



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: St. Luke's Lutheran Church

LOCATION OF PROPOSAL: 3030 Bellevue Way NE

DESCRIPTION OF PROPOSAL: 2015 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

FILE NUMBER(S): 15-103696 AC to amend the map designation on 4.3 acres of property at 3030 Bellevue Way NE from Single-Family Medium (SF-M) to Multifamily-Medium (MF-M).

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklists and information filed with the Land Use Division. This information is available to the public on request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on 5/7/2015.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.


Environmental Coordinator

April 23, 2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife King County
U.S. Army Corps of Engineers Muckleshoot Indian Tribe
Attorney General



DATE: April 23, 2015

TO: Bellevue Planning Commission

FROM: Nicholas Matz, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: St. Luke's Lutheran Church Comprehensive Plan Amendment (15-103696 AC)
May 13, 2015, Final Review Public Hearing (LUC 20.30I.A.1.b)

I. PROPOSAL

This privately-initiated application would amend the map designation on this 4.3-acre site from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M). The single property is a church and related uses. The site was not recommended for expansion of geographic scope. See Attachment 1 for a location map.

Permit Number: 15-103696 AC
Subarea: North Bellevue
Address: 3030 Bellevue Way NE
Applicant(s): St. Luke's Lutheran Church

II. STAFF RECOMMENDATION

This proposal satisfies the Decision Criteria for a Comprehensive Plan Amendment and **staff recommends approval of the Comprehensive Plan Amendment to:**

- Amend the map designation on this 4.3-acre site from Single Family-Medium (SF-M) to Multifamily-Medium.

III. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated St. Luke's Lutheran Church Comprehensive Plan Amendment (CPA), on April 20, 2015.

This privately-initiated application would amend the map designation on this 4.3-acre site from Single-Family Medium (SF-M) to Multifamily Medium (MF-M).

The applicant's stated purpose is to "increase opportunities for affordable housing to serve and practice inclusivity for all people and to seek partnerships to encourage and build economic diversity." The applicant has indicated intent to work with Imagine Housing, a nonprofit organization which develops affordable housing, to construct multifamily housing on its church campus to "a) promote a diversity of housing stock within a subarea that is linked to neighborhood amenities and public transit; b) support mobility and lessen dependency on private vehicles for working and shopping; c) allow for infill development for an underutilized property to meet the needs of a broader economic segment of

the community; and d) allow the church to collaborate with appropriate development constituents and work programs to allow affordability for the longest term possible.”

This site is developed with a church and building for associated uses, existing parking, detention areas and open space. It has been a church for a number of years, with a twenty-five year history of service to host organizations that serve the needs of the homeless in the region.

The site’s permit history with the city shows consistency in maintaining and upgrading the property and its assets as the church engaged in its social advocacy roles.

IV. DECISION CRITERIA

The Decision Criteria for a Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.30I.150. Based on the criteria, Department of Planning and Community Development staff recommends **approval** of the proposed amendment. This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The application, its map change intent and purpose are directly responsive to Comprehensive Plan policy implementing infill development in Bellevue.

The city’s land use strategies are to ensure that redevelopment fits into neighborhoods with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment. In this regard religious institutions face the same issues as other property owners in neighborhoods.

The applicant’s stated purpose and intent suggests the reason for the proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific proposals that call for maintaining compatible use and design, reducing regional consumption of undeveloped land, and providing for a broad range of housing choices.

Land Use Element policies call for maintaining compatible use and design with the surrounding built environment when considering redevelopment; reducing the regional consumption of undeveloped land by facilitating redevelopment, and providing through regulation the potential for a broad range of housing choices.

Policy LU-9: *Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.*

Policy LU-13: *Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.*

Policy LU-23: *Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.*

Housing policies are complementary to the Land Use policies noting infill is appropriate on sites with adequate services and which are compatible with surroundings; that affordable housing opportunities are dispersed around the city; and that both public and private sectors are involved in the provision of affordable housing.

Policy HO-17: Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

Policy HO-25: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.

Policy HO-26: Involve both the public and private sectors in the provision of affordable housing.

North Bellevue Subarea policies Residential Development goals encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods, and policy S-NB-12 encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross-section of the community. In examining the site for its potential for practical implementation the applicants considered Policy S-NB-12 which seeks to account for the protection of environmentally critical areas.

Residential Development Goal:

To encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods.

Policy S-NB-12: Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.

POLICY S-NB-10. Promote the retention and protection of open drainage courses and storm water detention facilities through the acquisition of land or easements or through their incorporation into the design of private development.

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

The proposed CPA is consistent with Countywide Planning Policy for:

DP-4: Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local

centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.

DP-39: Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city. The annual CPA process has been appropriate for each of the times that religious institutions have sought a land use role in providing affordable housing (Overlake Park Presbyterian 93-1755 AC, Neighborhood Church 96-1229 AC, St. Margaret's Church 07-117934 AC, Newport Covenant Church 08-103697 AC and Holy Cross 12-104586 AC)

B3. 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 [below] for the definition of "significantly changed conditions"; and

Significantly changed conditions are defined as: Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. *This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).*

The proposal addresses significantly changed conditions where changes related to the pertinent Plan map or text have implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

Residential zoning and the conditional use permit process that permits religious institutions in residentially-zoned neighborhoods has in the past considered them primarily a religious service. As these institutions have now begun to further their community-based missions around their facilities their appropriate role in neighborhoods and the city was something not anticipated by the Comprehensive Plan. Also, as city policy addresses the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's) the Comprehensive Plan did not anticipate using such sites for affordable housing.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classification.

Adjacent land uses to the church on three sides are existing R-20 multifamily and an OLB office complex. The church's fourth side is Bellevue Way; across the road to the west is existing single

family. If the site were completely developed as multifamily under the proposed multifamily designation it would be in general conformance with this adjacent land use and development pattern; the fact that the church proposes to remain while adding a multifamily component is even more in general conformance with adjacent land use and development patterns.

The site could be redeveloped in general conformance with R-20 zoning standards; churches are conditionally permitted in such residential zones and multifamily is permitted by right. The site contains an existing wetland; the church/multifamily proposal stays away from that area as would a general redevelopment proposal.

Redevelopment would also bring into conformance the site's existing parking and detention facilities.

Using information provided by PCD about likely redevelopment of the site under the proposal, the Transportation Department estimates of trip generation concluded that both the church/multifamily proposal and an all-multifamily proposal would increase pm peak trips from the current 10 to 42. This volume of trips will not fail the concurrency test. A separate concurrency analysis would be required with a development application, and examination would occur of operational impacts at the access point to see if mitigation were needed, such as turn restrictions.

The proposed rezone would increase potential build out and increase demand on both the water and sewer systems. The increased capacity necessary with the rezone would be determined at the time of the actual development proposal. Offsite improvements, specifically sewer capacity improvements, may be needed as a result of this rezone and any future development proposal.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposal demonstrates a public benefit and enhances the public health, safety and welfare of the city because residential zoning and the conditional use permit process that permits religious institutions in residentially-zoned neighborhoods has in the past considered them primarily a religious service. As these institutions have now begun to further their community-based missions around their facilities addressing their appropriate role in neighborhoods and the city demonstrates a public benefit. Also, city policy can enhance the public health, safety and welfare of the city by addressing the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's).

V. STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on April 23, 2015.

VI. PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study session on March 11, 2015. Notice of the Application was published in the Weekly Permit Bulletin on March 5, 2015, and mailed and posted as required by LUC 20.35.420. Notice of the April 8, 2015 Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on March 19, 2015. Notice of the May 13, 2015, Final Review Public Hearing before the Planning Commission was

published in the Weekly Permit Bulletin on April 23, 2015, and included notice sent to parties of record.

Public comment letters were submitted by the applicant and by its partner Imagine Housing, as well as the two parties of record. These latter comments expressed concern about traffic increases in an area already experiencing congestion. These are in Attachment 4.

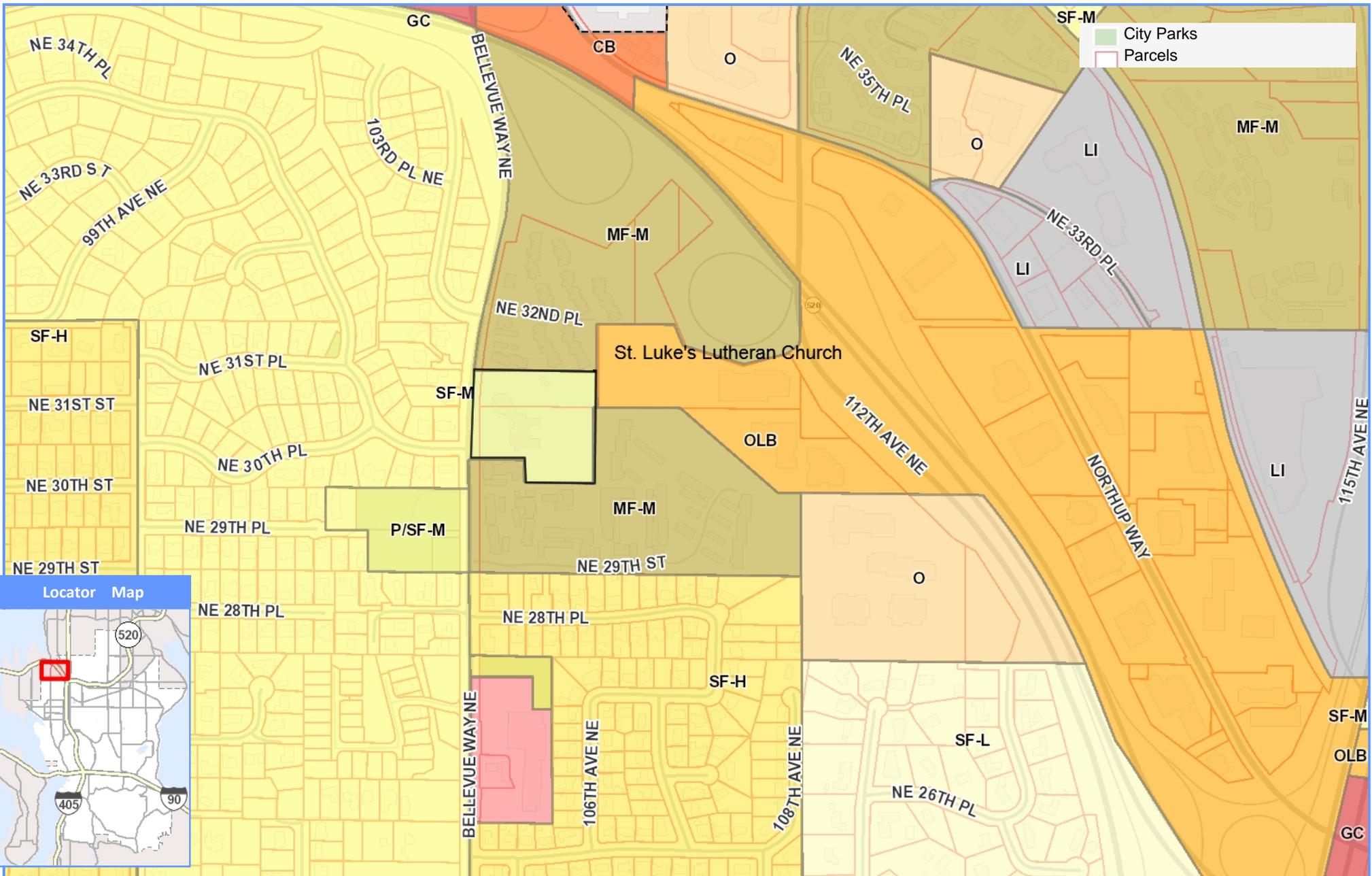
Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2015 amendment to the Bellevue Comprehensive Plan was provided to state agencies on April 10, 2015, for review.

VII. NEXT STEPS

We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.

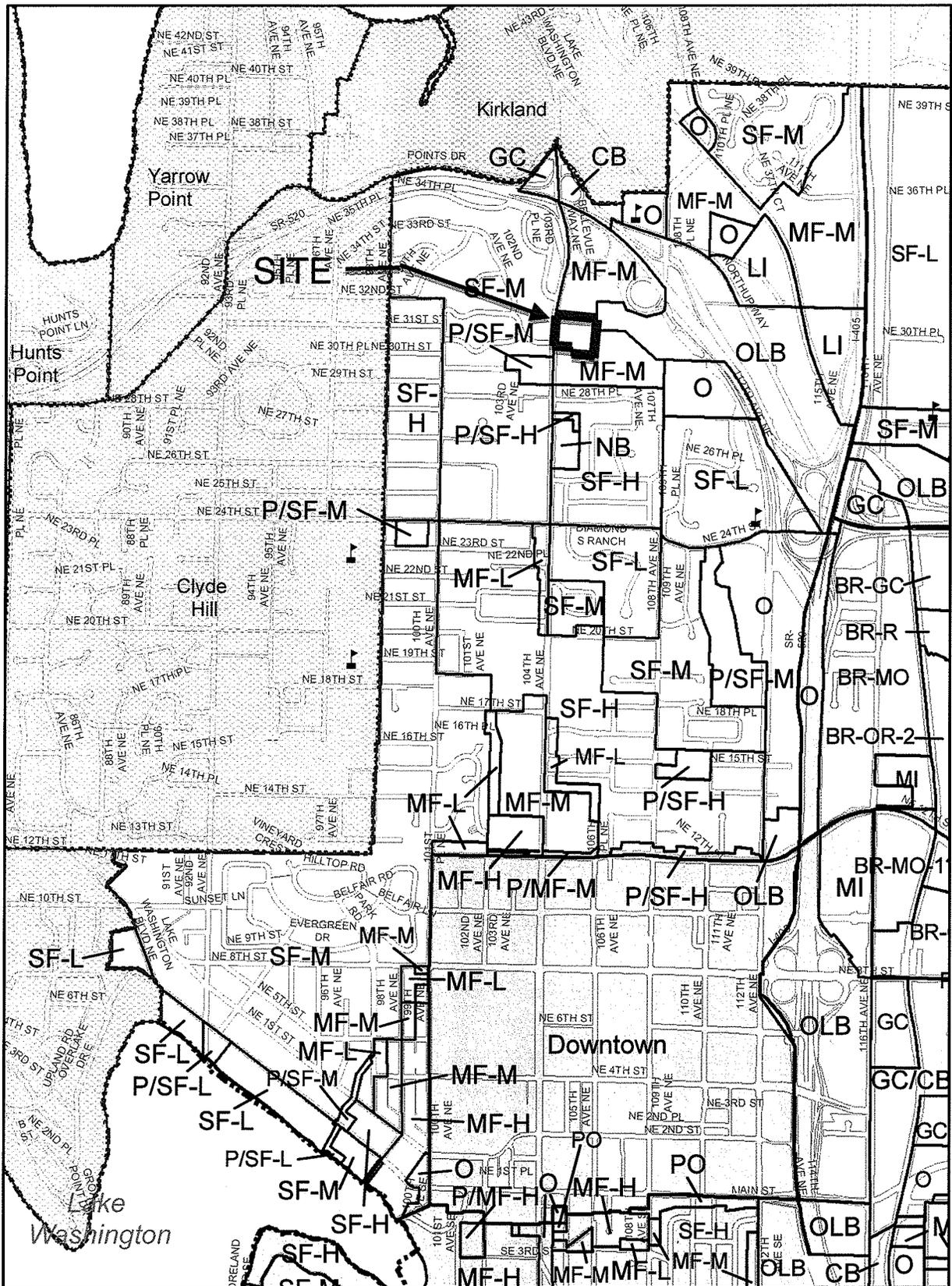
VIII. ATTACHMENTS

1. Location map
2. North Bellevue Subarea
3. Public comments



St. Luke's Lutheran Church CPA





**FIGURE S-NB.1
North Bellevue 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 (2008)
- 🌊 Lakes

Matz, Nicholas

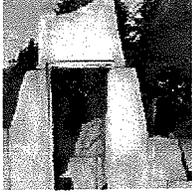
From: jj10620@aol.com
Sent: Thursday, March 19, 2015 4:40 PM
To: Matz, Nicholas
Subject: St. Luke's Project
Attachments: St.+Lukes+Mar+2015.docx

Hello Nicholas,

Our Northtowne traffic sub-committee met with Rebecca Rodni and Darek Jarzynski today to discuss with them our concerns about Bellevue Way NE traffic. We gave them the attached letter about our concerns with the St. Luke's Project and Rebecca kindly offered to deliver one to you also. I thought that it would be best to also send you this in electronic form for your records.

Thank you again for meeting with us and including our concerns in the project file.

Janet Jelleff



NORTHTOWNE NEIGHBORHOODS ASSOC.

03/16/2015

**Re: St. Luke's Project
File#15-103696-AC
Mr. Nicholas Matz AICP**

Dear Mr. Matz,

The intent of this letter is to voice the concerns of the Northtowne Neighborhoods Association regarding the St. Luke's Lutheran Church Project to change the zoning from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M). At this time we are working with both the City Council and the Transportation Committee to get funding to deal with several traffic concerns on Bellevue Way NE. Our main concerns are for pedestrian safety and so therefore are working for traffic calming, safe sidewalks and enhanced crosswalks. We feel by adding multi-family units to the area before this is accomplished is putting more pedestrians at risk.

Please include this letter in the project file.

The Northtowne Neighborhoods Association GREATLY THANKS YOU in advance for looking into this safety matter. We also look forward to working with all the appropriate city staff members to resolve this dangerous situation and increasing the safety of the northern gateway, Northtowne, for the city of Bellevue.

Thank you

**The Steering Committee of Northtowne Neighborhoods Assoc.
Northtownecommuniyclub@outlook.com**

Matz, Nicholas

From: Diana Thompson <artemis_21@comcast.net>
Sent: Friday, March 13, 2015 2:51 PM
To: Matz, Nicholas
Cc: seattlerust@gmail.com
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

Thank you for the information. My concern with the rezoning of the property is the increase in traffic that will occur on Bellevue Way. My understanding is that the 56 units will be put in that space. At this time it's often very difficult to make a left turn on Bellevue Way from 103rd Ave NE. The traffic from the new building will make it even more difficult. In addition, traffic on Bellevue Way frequently backs up during rush hour, particularly in the winter. This rezoning, when coupled with the business and residential growth of down town Bellevue, will make living in our neighborhood less desirable.

I will not be able to attend the March 19th meeting as I will be out of town. Would you please forward my E mail to the appropriate persons.

Diana Thompson

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Friday, March 13, 2015 9:27 AM
To: artemis_21@comcast.net
Cc: seattlerust@outlook.com; robertk@imaginehousing.org
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Ms. Thompson-

Thank you for your inquiry. At the risk of sounding bureaucratic, this is an application to change the long-range plan, not a development permit application. The idea behind zoning is that it creates an equal class of requirements and opportunities for property owners developing under the same zoning. So a property owner with R-30 zoning will face the same density opportunities—30 units per acre of land—as any existing property owner with R-30 zoning.

I am forwarding a map of the proposal that was submitted with the St. Luke's CPA application. I will also share your inquiry with the applicant agents to see if they would like to be responsive. You may also choose to attend their March 19 open house and direct these inquiries to them at that time.

Nicholas Matz AICP
Senior Planner
425 452-5371



From: Diana Thompson [mailto:artemis_21@comcast.net]
Sent: Wednesday, March 11, 2015 8:25 PM
To: Matz, Nicholas

Cc: 'Dick Thompson'

Subject: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

My husband Dick Thompson has previously has corresponded with you regarding the proposed rezoning at St. Luke's Lutheran Church on 3030 Bellevue Way NE.

I would like some more details on what is planned on the church property:

- a) Can you tell me the number of apartment units that are planned or if that is not available the number that are permitted
- b) Can you tell me the size (number of rooms and footage of each apartment of each apartment unit (If that is not available please tell me the size permitted
- c) How will the planned and permitted apartments compare with the two apartment complexes North of the Northtowne QFC in terms of size of apartments and number of units per acre
- d) Can you tell me the number of feet the apartments will be from the sidewalk on Bellevue Way

Thank you.

Diana Thompson 3115 103rd Ave NE Bellevue WA

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: St. Luke's Lutheran Church

Proponent: Anne Bly - President Board of Trustees - St. Lukes Lutheran

Contact Person: Demian Minjarez - SMR Architects

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

Address: 911 Western Ave. Suite 200 - Seattle, WA 98104

Phone: 206-316-2702

Proposal Title: Comprehensive Plan Amendment - 3030 Bellevue Way NE

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

Street Address: 3030 Bellevue Way NE - Bellevue, WA 98004

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:

The comprehensive plan amendment involves a site specific request to consider a

1. General description: rezone from a single family zoning district to a multifamily district.
2. Acreage of site: 4.3 Acres.
3. Number of dwelling units/buildings to be demolished: 1 building
4. Number of dwelling units/buildings to be constructed: 56+ units.
5. Square footage of buildings to be demolished: 5,642 SF footprint.
6. Square footage of buildings to be constructed: 19,471 SF footprint.
7. Quantity of earth movement (in cubic yards): 2100 CY.
8. Proposed land use: Multifamily housing and Religious Facility.
9. Design features, including building height, number of stories and proposed exterior materials:
4-stories, 40 feet building height, fiber cement siding and concrete exterior materials.
10. Other

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

September 2018

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

Existing Religious Facility Renovation.

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

A preliminary environmental report was prepared.

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.

None.

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.

Comprehensive Plan Amendment, Rezone. No permits applied currently.

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)? Approximately 43%.

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.

Unknown soil classification - no potential prime farmland.

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

There are critical areas that exist along the east boundary of the site adjacent to a stream. Steep slopes and erosion are identified.

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

There will be cuts related to proposed basement parking. The footprint will be located where existing open parking and paving exists. Fill will occur where a building is removed and replaced with an open space courtyard.

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

No erosion to occur. Construction TESC controls and clearing to occur where current development exists.

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

2% impervious surface to be covered by this proposal. This percentage does not include impervious developed surfaces that exist.

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

Temporary Erosion and Sediment Control will occur during construction as required by jurisdictional code requirements.

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.

During construction there is a potential for dust during grading and automobile emissions during site deliveries.

After construction, there is potential for a cycle of automobiles entering and exiting the site for residential use.

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

Unknown.

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

It is expected for building management to encourage the use of local transit facilities in lieu of the use of a private vehicle.

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.

A stream exists outside the property boundaries along the east boundary line. The stream is part of the Yarrow Creek Basin and flows to Lake Washington.

- (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.

A portion of the proposed work is within 200 feet of an existing stream. Plans attached.

- (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.

None proposed.

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

An existing surface water detention pond exists. It is expected that the small addition of impermeable surface as related to the existing will not be significant enough to require new surface water withdrawal or diversion.

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

Not applicable.

- (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 waste materials proposed to discharge to surface waters.

b. Ground

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

No proposal to discharge to or draw from ground water.

- (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.

No waste discharge to be proposed to septic tank or on-site sources.

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.

An existing detention pond exists to collect water runoff.

- (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:

It will be proposed to control surface water flow to the detention pond by surrounding the eastern portion of the building site with permeable surfaces. Furthermore, the net addition of impermeable surfaces will be approximately 3700 SF of a 4.3 acre site.

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?

Specific domestic non-native landscaping islands of shrubs and lawn areas of approximately 3700 SF.

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

Unknown.

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

Approximately 10,700 SF of landscaping proposed will be 90% native species.

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.

Unknown.

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

Unknown.

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

Addition of native plant species as appropriate with site environment.

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.

Natural gas and electric for common area heating, lighting and residential use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. None observed to be affected.

- 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:

High efficiency boiler systems for common area building heat and air controls. North-South building orientation to allow for solar exposure to the existing building sites. High efficiency lighting is also 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.

None known.

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

Fire egress and communication services will be coordinated for building access.

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

Permeable landscape buffers proposed to control runoff to stream system.

Identify, control and minimize the amount of building material chemicals that are known to emit into the surrounding interior and exterior environments.

b. Noise

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

Traffic noise known.

- (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.

Noise related to traffic and construction operations will be created and controlled by related departments in control of construction permitting.

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

Schedule deliveries and control construction equipment use to be within the jurisdictions restrictions on hours of operation.

8. Land and Shoreline Use

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

The existing use is a religious facility programs and homeless shelter services

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

None known.

- c. Describe any structures on the site.

Church Facility- Sanctuary, Offices, Classrooms, Meeting space and Day Use Shelter for homeless women

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

A portion of the church facility will be demolished, including classrom space for children.

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

R2.5 - Single family residential.

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

Low density single family residential - City of Bellevue term - Single Family Medium.

- 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.

A part of the site is designated a critical area adjacent to the existing stream and erosion hazard slopes

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

Approximately 70 persons.

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

None.

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

Not applicable.

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

Comprehensive plan amendment proposal recommends a rezone that matches what exists along the boundaries of the property. The proposal for a density of housing is compatible with the existing transit infrastructure and surrounding housing development.

9. Housing

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

Approximately 60 units - low to middle income housing 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:

This proposal increases housing opportunity within a developed area and is an infill site that matches the density of surrounding sites.

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?

A stair overrun at the roof may reach 54'. The roof line may be 46' above grade.

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

It is possible that views will be altered toward the stream basin from north and south adjacent properties.

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

Buildings orientation and layout will enclose parking and propose an addition of native landscaping around the building perimeter where appropriate. Landscape courtyards will be developed to integrate with existing impermeable surface areas open the center of the site to increase solar exposure. Facade material will vary to visually break the appearance of building mass.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Downlighting will occur at the base of the building from dusk to dawn where entries and courtyards are proposed. Lighting is proposed for safe access to building entries and courtyards.

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?

None.

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

Downlighting with automatic on/off sensor switching that is coordinated with daylight.

12. Recreation

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

Two city parks are within a walkable distance.

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

Not applicable.

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

Large garden courtyards and open space proposed to encourage recreational and/or places of respite.

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.

Not applicable.

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

No evidence of known significance.

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

Not applicable.

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.

Bellevue Way NE main arterial and Washington State Hwy 520.

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

Served by metropolitan bus service.

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

A total of 152 parking spaces exist. Approximately 6 spaces removed. It is known that the proposed parking capacity will accommodate the development and will be supported by a regional parking study.

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).

None proposed.

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

Not applicable.

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

Not known.

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

Encourage housing tenant to utilize local and regional access to transportation. The existing bus stop leads to regional access to public transit.

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.

The proposal will increase the need for public services as it applies to the addition of housing for families.

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

Fire sprinkler protection to be proposed on all additions.

16. Utilities

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

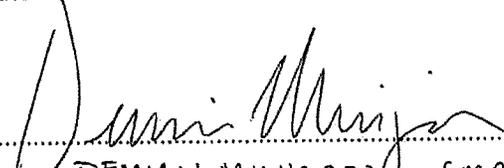
All utilities described currently exist, excluding septic system.

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.

City of Bellevue jurisdictional services are to serve the addition of housing. Construction activities will be retained on site.

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.....1/26/15.....
DEMIAN MINJAREZ - SMR Architects

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?

The proposal for additional housing is appropriately located within an urban growth boundary and will be developed within the limitations and capacity that is served by the City of Bellevue.

Proposed measures to avoid or reduce such increases are:

Propose native landscape buffers adjacent to critical areas. Encourage the use of existing transit facilities in lieu of the use of private vehicles. Control, manage waste and toxic construction materials during and after construction. Set limits on toxic building materials.

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

It is unknown the likelihood of affecting plants, animals, fish and marine life. It is intended to locate the majority of a proposed development where open parking asphalt paving exists. Runoff will be controlled by native landscape buffers and an existing detention pond.

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

This proposal does not intend to develop within critical areas and near adjacent streams and its native environments.

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

The proposal will likely use city services for electrical energy for light and heat of apartment units and gas for water heating. The use of water will also be a demand.

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

The development will identify energy efficient boilers and lighting to meet, at a minimum, local jurisdiction Evergreen Sustainable Development Standards.

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 will not likely affect environmentally sensitive areas or areas designated for protection.

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

To mitigate affect to environmentally sensitive areas, the development will propose the inclusion of native plant species and control of runoff.

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 is not likely to affect land and shoreline use and will not encourage uses incompatible to existing plans.

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

The proposal is within existing land use patterns and urban growth boundaries as an infill development.

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

The development of housing will increase the demand on transportation and public services and utilities.

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

Building management will encourage tenants to be conscious of water and energy use.

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

The proposal will comply with all jurisdictional laws, codes and policies that apply.