



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., 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. 08-102786-LM

Project Name/Address: Spring District Development Agreement SEPA / 1227 124<sup>th</sup> Ave NE

Planner: Toni Pratt

Phone Number: 425-452-5374

**Minimum Comment Period Ends:**

Materials included in this Notice:

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

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. Name of proposed project, if applicable:

WR - SRI 120<sup>th</sup> LLC Development Agreement. There is no "project" proposed at this time. The applicant does have a proposal – the City's adoption of a Development Agreement, which is very limited in its scope and is outlined below in section A.11 ("Proposal"). No physical development is contemplated at this time or as a part of the "Proposal" addressed in this Environmental Checklist.

2. Name of applicant:

Wright Runstad & Company  
WR – SRI 120<sup>th</sup> LLC

3. Address and phone number of applicant and contact person:

Cindy Edens, c/o Wright Runstad & Company  
WR – SRI 120<sup>th</sup> LLC  
1201 3<sup>rd</sup> Avenue, Suite 2700  
Seattle WA 98101  
(206) 447-9000

4. Date checklist prepared:

December 17, 2007

5. Agency requesting checklist:

City of Bellevue ("City")

6. Proposed timing or schedule (including phasing, if applicable)

Development Agreement adoption and recording by end of February 2008.

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

In future years, development as characterized in the Bel-Red Corridor Project Final Environmental Impact Statement (FEIS), City of Bellevue, July 19, 2007, is likely to take place in the Bel-Red Corridor. WR – SRI 120<sup>th</sup> LLC owns a thirty-six acre parcel within this corridor, known as The Spring District, and is evaluating redevelopment of this former industrial complex at some future date to a mixed use development containing office space, neighborhood retail space, and housing units. No physical development is being proposed at this time. Future development proposals will be subject to whatever applicable regulations and Comprehensive Plan policies are in effect at the time of application.

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

An EIS for the BROTS (Bellevue Redmond Overlake Transportation Study) Interlocal Agreement was completed in May of 1999, which contained assumptions for future land use to forecast year 2012 within the Bel-Red Corridor ("BROTS"). In addition, an FEIS for the Bel-Red Corridor Project was issued by the City of Bellevue in July of 2007. The FEIS designates a Preliminary Preferred Alternative, identified by the Bel-Red Steering Committee in May 2007, which would increase density in the western half of the Bel-Red Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122<sup>nd</sup>, and 130<sup>th</sup> Avenues NE. WR – SRI 120<sup>th</sup> LLC requests the City of Bellevue to incorporate these studies by reference (per WAC 197-11-635) into the threshold decision for this Proposal.

The above referenced documents can be reviewed and obtained at the City of Bellevue, in person at the City's Service First/Reception desk, or viewed online at [http://www.ci.bellevue.wa.us/bel-red\\_intro.htm](http://www.ci.bellevue.wa.us/bel-red_intro.htm).

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.

We are not aware of any pending applications or other proposals that would affect this property.

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

Pursuant to RCW 36.70B.170-200, Bellevue City Council approval of the proposed Development Agreement will be necessary for this Proposal.

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 these answers on this page. (Lead agencies may modify their form to include additional specific information on project description.)

This Proposal is limited to the City's adoption of a Development Agreement with WR – SRI 120<sup>th</sup> LLC regarding allocation of transportation capacity under BROTS. No physical development is contemplated at this time or as a part of the Proposal addressed in this Environmental Checklist. Moreover, no physical development is being proposed at this time. Future development proposals will be subject to applicable regulations and Comprehensive Plan policies in effect at the time of application.

The proposed Development Agreement focuses on the City Council's agreement to allocate to WR – SRI 120<sup>th</sup> LLC 380,642 square feet of transportation development capacity within the Bel-Red Corridor as identified in the BROTS Interlocal Agreement. WRC proposes to redevelop approximately 390,000 square feet of existing commercial structures. Accordingly, they would be allowed, under this Development Agreement and the BROTS Interlocal Agreement, a total of 770,000 square feet of commercial development. The 2005 BROTS Annual Report (Cities of Redmond and Bellevue, March 1, 2006) outlines the 2012 development target for the BROTS portions of the Bel-Red/Northrup, Crossroads and Bridle Trails Subareas in Bellevue is 12.2 million square feet. Per the City Council Study Packet dated January 7, 2008, an additional 684,467 square feet of commercial development could be built /permitted in the Bellevue BROTS area before the 2012 target of 12.2 million square feet was achieved.

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.

The affected geographic area for this Proposal is located in the Bel-Red Corridor in the City of Bellevue. The portions of the affected geographic area in the control of WR – SRI 120<sup>th</sup> LLC generally include the area within the corridor bounded by 120<sup>th</sup> Ave NE on the west, 124<sup>th</sup> Ave NE to the east, NE 12<sup>th</sup> Street to the south and NE 16<sup>th</sup> Street to the north. The affected geographic area is located in Section 28, Township 25, Range 05. Please see attached Exhibit 1, "SEPA Boundaries and Parcels".

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a) General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other....

- b) What is the steepest slope on the site (approximate percent slope)?

The affected geographic area is generally flat, with one exception. There is a steep slope located at the east edge of 120<sup>th</sup> Avenue NE; the site gradient reaches a level zone at approximately the 16<sup>th</sup> Street alignment before dropping in elevation to the north.

- 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 prime farmland.

Soils on site are mapped predominantly as Urban Land (Ur) with areas of Tukwila Muck and Alderwood gravely sandy loam, 6 to 15 percent slopes, per the Natural Resources Conservation Service Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>.

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

There are no known indications of or history of unstable soils in the immediate vicinity to our knowledge. City of Bellevue maps and topographic surveys of the area indicate there is a > 30% slope along the east side of 120<sup>th</sup> Ave NE at the intersection with NE 12<sup>th</sup> Street in the affected geographic area.

- e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The Proposal does not involve any proposed cutting, filling, or grading.

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

The Proposal does not involve any proposed clearing, construction, or change in use at this time.

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

The Proposal does not involve any construction or proposed additional impervious surfaces at this time.

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

None needed with this Proposal. Future development proposals and any physical development will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

## 2. Air

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

This Proposal will not result in any emissions to the air. No construction or change in uses is proposed in the affected geographic area at this time.

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

There are no known off-site sources of emissions or odor that would affect this Proposal.

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

None needed with this Proposal.

## 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.

The affected geographic area is approximately 400 feet northeast of Lake Bellevue.

- 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.

The Proposal will not require any work over, in, or adjacent to any body of water.

- 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.

No fill or dredge material will be placed in or removed from surface waters or wetlands as a result of the Proposal.

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

The Proposal will not require surface water withdrawals or diversions.

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

According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is mapped as Zone "X".

- 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.

This Proposal does not involve any discharge of waste materials to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

This Proposal does not involve withdrawals of or discharges to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This Proposal does not include the discharge of waste materials into the ground.

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.

The Proposal will not generate any runoff or stormwater.

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

Not applicable.

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

None needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

#### 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, bullrush, 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?

No vegetation will be removed or altered as a result of this Proposal.

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

There are no threatened or endangered species known to occur on or near the site.

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

None are proposed at this time.

#### 5. Animals

a. 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.

There are no threatened or endangered species known to occur on or near the site.

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

Most of Western Washington is generally located in the Pacific Flyway.

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

There are none proposed as none are needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

## 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 needs? Describe whether it will be used for heating, manufacturing, etc.

This Proposal will not require electricity, natural gas, solar, or other types of energy.

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

The Proposal will not affect the potential use of solar energy by adjacent properties.

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:

The Proposal will not require energy so at this point includes no energy conservation features.

## 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.

This Proposal will not increase the potential for or occurrence of environmental health hazards.

1) Describe special emergency services that might be required.

Does not apply.

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

None needed.

b. Noise

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

I-405 and SR 520 exist in close proximity to the affected geographic area. Two major arterials (124<sup>th</sup> Ave NE and NE 12<sup>th</sup> St) also exist in the area. Noise from these facilities and other surrounding uses exists, more during certain times of day or days of the year, but will not affect this Proposal.

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

The Proposal will not create any noise on a short term or long term basis.

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

None needed.

## 8. Land and shoreline use

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

The affected area currently contains former Safeway warehouse and storage buildings, which are being leased to various tenants. See response to 8c on uses. Adjacent properties include warehouse, office, commercial and residential uses.

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

Historically the Bel-Red Corridor area was used for agricultural production. Safeway was the first large urban user within the corridor beginning in the 1960's.

- c. Describe any structures on the site.

There are a number of existing structures on site, which are utilized for a mixture of manufacturing, warehouse, distribution and accessory uses.

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

No structures will be demolished as a part of this Proposal. Demolition of existing structures may take place in the future, and only first after a demolition and development applications have been submitted and reviewed by the City. Any future applications will be subject to regulations in place at such time.

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

The current zoning classification of the affected geographic area is Light Industrial.

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

The current comprehensive plan designation of the site is Light Industrial.

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

Not applicable.

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

Not to our knowledge, other than a potentially steep slope in the vicinity as described earlier in this checklist.

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

This Proposal will not provide residences or work places for any people.

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

The Proposal will not displace any people.

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

None needed.

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

This Proposal is compatible with the City's existing comprehensive plan, the FEIS for the Bel-Red Corridor Project, and the BROTS Interlocal Agreement. Alignment with these plans ensures compatibility with existing and projected land use plans. Any future development that may be proposed in the future to take place within the Bel-Red Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of development application.

## 9. Housing

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

This Proposal will not provide any housing units.

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

This Proposal will not eliminate any existing housing units.

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

The Proposal will not have an impact on existing housing units, and therefore no housing impact reduction or control is necessary.

#### 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?

There are no structures proposed with this Proposal.

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

This Proposal will not alter or obstruct views.

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

None needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

#### 11. **Light and glare**

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

This Proposal will not produce light or glare.

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

Not applicable.

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

There are no known off-site sources of light or glare that would affect this Proposal.

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

None needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

#### 12. **Recreation**

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

Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¼ miles to 1 mile from the affected geographic area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This Proposal will not displace any existing recreational uses.

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

None needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application.

### 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.

The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the affected geographic area.

b. Generally describe any landmarks or evidence of historic, archaeological, 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:

The Proposal will not have any impact on historical or cultural landmarks.

### 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.

The affected geographic area is generally served by NE 12<sup>th</sup> Street, 124<sup>th</sup> Avenue NE, and 120<sup>th</sup> Avenue NE.

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

King County Metro routes MT-330-O and 888-O serve locations in proximity to the affected geographic area.

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

This Proposal will not involve the addition of any parking spaces.

- 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).

This Proposal will not require any new roads or streets.

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

The Proposal does not occur in the immediate vicinity of current water, rail, or air transportation.

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

This Proposal will not generate vehicular trips.

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

None needed for the current Proposal, as no physical development is being proposed at this time. Potential transportation impacts resulting from future physical development projects would be identified by the City of Bellevue at the time of such proposals and subject to various City regulations, transportation standards, and mitigation. Any assessment of proposed avoidance or mitigation measures to reduce or control transportation impacts would take place at the time of such application.

#### 15. Public services

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

This Proposal will not result in an increased need for public services.

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

None needed. Future development proposals will be subject to review under applicable regulations and Comprehensive Plan policies in effect at the time of application

#### 16. Utilities

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

- 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.

There are no new utilities or changes to existing utility services necessary for this Proposal.

C. 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: ..... *Cindy Edens* .....  
Date Submitted: ..... *1/11/08* .....

TO BE COMPLETED BY APPLICANT

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(do not 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?

The Development Agreement Proposal could arguably not be classified as a non-project action; however approval of the Development Agreement and the resulting allocation of BROTS capacity is a policy matter for the City of Bellevue. In reality, the Development Agreement is a non-project action and has been characterized as a 'Proposal' rather than a 'project' in this checklist.

This Proposal itself will not increase discharges to water, emissions to air, the production, storage, or release of toxic or hazardous substances, or production of noise. Future uses expected to occur within the corridor may include such uses as professional offices and services, commercial recreation, general commercial uses, and residential uses as outlined in the various studies and environmental documents prepare for this corridor. For these reasons, this proposal or the types of activities likely to result from it will not affect the above referenced items at a greater intensity or at a faster rate than if the proposal were not implemented; the site is currently in use and redevelopment is already expected in the near future as represented by the existence of the plans and studies being done for this corridor.

Proposed measures to avoid or reduce such increases are:

This Proposal itself will not cause any such increases. Potential future increases and impact avoidance/minimization measures would be evaluated at the time specific uses were proposed.

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

This Proposal will not be likely to affect plants, animals, fish, or marine life. Because there are no endangered plant or animal species known in the vicinity of the affected geographic area, and because there are no bodies of water or wetlands within or immediately adjacent to said area, future land uses in the area would not be likely to affect plants, animals, fish, or marine life. In addition, the existing land uses in the affected geographic area predominantly consist of paved areas, concrete and buildings, which do not provide habitat, foraging area, or refuse for non-endangered animals or wildlife.

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

This Proposal will not be likely to have negative affects on these elements of the environment. Potential future affects and impact avoidance/minimization measures would be evaluated at the time specific uses were proposed. Because of existing land uses in the affected geographic area, and because of the lack of

the presence of endangered plant or animal species and bodies of water or wetlands, negative effects on these elements of the environment are not anticipated and should not require measures to achieve the above.

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

This Proposal itself will not be likely to deplete energy or natural resources. Future land uses in the Bel-Red Corridor would require energy in the form of electricity or other sources for heating and lighting needs, etc.

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

Any future development in the area would be constructed in accordance with the Washington State Energy Code and applicable Building Codes. Proponents of future projects in the corridor may also choose to implement other measures to protect or conserve energy and natural resources.

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?

This Proposal is not likely to affect environmentally sensitive areas or areas designated, or eligible or under study, for governmental protection. Because there are no areas of this type in the affected geographic area, future land uses in this part of the corridor would not be likely to affect these areas either.

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

Because there are no areas of this type existing in the immediate vicinity of affected geographic area, it is not expected that this Proposal, or future uses developed within the corridor, would be likely to impact such areas.

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?

The Proposal will not allow or encourage land uses incompatible with existing plans. The City of Bellevue is currently evaluating proposed changes in the Comprehensive Plan policies and development regulations that govern land use within the Bel-Red corridor.

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

Because this Proposal is in alignment with land uses studies and existing plans for the Bel-Red Corridor, negative land use impacts are not expected. Shoreline impacts are not applicable to this Proposal.

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

This Proposal itself will not increase demands on transportation or public services and utilities. Future uses expected to occur in the affected geographic area may include land uses such as professional offices

and services, commercial recreation, general commercial uses, and/or residential uses. The affect of such uses would be evaluated under codes and statues in place at the time of development application to determine potential demands on transportation and public services and utilities.

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

This Proposal will not cause any such demand. Potential future measures would be evaluated at the time specific uses were proposed.

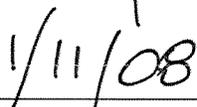
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal does not conflict with local, state or federal laws or requirements for the protection of the environment.

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

