 | Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features. |

Block 4a. *Evaluating the proposed amendment. Explain ow the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed. The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive plan in the Annual comprehensive Plan Amendment Work Program if the following criteria have been met:*

A. The proposed amendment presents a matter appropriately addressed through the Comprehensives Plan; and

The Proposal are site-specific Comprehensive Plan text amendments to the Crossroads Subarea Element. The Proposal is most appropriately addressed through the Comprehensive Plan update.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.301.A.2.d.; and

The Crossroads Subarea plan was most recently amended in 2007 to address planning efforts involving revitalizing the Crossroads Mall; however, the pertinent polices addressed by the Proposal were most recently amended in 1988. The Proposal complies with the three-year limitation.

C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council. As noted above, the City has ceased its policy of regular Subarea Element updates. Though the City Council has indicated in the past that a future evaluation of the City's Subarea Element review policy may be forthcoming, the outcome of any future Subarea Element policy is unknown. Due to this uncertainty, and the potential two plus year lag time to reinitiating programmatic Subarea Element review, the Proposal is most appropriate for the 2017 review cycle.

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program; and

The Proposal presents a site-specific text amendment. The Proposal comports with the Growth Management Act mandate for annual review of the City's land use Plan. RCW. 36.70A.130.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "significantly changed conditions"; and

Though growth itself does not constitute a changed circumstance, the intensity and rate of growth or development can be a changed circumstance. The following factors are all considered when looking at the changed circumstances: the rate, timing, and pace of development and the length of time since the Subarea Plan Element was last reviewed, as well as the effect of the proposal on housing targets and building land capacity, and the effect on existing planned infrastructure.

The key Subarea Plan policies at issue were last amended in 1988, nearly thirty years ago. Since then, a multitude of factors have resulted in significantly changed conditions that merit evaluation of the function of the Comprehensive Plan as a whole an integrated, policy-level guidance document.

Significantly changed conditions include:

- Emergence of Information Technology and Business Services Cluster. The City last addressed these key policies in 1988. At that time, Microsoft had just recently moved to its Redmond global headquarters just north of the Property. Understandably, the 1988 Subarea Plan does not reflect emerging global information technology cluster. Indeed, the Bellevue Technology Center was developed as an owner-occupied campus for an insurance company.

The City's Economic Development Plan, adopted in 2014 by the City Council, recognizes that information technology and business services are key economic drivers for the City.

Since 1988, the employment patterns and densities in Crossroads and the vicinity have transformed dramatically. Microsoft has emerged as the center of a global information technology cluster with more than 30,000 employees just north of the Bellevue Technology Center. The City designated Bellevue Technology Center part of a Major Employment Center. *Attachment A, p. 3.* More recently, the City has envisioned Bel-Red to the west as an employment hub and Redmond approved a 1.2M square foot office complex with a hotel/conference center within ½ mile of the Property. Today, information technology is the City's largest target employment cluster with over 25,000 employees. These conditions did not exist when the City last addressed these Crossroads Subarea policies. Since the prior owner sold the Bellevue Technology Center in 2012, Bellevue Technology Center has become global headquarters to one of Washington's fastest growing private companies and numerous information technology businesses, including Hitachi and InterGen. The City's adopted Economic Development Plan calls for recruiting such technology firms. *See Economic Development Plan, Strategy 1.4.* Bellevue Technology Center is a success story in encouraging growth among the City's target economic clusters. The changing employment patterns, particularly in information technology, within Crossroads and its proximity since the adoption of S-CR 66 is a significantly changed condition that warrants further evaluation to ensure that the City's land use and economic development policies remain consistent.

- Establishment of Rapid Ride Bus Rapid Transit "B" Line on NE 24th Street Adjacent to the Property. The addition of bus-rapid transit adjacent to Bellevue Technology Center requires of the City's policies in relation to supporting transit-oriented development, land use and economic development priorities that have not be revisited for this Crossroads Property

since 1988. The City has previously recognized that adjacency to bus rapid transit was a significantly changed condition (2013 Bellevue Apartments Proposal (Ordinance No. 6144)).

- Light Rail Connection to Downtown Redmond. In November 2016, Puget Sound voters approved Sound Transit 3 (“ST-3”), which will connect the existing Eastlink light rail to downtown Redmond by 2024. Once operational, accessing Downtown Redmond will be only three light rail stops away from Overlake Village and Bellevue Technology Center. Downtown Redmond is a regional growth center and is home to a number of major technology-based employers and a growing diversity of housing options that serve those employees. According to the City’s Economic Development Plan, a significant portion of Bellevue’s workers live in Redmond. The Plan also calls for leveraging the planned Eastlink light rail corridor, including “promoting community driven transit-oriented development opportunities around light rail stations and other major transit facilities.” See Strategy A.1.2.

The Bellevue Technology Center is strategically located within the Overlake Village walkshed to provide opportunities to expand employment growth in key target clusters through infill office development that leverages the proximity to Redmond employers and employees. With the passage of ST-3, the opportunities to leverage transit investment are even greater. Since ST-3 was adopted in 2016, this opportunity to support local and regional economic development priorities is a significantly changed condition not unanticipated in the City’s current Crossroads Subarea policies, particularly S-CR-66 which was last amended in 1988.

- City’s Evolving Transit-Oriented Development Policies. In 2009, the City adopted the Bel-Red Subarea Plan update, which including planning for the Overlake Village light rail station. But the City limited the station area planning efforts to a ¼ mile walkshed. This constrained visioning effort excluded the Bellevue Technology Center campus across 156th Avenue NE.

In 2014, the City signed onto the Puget Sound Regional Council’s Growing Transit Communities Compact (“Compact”). The Compact strategies identify an emerging consensus that cities should be planning for transit-oriented development densities within ½ mile of light rail stations. The Bellevue Technology Center is within ½ mile of the Overlake Village station and within a walkable range for transit users. *Attachment A, p 4.* This emerging consensus is also consistent with Vision 2040, which sets “preferred targets” of 15-20 dwelling units per acre and 50 jobs per acre around high-capacity transit. Vision 2040, p. 81. As evidenced by the adoption of the Compact, the City now recognizes the emerging planning consensus that its policies should be using land efficiently within ½ mile of stations, investing time and policy efforts to supporting employment and housing densities and supporting transit-oriented development in order to invest in economic vitality is a significantly changed condition since the City’s 2009 Bel-Red efforts. Moreover, the City has never evaluated the consistency of S-CR-66 with the City’s current transportation policies. The introduction of directly adjacent bus-rapid transit and light rail within a ½ mile walkshed is a significantly changed condition for the Property that must be evaluated at a policy-level.

According to the Seattle Times, since 2010, the Crossroads neighborhood had experienced the largest increase in transit ridership in the Puget Sound region. This increased Crossroads neighborhood transit ridership is an additional significantly changed conditions that was not anticipated by these 1988-era Crossroads Subarea policies that warrants policy-level review,

particularly in the light of the City's adopted 2014 Economic Development Plan policies to leverage the planned Eastlink light rail corridor and promote transit-oriented development.

- Compliance with Growth Management Act. The City adopted S-CR-66 prior to the adoption of the Growth Management Act. Since then, the City has adopted Growth Management Act-compliant development regulations and review procedures. The continuation of such pre-GMA policies are a significantly changed condition that merits policy-level review.

F. *When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

N/A.

G. *The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or*

As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the Urban Growth, Reduce Sprawl, Economic Development, Open Space and Recreation, Property Rights, Environment and Public Participation planning goals.

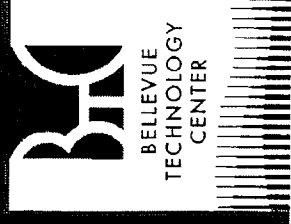
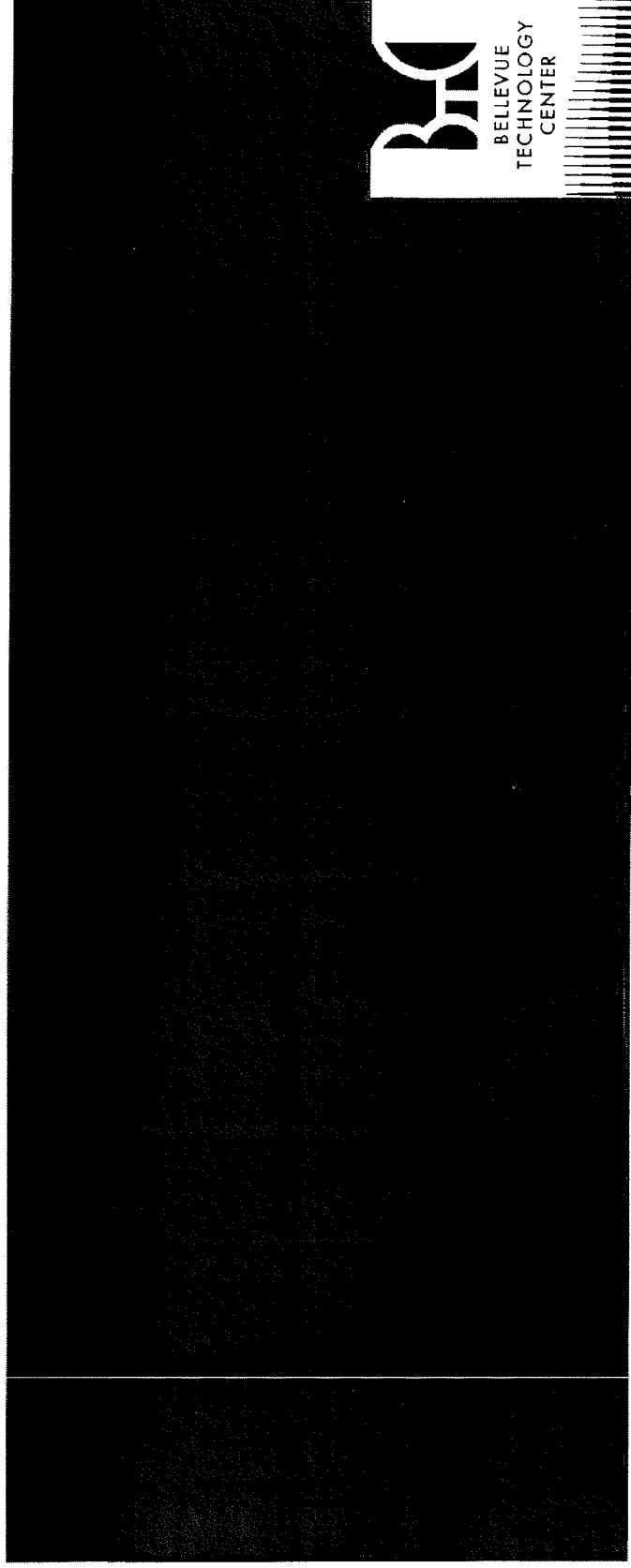
The Proposal is also consistent with King County countywide Planning Policies, include the Environment (EN-1), Development Patterns (DP-2, DP-5, DP-6) and Economy (DC-17) policies.

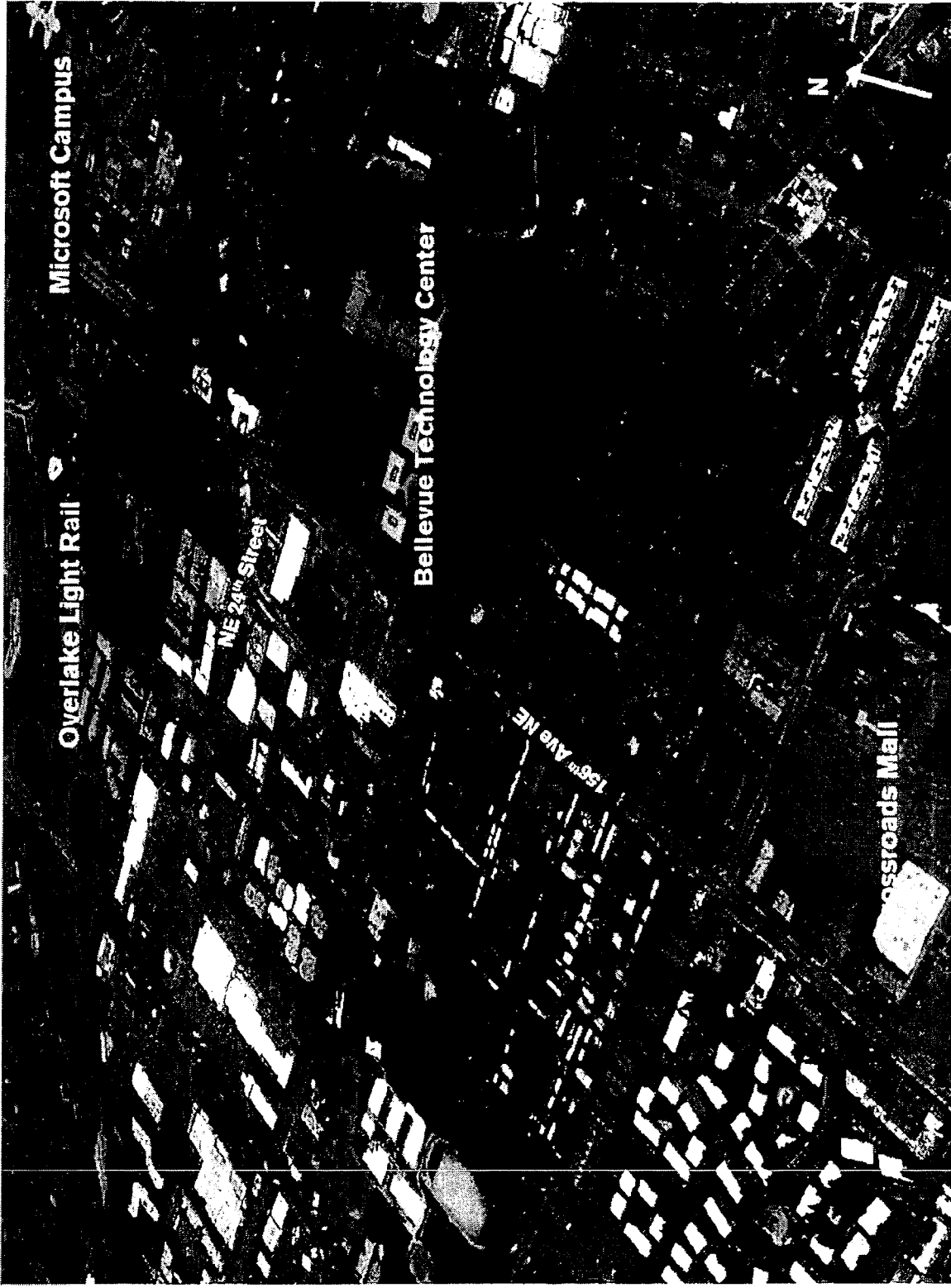
H. *State law requires, or a decision of a court or administrative agency has directed such a change.*

N/A.

BELLEVUE TECHNOLOGY CENTER

CITY OF BELLEVUE
2017 COMPREHENSIVE PLAN AMENDMENT







Major Employment
Centers from
Map ED-1

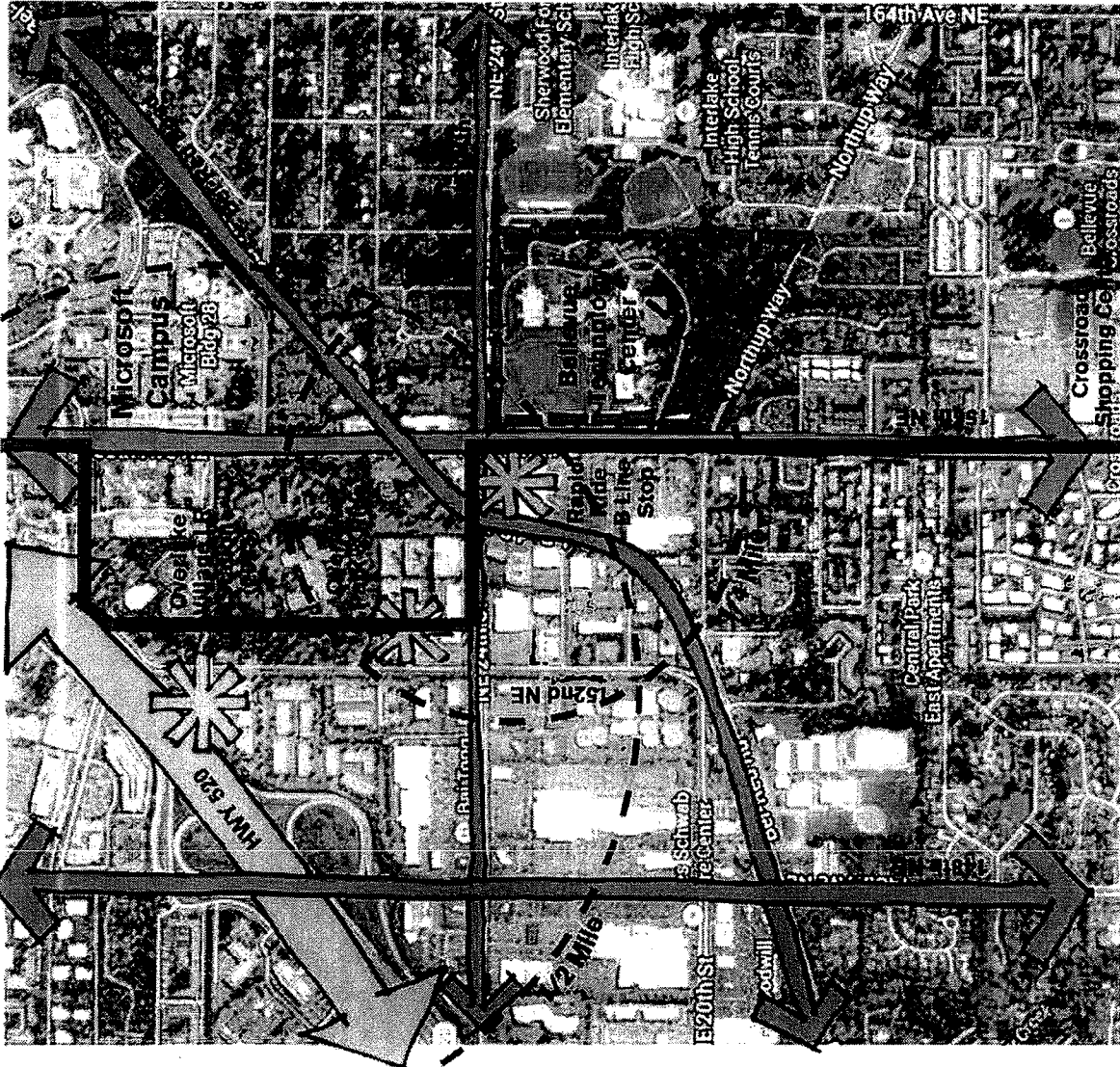


0 250 500 Feet

WOLLINS
GERMAN

Bellevue Major Employment Centers

To Redmond
Transit Center



RapidRide
B Line Route

To Bellevue
Transit Center

WILLIAMS
COLLINS
GERMAN

Overlake Transportation

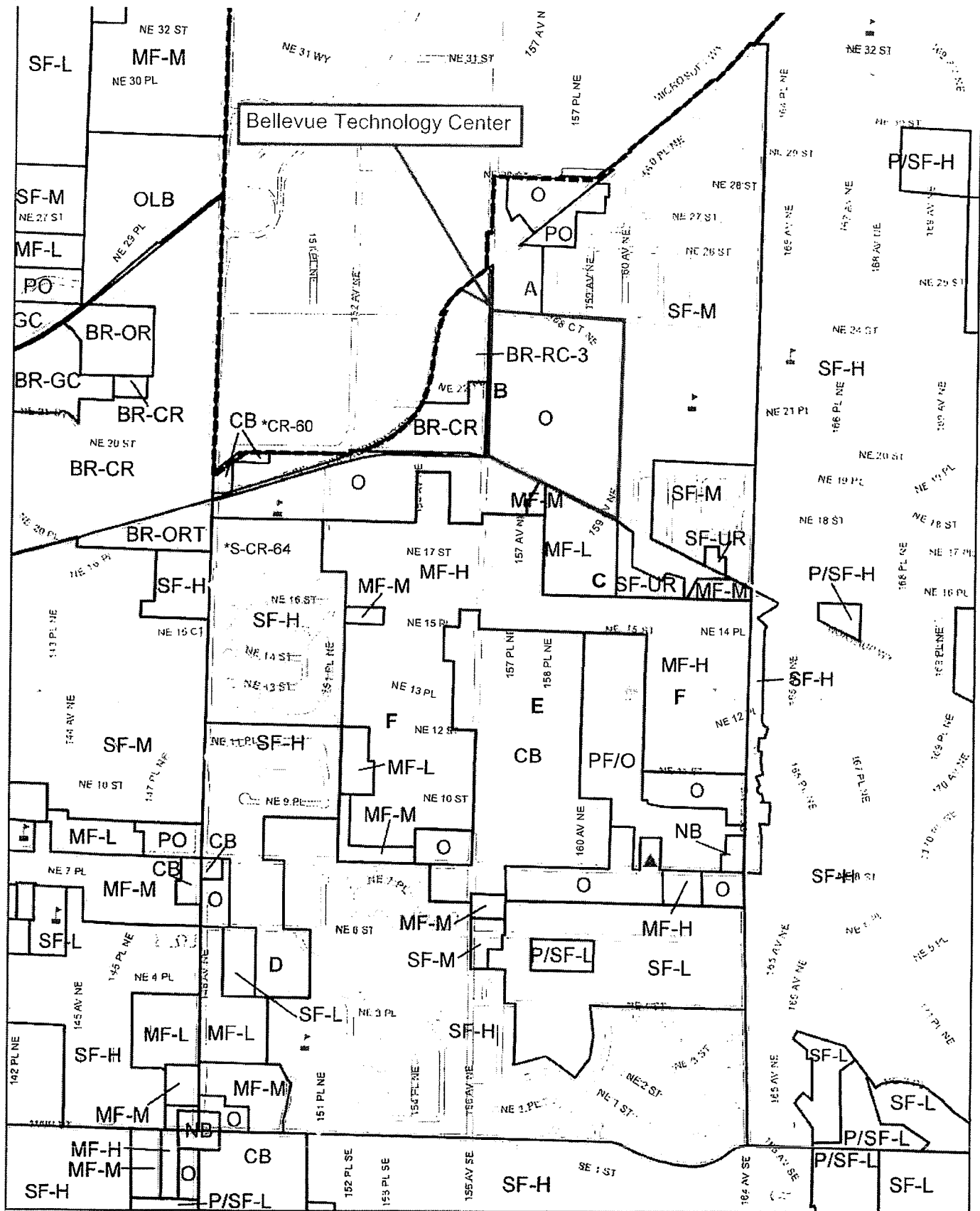


FIGURE S-CR.1
Crossroads Land Use Plan

SF Single Family
 MF Multi Family
 -L Low Density
 -M Medium Density
 -H High Density
 UR Urban Residential

PO Professional Office
 O Office
 OLB Office, Limited Business
 OLB-OS Office, Open Space
 NB Neighborhood Business
 CB Community Business

GC General Commercial
 LI Light Industrial
 PF Public Facility
 P Park

▲ Fire Stations
 Public Schools
 - - - - - Bellevue City Limits (2016)
 Planning Districts
 Lakes
 Page 76

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: KBS SOR 156th Avenue Northeast, LLC

Proponent: Same

Contact Person: Mark Jackson

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

Address: 10900 NE 8th Street, Suite 225 Bellevue, WA 98004

Phone: (206) 737-4321

Proposal Title: Crossroads Subarea/Bellevue Technology Center Comprehensive Plan Amendments

Proposal Location: Southeast corner of 156th Avenue NE and NE 24th Street
(Street address and nearest cross street or intersection) Provide a legal description if available.

Parcel Nos: 880300-0010, -0020, -0030, -0040, -0050, -0060
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Crossroads Subarea Comprehensive Plan amendment to encourage moderate, infill transit-oriented development and open space preservation in Office designated area
2. Acreage of site: 46 acres
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: Office and residential
9. Design features, including building height, number of stories and proposed exterior materials:
N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.
10. Other

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

No. Proposal is for Comprehensive Plan text amendments. Applicant has proposed a rezone (16-131263-LQ), which is currently under review by City. Any future development would be subject to project-specific review.

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

N/A.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

City of Bellevue rezone, submitted April 29, 2016 (16-131263-LQ).

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

N/A.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Gravelly sandy loam (Source: US Department of Agriculture Natural Resources Conservation Service Soil Survey -- December, 2010)

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

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, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None proposed

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

N/A.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

No.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

- (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.

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

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

N/A.

- (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.

N/A.

c. Water Runoff (Including storm water)

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☐ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

c. Is the site part of a migration route? If so, explain.

None known.

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

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

6. Energy and Natural Resources

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

b. Noise

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

Noise consistent with urban environment (i.e., traffic on vicinity roads).

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

8. Land and Shoreline Use

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

Office park. Adjacent properties include a high school, retail and single- and multi-family residential uses

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

No.

- c. Describe any structures on the site.

Nine low-rise office structures with associated parking.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

Office.

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

Office.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code and concurrency standards.

9. Housing

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

None.

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

N/A.

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?

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

11. Light and Glare

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A.

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

Interlake High School athletic field events and light from adjacent residential uses may affect future proposals.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project level-development will comply with all applicable federal, state and local regulations, including the Land Use Code.

12. Recreation

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

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.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE 24th Street, Northup Way and 156th Avenue NE; SR 520 and future Overlake Village light rail are nearby.

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

Yes. Metro Rapid Ride "B" Line stop is located directly adjacent to the Property. Additionally, the future Sound Transit light rail station at Overlake Village within 1/2 mile of the Property is expected to be operational by 2023.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

No.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. 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

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations.

16. Utilities

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

All utilities are available at site except for septic systems.

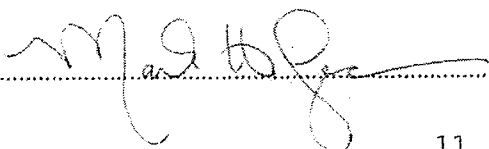
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

Signature

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

Signature



Date Submitted 01/30/2017

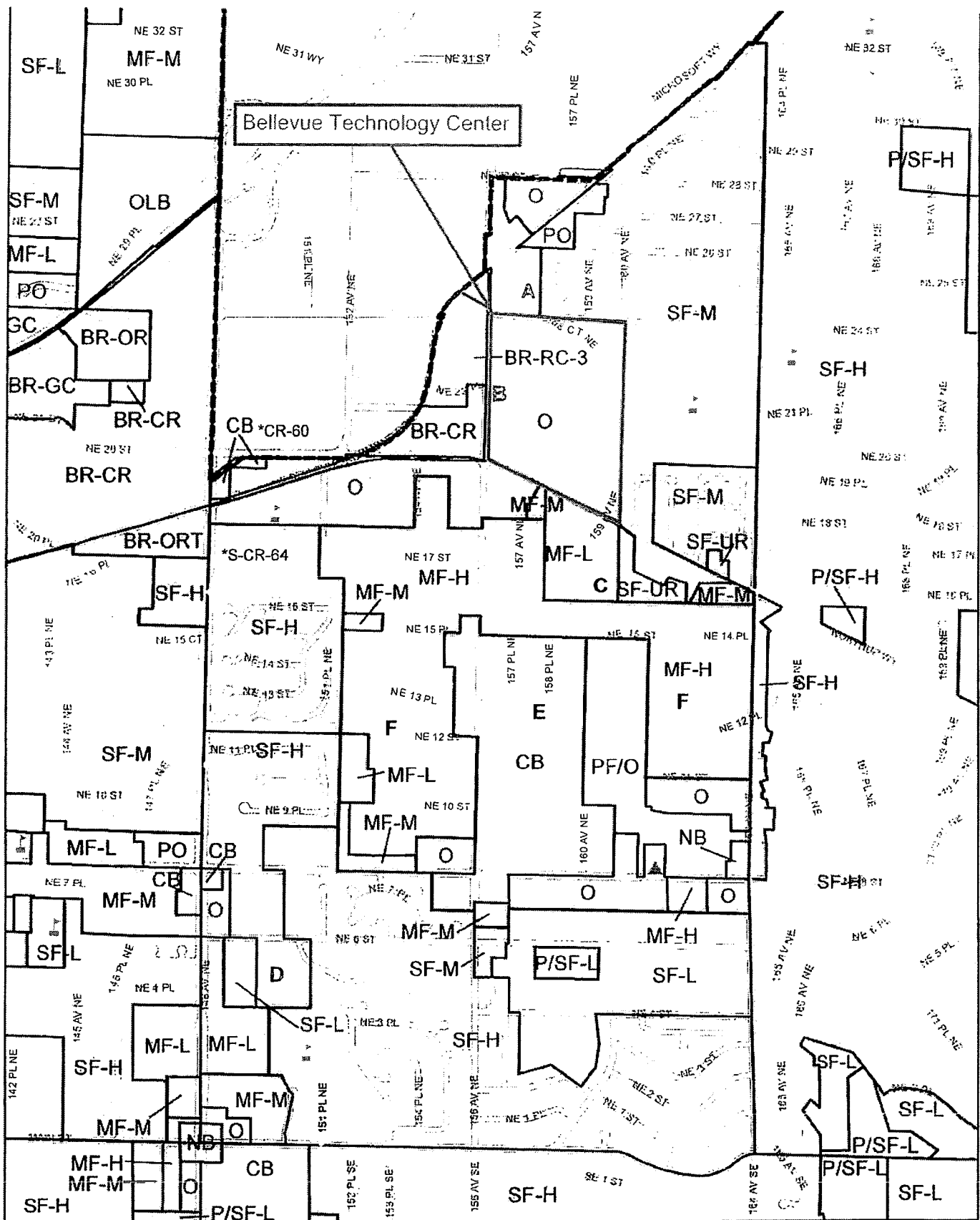


FIGURE S-CR.1
Crossroads Land Use Plan

SF Single Family
MF Multi Family
-L Low Density
-M Medium Density
-H High Density
-UR Urban Residential

PO Professional Office
O Office
OLB Office, Limited Business
OLB-OS Office, Open Space
NB Neighborhood Business
CB Community Business

GC General Commercial
LI Light Industrial
PF Public Facility
P Park

▲ Fire Stations
Public Schools
--- Bellevue City Limits (2016)
Planning Districts
Lakes
Page 76

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). 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. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

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. Proposal is for Comprehensive Plan text amendments; no development is proposed.

Proposed measures to avoid or reduce such increases are:

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulation.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level 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. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations, including City of Bellevue Energy Code.

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. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level 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 would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. Proposal is for Comprehensive Plan text amendments. The Proposal would increase compatibility of the Crossroad Subarea plan with the updated 2015 Comprehensive Plan, including but not limited to the Land Use, Economic Development and Transportation goals and policies.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed.

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

N/A. Proposal is for Comprehensive Plan text amendments; no development is proposed. Any future project-level development will comply with all applicable federal, state and local regulations, including the Land Use Code and City's concurrency standards.

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 requirements for the protection of the environment.