



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 – 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 06-123847 AD
Project Name/Address: Evergreen Highlands Deletion Land Use Code Amendment
Planner/Phone: Lesa Hutnak/452-4863
Minimum Comment Period: November 23, 2006, 5:00pm

Materials included in this Notice:

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

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Evergreen Highlands Design District Deletion Land Use Code (LUC) Amendment (File No. 06-123847 AD)

PROPERTY OWNERS' NAME: N/A; applies to the area designated in the LUC as the Evergreen Highlands Design District

PROPOSAL LOCATION (street address and nearest cross street or intersection as well as a legal description if available): This is an amendment to the Land Use Code (LUC) that applies to the area designated in the LUC as the Evergreen Highlands Design District

PROPONENT'S NAME: City of Bellevue, Department of Planning and Community Development

CONTACT PERSON'S NAME: Lesa Hutnak, Legal Planner

CONTACT PERSON'S ADDRESS: Department of Planning and Community Development
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-4863

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **General description:** The area referred to in the LUC as the Evergreen Highlands Design District is designated for Office use in the Bellevue Comprehensive Plan. A proposed rezone of this property is currently under way in order to achieve consistency between the LUC and the Comprehensive Plan. The proposal is to amend the LUC to delete all out-dated references to the Evergreen Highlands Design District following approval of the proposed rezone.
2. **Site acreage:** Applies to all property within the area designated by the LUC as the Evergreen Highlands Design District.
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:** The proposed amendment would delete all out-dated references to the Evergreen Highlands Design District, reflecting the fact that this area has been rezoned and is currently designated for Office use.
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A
10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable):

A Planning Commission public hearing is anticipated in December 2006, with City Council action in January of 2007.

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

None known. If the proposal is adopted by the City Council, the LUC will be updated to reflect the rezone of this area to Office use. Future proposals in this area will be subject to the development regulations and standards applicable to the Office land use district.

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

None known

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.

A proposed rezone of this area is currently under way in order to achieve consistency between the LUC and the Comprehensive Plan Office designation. The rezone application (File No. 06-124089-LQ) was filed on October 10, 2006.

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.

Ordinance adoption by the City Council.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: The proposal is to amend the LUC to eliminate out-dated references to the Evergreen Highlands Design District.

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: The proposal's objective is to update the LUC by removing out-dated references to the Evergreen Highlands Design District.

Specify the purpose and need to which the proposal is responding: The area referred to in the LUC as the Evergreen Highlands Design District is designated for Office use in the Bellevue Comprehensive Plan. A proposed rezone of this property is currently under way in order to achieve consistency between the LUC and the Comprehensive Plan. The proposal is to amend the LUC to delete all out-dated references to the Evergreen Highlands Design District following approval of the proposed rezone.

State the major conclusions, significant areas of controversy and uncertainty: The changes merely remove out-dated references resulting from a previously approved rezone. Controversy and uncertainty are not anticipated.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Alternative courses of action are limited to the no action alternative, which involves not amending the code at all. Because the area formerly designated as the Evergreen Highlands Design District has been rezoned for Office Use, the LUC provisions relating to the Evergreen Highlands Design District are no longer applicable within the City. Thus, the environmental impacts of the two courses of action are the same.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to amend the LUC. There are no significant adverse impacts resulting from that action. Because the area formerly designated as the Evergreen Highlands Design District has been rezoned for Office use, the LUC provisions relating to the Evergreen Highlands Design District are no longer applicable within the City. Any specific proposal to construct new development within this area will be subject to the development regulations and standards for the Office land use district.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified,

therefore no mitigation measures are proposed. Future development in this area will be subject to SEPA review, as well as to the City's existing development regulations.

- 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?**

The proposed code amendment will not increase the potential impacts to water, air and earth resources or noise production. Any development will be subject to the City's standard development and other regulations.

Proposed measures to avoid or reduce such increases are: N/A

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

The proposed code amendment will not increase the potential impacts to plants and animals.

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

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

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to project or conserve energy and natural resources are: N/A

- 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?**

The proposal will not directly affect any environmentally sensitive areas.

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

- 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?**

No land use or shorelines impacts are anticipated due to the non-substantive nature of the changes (to eliminate out-dated references to the Evergreen Highlands Design District). Any development will be subject to the City's standard development and other regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A.

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

None of the proposed amendments are likely to change the demands on the transportation system.

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

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

No conflicts are known or anticipated.

- D. 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 Jesa Hutnah

Date Submitted November 3, 2006