City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Shared Commuter Parking
Proposal Address:	Bellevue Four Square – 2015 Richards Road Lake Hills Baptist Church – 506 140th Ave SE Overlake Park Presbyterian – 1836 156th Ave NE
Proposal Description:	Administrative Conditional Use Permit approval to allow the existing parking lots of the above listed churches to be used as commuter parking.
File Number:	**15-126319-LA**
Applicant:	Chris Ward Sound Transit
Decisions Included:	Administrative Conditional Use, Process II Land Use Code 20.30E
Planner:	Leah Chulsky, Associate Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)** Carol V. Helland Environmental Coordinator
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Notice of Application:	*January 14, 2016*
14-day Comment Period:	*January 28, 2016*
Decision Publication Date:	*April 14, 2016*
Appeal Deadline:	*April 28, 2016*

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

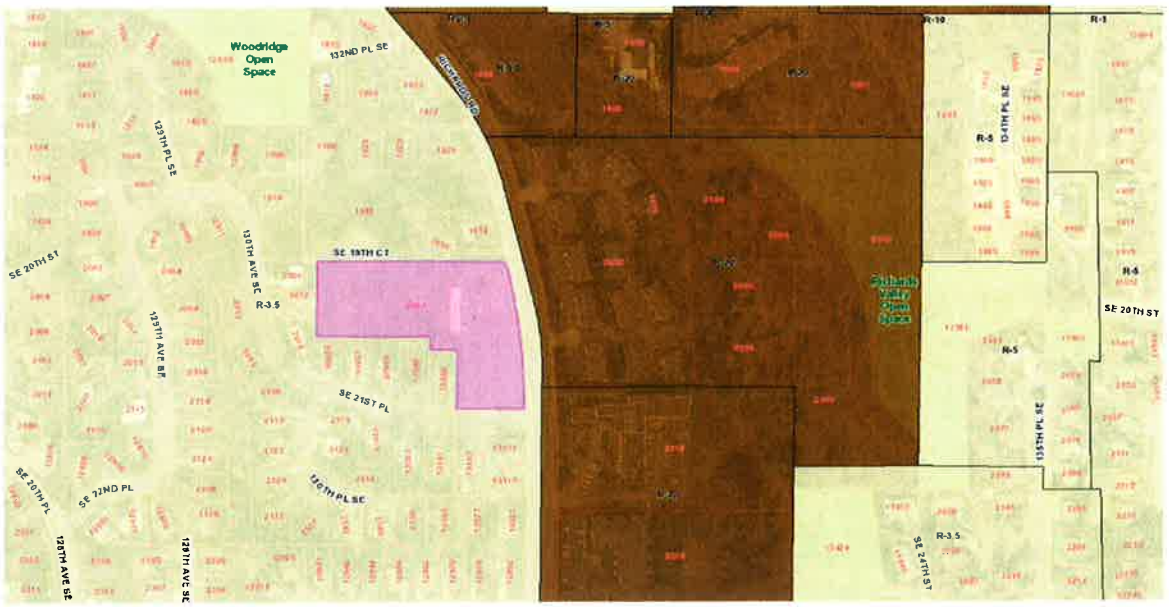
I. Request/Proposal Description

The applicant is requesting an Administrative Conditional Use Permit to allow the existing parking lots located at Bellevue Four Square – 2015 Richards Road, Lake Hills Baptist Church – 506 140th Ave SE, and Overlake Park Presbyterian – 1836 156th Ave NE to be used as a commuter parking facilities for up to 50 vehicles each. This parking will help offset impacts resulting from temporary closure of the South Bellevue Park and Ride for the construction of East Link.

II. Site Description and Context

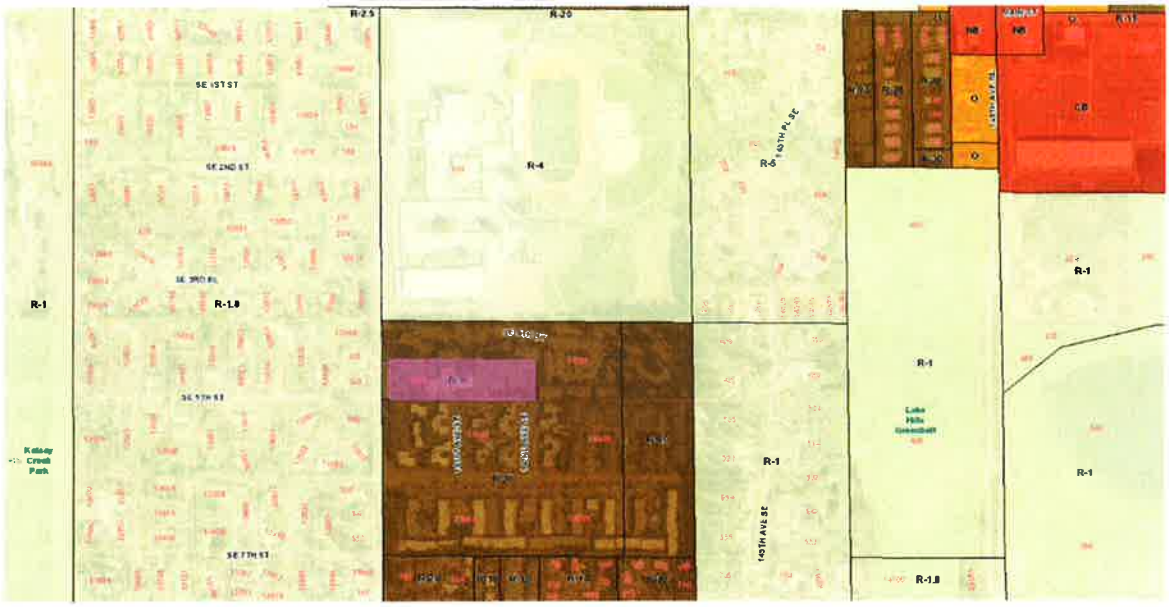
Bellevue Four Square – 2015 Richards Road

The project site is located within a Single Family Residential (R-3.5) Land Use District and across the street from a Multifamily Residential (R-20) Land Use District and is located within Richards Valley Subarea. The site is surrounded by single family homes to the north, south and west and multifamily homes to the east across Richards Road. The site is accessed off of Richards Road and SE 21st Pl.



Lake Hills Baptist Church – 506 140th Ave SE

The project site is located within a Multifamily Residential (R-30) Land Use District and across the street from a Single Family Residential (R-1.8) Land Use District and located within the Southeast Bellevue Subarea. The site is south of Sammamish High School and surrounded by multifamily homes to the north, east and south. Across 140th Ave NE are single family homes. The site is accessed off of 140th Ave SE.



Overlake Park Presbyterian – 1836 156th Ave NE

The project site is located within an Office (O) Land Use District and adjacent to a Multifamily (R-30) Land Use District and is located within the Crossroads Subarea. To the north of the site, across NE 20th, is the Unigard Office Park and to the west across 156th Ave NE are existing office complexes. To the east and south are multifamily homes. The site is accessed off of 156th Ave NE.

III. Environmental Impacts of the Proposal

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the project that are beyond those identified in the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Administrative Conditional Use approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan.

IV. Public Comment and Response

The City initially notified the public of this proposal on January 16, 2016 with mailed notice and publication in the Weekly Permit Bulletin. Double-sided public information signs were installed at each of the site entrances on the same day. As of the date of this staff report, no comments have been received.

IV. Applicable Decision Criteria / Findings and Conclusions

Compliance with Commuter Parking Facility requirements of Land Use Code Section 20.20.200 is discussed below.

A. The applicant may propose a commuter parking facility providing no more than 50 parking spaces and utilizing the parking area of an existing use though the administrative conditional use process.

B. The Director of Development Services may approve a commuter parking facility described in subsection A of this section if:

The commuter parking facility is proposed as part of a transportation program.

a. The number of parking spaces proposed for the commuter parking facility is in excess of the actual parking demand for the primary use during overlapping hours of operation.

b. The subject property abuts and gains access from a major, secondary or collector arterial as defined by the Transportation Department.

c. Signage proposed in conjunction with the commuter parking facility is adequate to identify the facility and in keeping with the general character of the immediate vicinity.

d. The location of the commuter parking facility on the subject property will have no significant impacts on uses in the immediate vicinity.

C. The Director of Development Services may impose a time limit upon the validity of the Administrative Condition Use Permit granted pursuant to this section in order to ensure periodic review of the commuter parking facility.

Finding: The applicant has identified a need to use total of 50 spaces as commuter parking to offset impacts associated with the temporary closure of the South Bellevue Park and Ride during the construction of East Link.

Bellevue Four Square – 2015 Richards Road

The existing parking lot contains 95 striped parking spaces. The 50 parking spots will be used primarily Monday through Friday between the hours 6am to 7pm. The primary use onsite is a church with Sunday services and some evening programs during the week. The allocation of 50 parking spaces Monday through Friday will not significantly impact the parking demand of the primary use with minimal overlapping hours during the week when potential commuters are leaving the facility as members are arriving for evening programs. The existing parking is accessed via Richards Road a major arterial. The proposed commuter parking facility will have no significant impacts on the uses in the immediate vicinity and will provide a parking facility located close to trip origins.

Lake Hills Baptist Church – 506 140th Ave SE

The existing parking lot contains 74 striped parking spaces. The 50 parking spots will be used primarily Monday through Friday between the hours 6am to 7pm. The primary use onsite is a church with Sunday services and some evening programs during the week. The allocation of 50 parking spaces Monday through Friday will not significantly impact the parking demand of the primary use with minimal overlapping hours during the week when potential commuters are leaving the facility as members are arriving for evening programs. The existing parking is accessed via 140th Ave SE a major arterial. The proposed commuter parking facility will have no significant impacts on the uses in the immediate vicinity and will provide a parking facility located close to trip origins.

Overlake Park Presbyterian – 1836 156th Ave NE

The existing parking lot contains 103 striped parking spaces. The 50 parking spots will be used primarily Monday through Friday between the hours 6am to 7pm. The primary use onsite is a church with Sunday services and some evening programs during the week. The allocation of 50 parking spaces Monday through Friday will not significantly impact the parking demand of the primary use with minimal overlapping hours during the week when potential commuters are leaving the facility as members are arriving for evening programs. The existing parking is accessed via 156th Ave NE a major arterial. The proposed commuter parking facility will have no significant impacts on the uses in the immediate vicinity and will provide a parking facility located close to trip origins.

Refer to Conditions of Approval in Section VI of this staff report.

Compliance with the decision criteria of Land Use Code Section 20.30E.140 (Administrative Conditional Use Permit) is discussed below.

A. The administrative conditional use is consistent with the Comprehensive Plan.

Policy TR-2: Strive to reduce congestion and improve mobility.
Policy TR-36: Requires transportation system mitigation to offset the adverse impacts of development with regards to level-of-service, safety, access and neighborhoods.
Policy TR-74: Ensure that the transit system includes commuter parking facilities that are located and managed to intercept trips close to the trip origins.

Finding: The proposed commuter parking facilities will mitigate impacts of the temporary closure of the South Bellevue Park and Ride for the construction of East Link. The proposed 50 parking stalls at each location will help mitigate the impacts during the temporary closure. The proposed locations will help manage demand by intercepting trips originating from the surrounding neighborhood.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposed commuter parking facilities will not change the existing character, appearance or physical characteristic of the subject properties and the immediate vicinity. The proposal will utilize existing striped parking stalls and is not proposing any change to the existing parking lots.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: There are no improvements proposed to the subject properties. However, the proposed commuter parking facilities are located on sites that are already served by adequate public facilities, including streets, fire protection and utilities. Sound Transit will install a small way finding sign (4 feet tall by 3 feet wide) identifying the facilities and identifying the spaces to be used.

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: The proposed commuter parking facilities will not substantially modify the existing parking lots or existing onsite structures. All sites primarily use their facilities on Sunday. The additional weekday traffic will not result in a significant impact. Therefore, this Administrative Conditional Use will not be detrimental to uses or property in the immediate vicinity of the subject properties, as no substantial visible change would result from this application.

E. The administrative conditional use complies with the applicable requirements of this Code.

Finding: As conditioned, the proposed commuter parking facility complies with the location and design preferences as detailed in LUC 20.20.200.

V. Decision

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Director does hereby **APPROVE** the proposal subject to the following conditions:

VI. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

Applicable Codes & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Tom McFarlane,	425-452-5207
Construction Codes – BCC Title 23	Building Division,	425-452-6864
Fire Code – BCC 23.11	Travis Ripley,	425-452-6042
Land Use Code – BCC Title 20	Leah Chulsky,	425-452-6834
Noise Control – BCC 9.18	Leah Chulsky	425-452-6834
Sign Code – BCC Title 22	Leah Chulsky,	425-452-6834
Right-of-Way Use Code 14.30	Tim Stever,	425-452-4294
Utility Code – BCC Title 24	Arturo Chi,	425-452-6179
Transportation Code – BCC Title 24	Chris Dreaney,	425-452-5264

1. Number of Parking Stalls

The approved commuter parking facilities shall use no more than 50 parking stalls onsite.

Reviewer: Leah Chulsky, Development Services Department
Authority: Land Use Code 20.20.200.A

Exhibits:

A. SEPA Checklist
B. Agreement Letters

LAKE HILLS BAPTIST CHURCH

506 140TH AVENUE SOUTHEAST
BELLEVUE WASHINGTON 98005

PHONE: 425-747-2770
FAX: 425-747-1109
LakehillsBaptistchurch@maillh.com

11/10/15

City of Bellevue
Planning and Community Development

To Whom It May Concern,

Sound Transit is authorized to apply for a permit for commuter parking on the grounds of Lake Hills Baptist Church located at 506 140th Ave SE, Bellevue, WA 98005.

Best Regards,

Trustee

Received
JAN 15 2016
Permit Processing

Bellevue
Foursquare
Church

October 23, 2015

City of Bellevue
Planning and Community Development

To Whom It May Concern:

Sound Transit is authorized to apply for a permit for commuter parking on the grounds of Bellevue Church,

Please feel free to call me if there are any questions.

Regards,

Peter Van Breda
Senior Pastor
Bellevue Church

Received
JAN 15 2016
Permit Processing

2015 Richards Road SE, Bellevue, WA 98005 Phone 425.644.6845 Fax 425.644.6873 www.bellevuechurch.org

Overlake Park
PRESBYTERIAN CHURCH

January 14, 2016

City of Bellevue
Planning and Community Development

To whom it may concern,

Sound Transit is hereby authorized to apply for a permit for commuter parking on the grounds of Overlake Park Presbyterian Church. Please feel free to call the church if there are any questions.

Sincerely,

Michael Krohn
Trustee
Overlake Park Presbyterian Church
1836 156th Ave NE
Bellevue, WA 98007
425-746-8080

Received
JAN 15 2016
Permit Processing

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Sound Transit

LOCATION OF PROPOSAL: Bellevue Four Square – 2015 Richards Road
Lake Hills Baptist Church – 506 140th Ave SE
Overlake Park Presbyterian – 1836 156th Ave NE

DESCRIPTION OF PROPOSAL: Administrative Conditional Use Permit approval to allow the existing parking lots of the above listed churches to be used as commuter parking.

FILE NUMBERS: 15-126319-LA **PLANNER:** Leah Chulsky

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 checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/28/2016**

☐ 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 _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating 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.

_____ **4/12/2016**
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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.

Received
NOV 04 2015
Permit Processing

BACKGROUND INFORMATION

Property Owner: Multiple Locations

Proponent: Sound Transit

Contact Person: Chris Ward
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 401 S Jackson Street
Seattle, WA 98104

Phone: (206) 903-7566

Proposal Title: E320 - Shared Use Commuter Parking (Seven Church Lots)

Proposal Location: See attached site plans and/or Table 1
(Street address and nearest cross street or intersection) Provide a legal description if available.
See attached site plans and/or Table 1
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: ST seeks to lease parking spaces to increase weekday commuter parking capacity to a cumulative total of 50 transit only spaces at each of seven church lots (See LUC 20.20.200 - Commuter Parking Facility).
2. Acreage of site: See attached
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Provide additional commuter parking spaces utilizing existing church parking lots. Combined with the King County lease no more than 50 stalls will be leased at each location.
9. Design features, including building height, number of stories and proposed exterior materials:
   Not applicable.
10. Other
    Not applicable.

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

Once approved, Sound Transit would make the additional commuter parking spaces available to the public during the week.

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

No.

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

None. Given the scope of the proposal (e.g., no ground disturbance) no environmental field studies have been contracted for this project.

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.

No.

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.

None.

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)?
The topography of the properties are highly variable. The slopes range from flat ground to slopes greater than 40% as shown in Table 1. The proposal includes no ground disturbance.

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.

Soil types anticipated at the majority of the subject properties include deposited glacial till, consisting of consolidated sands, gravels and large cobbles. The sites are existing paved lots. The proposal includes no ground disturbance.

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

No.

e. Describe the purpose, typ ` d approximate quantities of any filling or ing proposed. Indicate source of fill.

The proposal does not include filling or grading.

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

No. The proposal includes no ground disturbance and/or clearing.

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

The total amount of impervious surface will not change as a result of the proposal.

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

No ground disturbance is proposed, therefore no ESC measures are proposed.

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.

Car emissions are expected to increase locally, but not measurably as commuters access the site. This would be offset by the use of mass transit by people utilizing the commuter parking.

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

No off-site emissions or odors are expected.

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

None proposed.

3. WATER

a. Surface

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

No wetlands have been identified in the immediate vicinity of the proposed sites. The exception is the property located at 3030 Bellevue Way NE (see attached site plan). This property is adjacent to stream 0254 located on parcel 2025059010. No direct or indirect impacts to this water body are anticipated.

(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.

No. The proposal would not expand the footprint of the existing parking lots.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. The proposal does not include any ground disturbance.

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

No. The proposal does not include surface water withdraws or diversions.

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

The properties are not located within a floodplain.

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

No.

b. Ground

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

No groundwater will be withdrawn. No discharges are proposed.

(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 materials of any kind would be discharged.

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.

No additional stormwater or water runoff is anticipated to be generated from activities covered under this proposal. Stormwater would be collected and disposed of utilizing the existing stormwater management facilities, which serve the existing parking lots.

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

No waste materials will be generated from activities covered under this proposal.

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

Given the scope of the project no measures to reduce water impacts are proposed as no impacts are anticipated.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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?

No vegetation will be removed or altered as part of this proposal.

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

No known threatened or endangered plant species have been documented in the City of Bellevue.

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

No vegetation removal is proposed, therefore additional landscaping is not included in the proposal.

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:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or ngered species known to be on or near ite.

No known threatened or endangered species are known to be on the site.

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

No.

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

The proposal does not include measures to preserve or enhance wildlife.

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.

No additional energy demands are anticipated to implement the proposal.

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

No. The proposed project would not affect adjacent properties.

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:

No energy conservation features are 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.

No additional environmental health hazards are anticipated as part of this proposal.

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

No additional demand on emergency services is anticipated as a result of the project.

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

None proposed.

b. Noise

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

Vehicle traffic from adjacent city streets is the primary noise generator in the immediate vicinity of the project sites.

(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.

It is anticipated that the commuter parking spaces would primarily be utilized by transit users in the early morning and late afternoon as they enter and leave the facilities. However, the vehicle noise is not anticipated to negatively effect surrounding properties. No construction is proposed, therefore no short term construction related noise impacts would occur.

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

None proposed.

8. Land and Shoreline Use

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

The sites are currently used as parking lots. The existing use of adjacent properties is shown in Table 1.

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

No.

c. Describe any structures on the site.

The existing structures are buildings used to support the existing church operations.

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

No. No structures will be demolished.

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

Zoning classifications are R-2.5, R-3.5, R-5, R-10, R-15, R-30, NB, PO, O as shown on Table 1

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

The sites fall within the following designations: SF-M, SF-H, PO, MF-L, MF-H, O

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.

No.

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

Not applicable. The proposal does not include residential or work related facilities.

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

No people would be displaced as part of this proposal.

k. Proposed measures t d or reduce displacement impacts, if ar

None proposed.

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

None proposed.

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

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?

No structures are proposed. If present, existing commuter parking signs may be replaced with compatible ST signage.

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

No views will be altered or obstructed as part of this proposal.

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

None proposed. No impacts to visual resources are anticipated.

11. Light and Glare

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

None.

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

No.

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:

None proposed. No additional light impacts are anticipated.

12. Recreation

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

The seven church lots are geographically spread across a wide area within the City of Bellevue. Each site is located within a half a mile of a city maintained public park.

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

No, the proposal would 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:

The proposal does not include measures to reduce impacts to recreation as no impacts to recreational resources are anticipated.

13. Historic and Cultural Preservation

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

No historic or cultural resources are known to exist in on or near the sites.

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

No historic or cultural resources are known to exist in on or near the sites.

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

The proposal does not include measures to reduce impacts to historic and cultural resources as no impacts to these resources are anticipated.

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.

Table 1 and the attached site plans identify the streets serving each property.

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

Each location is served by public transit. See Table 1 for the distance to a transit stop for each site.

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

50. No parking spaces will be constructed or eliminated. The proposal seeks to share use of the existing 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).

No.

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

No.

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

Assuming full occupancy 100 additional vehicular trips would be generated for each site. 50 accessing the site and 50 leaving.

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

The proposal would improve transportation access locally. No negative transportation impacts are anticipated.

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.

No.

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

None proposed.

16. Utilities

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

The project sites are currently have all of these utilities available except for septic. Although, the project would not require the use of any of these utilities except power for existing exterior safety lighting.

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.

Not applicable.

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..... 11/4/15 .....