



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2006 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): 06-102601 AC, 06-102653 AC, 06-102786 AC, 06-116158 AC, 03-100826 AC and 06-133379 AD, and 05-114492 AC and 06-133381 AD

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. 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 _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol V. Helland
Environmental Coordinator

12/28/06
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
U.S. Army Corps of Engineers
Attorney General
King County
Muckleshoot Indian Tribe



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

Created on 3/26/2004 1:37 PM PCD Page 1 12/21/2006

Proposal Name: 2006 Annual Amendments to the Comprehensive Plan – Site-specific map change to the Wilburton (Wilburton Gateway) Subarea Plan map

Proposal Address: 12311, 12321, 12331 NE 8th St., and 718 123rd Ave SE

Proposal Description: A map change of 1.9 acres from SF-M (Single Family-Medium) and MF-L (Multifamily-Low) to MF-M (Multifamily-Medium). The applicant has proposed an R-15 (15 dwelling units/acre) density limit

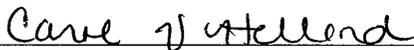
File Number: 06-102601 AC

Applicant: Milano Townhomes LLC

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz, 425 452-5371

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**



Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal to amend the Wilburton Subarea Land Use Plan map is to change the designation of the 1.9 acre site from SF-M (Single Family-Medium) and MF-L (Multifamily-Low) to MF-M (Multifamily-Medium). The applicant has proposed an R-15 (15 dwelling units/acre) density limit) to rezone and permit the development of multifamily residential.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for Wilburton Gateway dated January, 2006

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January, 2007. The Bellevue City Council will likely act on the amendments by February, 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose and need to which the proposal is responding is to desired amendments to the Bellevue Comprehensive Plan, as required by RCW 36.70A.130(1).

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

For Wilburton Gateway the range of implementation options includes developing multifamily dwellings at up to 20 units per acre.

Such actions will be implemented through rezoning--a quasi-judicial action--followed by mandatory design review and building permit actions. Each subsequent implementation action includes regulatory review and application.

However, because such actions are considered and taken under the framework of this GMA-compliant comprehensive plan, there will not be significant environmental impacts from such actions, and mitigating other impacts as a result of specific future actions may rely on the use of proposed measures based on the City's regulatory or substantive-SEPA authority.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

There are no issues to be resolved. Alternatives to the proposal include leaving the existing Plan in its current state. In the case of Wilburton Gateway, environmental impacts from future activities would likely be no greater than without implementation of the proposal.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive

plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

ENVIRONMENTAL CHECKLIST

5/24/04

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 the Permit Center (425-452-6864) 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 1/2" x 11 vicinity map which accurately locates the proposed site. JAN 26 2006

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ENVIRONMENTAL CHECKLIST

5/24/04

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) 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).

BACKGROUND INFORMATION

Property Owner: Milano Town Homes, LLC
 Proponent: Milano Town Homes, LLC
 Contact Person: Jennifer Lee, RWT/A
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)
 Address:
 Proponent/Applicant: Milano Town Homes LLC Agent: R.W. Thorpe & Associates
 c/o Hossein Khorram 705 2nd Ave.
 12224 NE 8th Street Seattle, WA 98104
 Bellevue, WA 98005 Contact: Jennifer Lee
 Phone: 206-624-6239

Proposal Title: **Wilburton Gateway**

Proposal Location: The site is located at the southwest corner of NE 8th St. and 124th Ave NE. There are two existing houses on the site with addresses 12311 NE 8th Street and 718 123rd Ave NE. The site is bounded on the north by NE 8th, the west by 123rd Ave NE, the east by 124th Ave NE and the south by two single family residences (Single Family Medium).

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site: **See attached.**

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

1. General Description:

This is a request to change the Single Family- Medium land use designation of tax parcels 1776500070, 1776500075 to Multi-Family Low and to change the Multi-Family Low land use designation of tax parcels 3325059080, 3325059081, 1776500065 to Multi-Family Medium.

request all to MF-M

2. Acreage of site: The total site area of these five parcels is approximately 81,917 sq. ft. (1.88 acres) per the King County Assessor.

3. Number of dwelling units/ buildings to be demolished: Two

4. Number of dwelling units to be constructed: **28**

presumably applicant imposed cap of R-15 MF-M → R-15 R-20

5. Square footage of buildings to be demolished: Total 2,520 sq. ft.
Parcel 3325059081- (12311 NE 8th St.): 920 sq. ft.
 Parcel 1776500075- (718 123rd Ave NE): 1,600 sq. ft.

6. Square footage of buildings to be constructed: (2) ±14,300 sq. ft. footprints

7. Quantity of earth movement (in cubic yards): To be determined. Application is for Comprehensive Plan Amendment (site specific)

8. Proposed land use: Multi-Family Medium Residential

9. Design features, including building height, number of stories and proposed exterior materials: **To be determined by project architect at a future time (including height within allowed code ±30', ±3 floors)**

10. Other

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Estimated date of completion of the proposal or timing of phasing: **To be determined. 1 year CPA & rezone review and approximately 1 year Multifamily Building & Site Development preparation and review.**

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

This application is for a comprehensive plan amendment. Pending the decision regarding the comprehensive plan amendment and concurrent rezone request a multi-family development application may be submitted to the city for their review and approval.



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

Two Phase I Environmental studies were prepared for the five lots. No presence of major environmental contamination exists. Reports available upon request.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications for other proposals are pending government approvals to the knowledge of the applicant.

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

Future land use permits for clearing and grading, and construction.

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 of 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

Abbreviated Legal descriptions:

1776500065
COTTONWOOD HILL PLAT OF LESS RDS

1776500070
COTTONWOOD HILL PLAT OF

1776500075
COTTONWOOD HILL PLAT OF

3325059080
E 130 OF W 260 FT OF N 167.54 FT OF E 389.3 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS CO RD

3325059081
W 130 OF N 167.54 FT OF E 389.3 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS CO RD

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A. 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 average site slope is $\pm 7-10\%$ and the steepest slope is $\pm 12\%$.
- 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. **Alderwood gravelly sandy loam, 6 to 15 percent slopes (AgC)**
Permeability is moderately rapid in the surface layer and subsoil and very slow in the substratum. Roots penetrate easily to the consolidated substratum where they tend to mat on the surface. Some roots enter the substratum through cracks. Water moves on top of the substratum in winter. Available water capacity is low. Runoff is slow to medium, and the hazard of erosion is moderate. This soil is used for timber, pasture, berries, and row crops, and for urban development. (Source: Soil Survey, King County Area Washington/ US Dept. of Agriculture, pg. 10). The proper soil study will be preformed in accordance of the city of Bellevue regulations ("COB"), once the building locations have been established. This report will provide specific information about this particular site soil conditions.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Cut/fill volumes will be prepared at a later stage for site preparation and construction.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **-Developer will utilize the City of Bellevue (COB) as well as all applicable codes erosion control methods, therefore erosion will be contained if it occurs.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (*for example, asphalt or buildings*)? **Approximately 35% of the site will be covered by structures. The total impervious surfaces will be below the limits of the new Critical Area Ordinance standards.**
- h. Proposed measures to reduce or control erosion, other impacts to the earth, if any: **Asilt fence should be constructed around entire site. Surface water should be routed away from stripped areas to reduce erosion potential or straw bales and silt fences used to reduce water velocity and sediment load. After construction, the disturbed areas should be revegetated and the vegetation should be maintained until it is established. Where the vegetation has not been disturbed, erosion should be minimal. Erosion control measures should conform to state and local requirements. For example existing vegetation shall be retained until building permits are approved.**



2. Air

- a. What types of emissions to the air would result from the proposal (*ie, dust, automobile, odors, industrial wood smoke*) during construction and when the

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project is completed? If any, generally describe and give approximate quantities if known.

The site will generate vehicle emissions from trucks and construction equipment grading the site. Eventual building activities will also generate some temporary dust and emissions typical of a multi family use. However being on the major artery such as NE 8th Street, any additional emissions impacts of the types specified above during the construction will be negligible. Upon the project completion the sound wall and the attached rows of the luxury town homes will provide a buffer from the NE 8th Street emissions to the southern single-family homes. Therefore this project will dramatically decrease the existing NE 8th Street emissions to the southern single-family homes, thus improving the neighborhood welfare.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Short term emissions resulting from future construction activities could be controlled through the use of common dust-suppression techniques. Upon the project completion the sound wall and the attached rows of the luxury town homes will provide a buffer from the NE 8th Street emissions to the southern single-family homes. Therefore this project will dramatically decrease the existing NE 8th Street emissions to the southern single-family homes, thus improving the neighborhood welfare.

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. There are no surface water bodies within or adjacent to the site. There are no streams or wetlands within 200 feet of the site to the knowledge of the applicant.
- 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. **None.**
- 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**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NO**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **NO**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground

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- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No**
 - 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. **The site will be improved with sanitary sewer service.**
 - 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.
Run-off from houses, related multi- family structures, roadway and drives would occur. The method of collection, regulation and/or disposal would comprise of grading of the topography to divert and disperse runoff to catch basins, drainlines and retention/ detention systems, in accordance with all the applicable codes.
 - 2) Could waste materials enter ground or surface waters? If so, generally describe. **None anticipated**
 - d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Due to methods briefly described herein, which will be in compliance with all the applicable codes, all the above will control surface water in accordance with applicable codes.**
4. Plants
- a. Check, circle and/ or underline 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?
Trees and shrubs will be required for roads, yards & house sites. The exact amounts will be shown on the construction plans and specifications.
 - c. List threatened or endangered species known to be on or near the site.
None known.
 - d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any: **Northwest plants will be incorporated in the site development and landscape plans per City of Bellevue code requirements.**
5. Animals



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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
No.

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

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.
Electric, Natural Gas, and possibly solar.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **The current codes require insulation in walls and double pain windows of a specified Heat Resistance, and the project will meet or exceed those. New appliances, and some lighting fixtures may be of energy saver type.**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe. **None**

- 1) Describe special emergency services that might be required.
Emergency response services for typical multi-family residences.

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

b. Noise

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

- 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.

Future construction noises on the subject site resulting from grading and building of the multifamily development and possible road improvements would occur on a short term basis on site between the hours of 7:00 a.m. to 7:00 p.m. weekdays.

Upon the project completion the sound wall and the attached rows of the luxury town homes will provide a buffer from the NE 8th Street high noise levels to the southern single-family homes. Therefore this project will dramatically decrease the existing NE 8th

proximity to
~~the~~ 230KV
lines
state of EMF - OK

Street noise to the southern single-family homes, thus improving the neighborhood welfare.

- 3) Proposed measures to reduce or control noise impacts, if any: **This project upon completion will dramatically reduce the street noise, and emissions to the southern single family homes along it's frontage.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
North: Professional Office (PO)
Northeast: Multi-Family Medium (R-20)
Northwest: Multi-Family High (R-30)
South and Southeast: Single Family Medium (R 3.5), and Multi-family Low (R10)
Southwest: Multi-Family Low (R10)
East: Multi-family Low (R10)
West: Professional Office (PO) Multi-Family Low (R10)
- b. Has the site been used for agriculture? If so, describe. **No**
- c. Describe any structures on the site. **Two existing single family residential homes.**
- d. Will any structures be demolished? If so, what? **The existing single-family homes and related structures will be removed.**
- e. What is the current zoning classification of the site?
2 lots at R 3.5
3 lots at R 10
- f. What is the current comprehensive plan designation of the site?
Single Family Medium
Multi-Family Low
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an *environmentally sensitive* area? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **28 families.**
- j. Approximately how many people would the completed project displace?
Zero.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None required.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **See the proposed changes to the Comprehensive Plan Amendment Proposal.**

site is SF-M
and MF-L

9. Housing

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- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **28 multi-family high to middle income townhomes would be provided.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Two single family units.**
- c. Proposed measures to reduce or control housing impacts, if any: This proposed amendment will employ various architectural designs from traditional luxury log cabin inspired clear to colonial and contemporary north west designs, which will be unprecedented in design diversity, complex architectural features and yet preserving the historic and residential history of the neighborhood. The proposed wood frame attached town homes will employ a complex pitched roof design with various architectural building envelopes. This attractive architecture with luscious landscaping will minimize additional housing impacts.

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? **30 feet per Bellevue LUC 20.10.010.**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce aesthetic impacts, if any: This proposed amendment will employ various architectural designs from traditional luxury log cabin inspired clear to colonial and contemporary north west designs, which will be unprecedented in design diversity, complex architectural features and yet preserving the historic and residential history of the neighborhood. The proposed wood frame attached town homes will employ a complex pitched roof design with various architectural building envelopes. This attractive architecture with luscious landscaping will minimize additional housing impacts.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Specially designed non glare lighting fixture controlled by photo cells will be installed. Further most fixtures will not be visible from the adjacent streets due to special site plan layout proposed.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not anticipated.**
- c. What existing off-site sources of light or glare may affect your proposal? **None known.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Specially designed non glare lighting fixture controlled by photo cells will be installed. Further most fixtures will not be visible from the adjacent streets due to special site plan layout proposed.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Kelsey Creek Park is located ¼ of a mile south of the site. Bellevue Botanical Gardens is located ½ of a mile southwest of the site.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None proposed or required.**

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. **None known. The site is within the Wilburton Neighborhood. The Eastside Heritage Center EHC is headquartered in the "McDowell House", a craftsman style house on Wilburton Hill at 118th NE and Main Street. The original house/ home site was built in 1908 and was once part of Cherry Hill Farm and High Ridge Farm. The City of Bellevue bought the site in 1988 and renovated the exterior of the house and grounds with a grant from the state. The EHC took occupancy in 2003. This site is approximately ½ mile south west of the subject site.**

This proposed amendment will employ various architectural designs from traditional luxury log cabin inspired clear to colonial and contemporary north west designs, which will be unprecedented in design diversity, complex architectural features and yet preserving the historic and residential history of the neighborhood. The proposed wood frame attached town homes will employ a complex pitched roof design with various architectural building envelopes. This attractive architecture with luscious landscaping will keep and enhance the neighborhood's beauty.

- 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: This proposed amendment will employ various architectural designs from traditional luxury log cabin inspired clear to colonial and contemporary north west designs, which will be unprecedented in design diversity, complex architectural features and yet preserving the historic and residential history of the neighborhood. The proposed wood frame attached town homes will employ a complex pitched roof design with various architectural building envelopes. This attractive architecture with luscious landscaping will keep and enhance the neighborhood's beauty.

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 site is currently accessed by 123rd NE and NE 8th. Proposed access to site is from 123rd Ave NE and 124th Ave NE. See site plan and vicinity map of application package.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes Metro bus routes 230,253,261 and 272 westbound located across the site and NE 8th St. west of 124th**

trip distribut

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Ave NE and eastbound located at the southeast corner of NE 8th St. and 124th Ave NE.

- c. How many parking spaces would the completed project have? How many would the project eliminate? **Approximately 1.15 -2 cars per dwelling unit or 56 attached covered stalls, plus an undermined number of spaces on each town home driveway.**
- 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)*. **Sidewalk, curb and gutter improvements along 123rd Ave NE at the property frontage is proposed.**
- e. Will the project use *(or occur in the immediate vicinity of)* water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **To be determined.**
- g. Proposed measures to reduce or control transportation impacts, if any: **To be determined.**

to be determined

15. Public Services

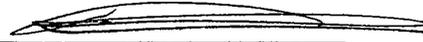
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Yes, public services to the site in this residential area would need to be available.**
- b. Proposed measures to reduce 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.
- 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.
Electricity: Puget Sound Energy
Water: Bellevue Utilities
Refuse Collection: Allied Waste Services
Sanitary Sewer: Bellevue Utilities
Storm water: Bellevue Utilities
Natural gas: Puget Sound Energy
Cable TV/Internet: Comcast
Telephone/Internet: Qwest

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: Jennifer Lee, R.W.T.A. 

Date Submitted: 1/26/06

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Reference List:

R.W. Thorpe & Associates, Inc.

Robert W. Thorpe, AICP

President

Jennifer Lee, ASLA, Landscape Architect

Associate

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ilee@rwta.com

Milano Townhomes, LLC

Hossein Khorram

12224 NE 8th St.

Belleve, WA 98005

(425) 455-0375 Fax: (425) 455-0415

milano@milanoapts.com

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

The use of natural light, alternative energy sources such as solar power, low-wattage bulbs, compact florescent fixtures in certain places, high efficiency HVAC systems with economizers, and limited hours for extraneous lighting (signage, yardlights, etc.) are examples of mitigation measures that could be incorporated into multifamily residential development to limit the use of energy or natural resources. Energy efficient appliances, water heaters, etc. could be included in the final designs for the residences.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The requested land use and zoning change would have not direct impacts as there is no environmentally sensitive areas in site's close proximity

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

Not applicable to the requested change in Comprehensive Plan Land Use designation/rezone. Future development on the site would take into consideration all resources on the site.

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 amendment application would change the designation of this piece of property to MF-M. The site is not within the vicinity of any shoreline. Because a portion of the property is vacant, and development on the site would result in altered land use.

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

The land use change would not introduce an incompatible land use to the area because it is similar to the existing surrounding residential uses.

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

There would be no direct impacts from the request to change the land use. Potential future multifamily development allowed by the amendment would create the transportation and public service/utility demands typical of a 28-townhome development.

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

Designating efficient access ways and/or impact fees could mitigate the impacts on traffic levels caused by the proposal. No measures proposed for public services/ utilities for future development.

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

The proposed amendment would not conflict with any local, state or federal laws or requirements for protection of the environment. Potential future development would be designed and constructed in a manner consistent with all applicable laws and regulations.

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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 contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

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?

There would be no immediate increases in any of these categories as a result of a land use amendment.

Upon the project completion a sound wall and the attached rows of the luxury town homes may help buffer noise along its length from NE 8th Street.

increased impervious surface

Proposed measures to avoid or reduce such increases are:

The sound wall along NE. 8th, NE 123rd Ave. NE and 124th Ave. NE. as well as the attached design of the two rows of town homes, and other architecturally designed acoustical/environmental considerations are two proposed measures to help reduce noise from cars along NE 8th.

sound wall on three sides

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

✓ There would be no impact stemming directly from a comprehensive plan land use amendment and rezone. A portion of the site has two single family houses and the site is in close proximity to office/commercial uses and to the adjacent NE 8th corridor. Future construction would require clearing some of the native vegetation existing on the site, and planting of some exotic native species at the desired locations. No marinelife, i.e. fish exists on the site.

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

No mitigation measures associated with this application are necessary, except the City of Bellevue landscaping requirements. Any future areas designated for construction would be cleared prior to construction, but the remainder of the site would be landscaped, including native plants, which could provide habitat for birds and possibly small mammals, (i.e., squirrels, rabbits) if any.

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

There would be virtually no impacts to energy or natural resources from a Request for Rezone and Comprehensive Plan Amendment. Potential future multifamily residential development would require energy supply typical of such a use, including energy for heat, lights, etc. In return the finished product may increase and allow a more efficient use of the domestic output of goods and services

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PERMIT PROCESSING

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City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

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Proposal Name: 2006 Annual Amendments to the Comprehensive Plan – Site-specific map changes to the Richards Valley (Public—formerly Shurgard Self—Storage) Subarea Plan map

Proposal Address: 1111, 1021, and 969 118th Ave SE (includes geographically expanded sites at Rabanco and Dewey Tree Service)

Proposal Description: A map change of 7.39 acres from from OLB (Office-Limited Business) to LI (Light Industrial)

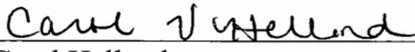
File Number: 06-102653 AC

Applicant: Public (formerly Shurgard Self) Storage

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz, 425 452-5371

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**



Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal to amend the Richards Valley Subarea Land Use Plan map is to change the designation of the 7.39-acre sites at 1111, 1021, and 969 118th Ave SE from OLB (Office-Limited Business) to LI (Light Industrial) to rezone and permit the redevelopment of industrial land uses.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for Shurgard Self Storage dated January, 2006

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January, 2007. The Bellevue City Council will likely act on the amendments by February, 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose and need to which the proposal is responding is to desired amendments to the Bellevue Comprehensive Plan, as required by RCW 36.70A.130(1).

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

For Public (formerly Shurgard Self) Storage, et. al., the range of implementation options includes redevelopment resulting in land uses from the list of any of the allowed LI uses. These potential uses range from truly industrial manufacturing uses, to subordinate wholesale and retail, to resource-based uses with impacts external to a building. These categories of uses can have potential environmental impacts that are external to a building, or are already permitted elsewhere as primary uses. Allowing redevelopment will manage environmental impacts of this site on the Mercer Slough.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

Alternatives to the proposal include leaving the existing Plan in its current state with OLB designation for the site. Redevelopment of the use could be processed under the LUC nonconforming use code, although change of use to other LI uses would not be allowed if the designation remains OLB. In the case of Public (formerly Shurgard Self) Storage, environmental impacts from future activities would likely be no greater than without implementation of the proposal.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or

rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

HURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

1/27/06

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) 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).

BACKGROUND INFORMATION

Property Owner: **SHURGARD SELF STORAGE**

Proponent: **SHURGARD SELF STORAGE**

Contact Person: **ROBERT GREGG**

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

Address: 1111 118TH Avenue NE Bellevue, WA 98005

Phone: 425 269-7998

Proposal Title: Shurgard Comprehensive Plan Amendment

Proposal Location: 1111 118th Avenue NE King Co. Parcel No. 042405-9037-01
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: The property is fully developed as a self storage facility. The comprehensive plan amendment would not change the existing use.
2. Acreage of site: 2.89 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: Does not apply.
6. Square footage of buildings to be constructed: Does not apply.
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: Change in the Comprehensive Plan from OLB (Office, Limited Business) to LI (Light Industrial) for the entire site.
9. Design features, including building height, number of stories and proposed exterior materials: Does not apply.
10. Other

*classic example.
Non proposed proposal
leading to possibly
future changes
in land use*

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SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

Estimated date of completion of the proposal or timing of phasing:
Does not apply.

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

This proposed amendment would not change the existing use would allow for the redevelopment or remodeling of the self storage facility subject to a rezone and required development permits.

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

I do not know of any environmental information that has been 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.

I do not know of any pending governmental approvals affecting this property.

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.

Does not apply. Any redevelopment would follow the comprehensive plan amendment and require subsequent development permits.

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 Does not apply.
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans Does not apply.
- Building Permit (or Design Review)
Site plan Does not apply.
Clearing & grading plan Does not apply.
- Shoreline Management Permit
Site plan Does not apply.

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
The site is generally flat sloping downward from 118th Avenue SE

b. What is the steepest slope on the site (approximate percent slope)?
There is approximately a 2% slope over the entire site.

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**SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT**

- 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.
Do not know. The site is fully developed.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Does not apply.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Does not apply. Some fill material was placed on the site during construction in the late 1970s.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Does not apply.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Does not apply. The site is fully developed.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Does not apply.

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.
Does not apply.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Not to our knowledge.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Does not apply.

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. ✓
Mercer Slough and adjacent wetlands are west of the site.
- (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.
Does not apply.
- (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

C. IURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

fill material. Does not apply.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Does not apply.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. Does not apply.
- (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. Does not apply. There is a sanitary sewer connection to the site.

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.
The existing development includes runoff from buildings and paved areas. The runoff is collected in an underground system and goes through a separator before discharge from the site.
- (2) Could waste materials enter ground or surface waters? If so, generally describe.
Does not apply. Hazardous material are prohibited from being stored on the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None proposed as part of the comprehensive plan amendment.

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

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L. HURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

- 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?
Does not apply.
- c. List threatened or endangered species known to be on or near the site.
Does not apply.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Does not apply.

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: Do not know. Some of the following may inhabit Mercer Slough and adjacent lands.
 - Birds: hawk, heron, eagle, songbirds, other:
 - Mammals: deer, bear, elk, beaver, other:
 - Fish: bass, salmon, trout, herring, shellfish, other:
- c. List any threatened or endangered species known to be on or near the site.
Do not know.
- d. Is the site part of a migration route? If so, explain.
Do not know.
- e. Proposed measures to preserve or enhance wildlife, if any:
Does not apply.

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.
The current energy sources would be continued.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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**SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT**

No.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
Does not apply.

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.
Does not apply. Hazardous materials are prohibited from being stored on site.

(1) Describe special emergency services that might be required.
No special emergency services would be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.
No known environmental health hazards are on the site.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
The site is affected by background traffic noise from I-405 and 118th Avenue NE.

(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.
The existing use generates some noise from automobiles or small trucks entering and leaving the site.

(3) Proposed measures to reduce or control noise impacts, if any:
None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The site is fully developed with low buildings and pavement.
The property to the south is a light industrial use with a one story structure and paved parking.
The property to the north is designated office, limited business, that is primarily, parking, both paved and unpaved, with three small one story buildings. ✓

- b. Has the site been used for agriculture? If so, describe.
Do not know.

- b. Describe any structures on the site.
There are five wooden structures on the site. Four are one story. One building has a second story that provides office space. The total buildings have 51860 square feet.

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**JHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT**

- d. Will any structures be demolished? If so, what?
No buildings will be demolished. Any demolition will be following a subsequent rezone and related development actions.
- e. What is the current zoning classification of the site?
The current classification is OLB – OFFICE, LIMITED BUSINESS
- f. What is the current comprehensive plan designation of the site?
The current classification is OLB – OFFICE, LIMITED BUSINESS
- g. If applicable, what is the current shoreline master program designation of the site?
A small westerly portion of the site may be in the Mercer Slough shoreline. ✓
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Do not know. The site is adjacent to an associated wetland. annotated?
- i. Approximately how many people would reside or work in the completed project?
The site has eight employees
- j. Approximately how many people would the completed project displace?
The comprehensive plan amendment would not displace any employee.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Does not apply.
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The comprehensive plan amendment would not cause any changes on the site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Does not apply. Currently, there is one unit for the resident manager.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Does not apply.
- c. Proposed measures to reduce or control housing impacts, if any:
Does not apply.

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?
Does not apply.

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SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

- b. What views in the immediate vicinity would be altered or obstructed?
Does not apply.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
Does not apply.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The site does have limited nightly lighting to assist customers finding and accessing individual storage units – some lighting is on timers or motion activated.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Does not apply.
- c. What existing off-site sources of light or glare may affect your proposal?
Does not apply.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Does not apply.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Do not know.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- b. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Does not apply.

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.
Does not apply.
- c. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None.
- d. Proposed measures to reduce or control impacts, if any:
Does not apply.

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.

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**SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT**

The site is solely accessible to and from 118th Avenue NE, a two lane arterial with a sidewalk on the west.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The nearest is at SE 8th and I-405.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Does not apply. There will be no parking change to the site as a result of this proposal.
- 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).
Does not apply.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Does not apply.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
30 to 40 trips per day. *existing capacity OLB*
proposed capacity LI
- g. Proposed measures to reduce or control transportation impacts, if any:
The existing 118th Avenue NE arterial configuration is adequate to maintain traffic flow and allow access to and from the site,

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.
Does not apply.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Does not apply.

16. Utilities

- a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, cable TV and sanitary sewer.
- d. 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.
None

NKM
8/16/06

SHURGARD SELF STORAGE
PROPOSED COMPREHENSIVE PLAN AMENDMENT

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..... *Robert Gregg*
Robert Gregg

Date Submitted..... *1/27/06*

NKM
8/16/06

City of Bellevue Submittal Requirements

28

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

2/7/06

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 contact the Development Services reviewer in the Permit Center (425-452-6864) 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 is for a comprehensive plan amendment to only change the land use designation from OLB (office) to LI (light industrial). This proposed action does NOT include any changes to the existing development.

Does not apply.

site is fully improved

Proposed measures to avoid or reduce such increases are:

Does not apply.

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

Does not apply.

Recognize present / future land use

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

Does not apply.

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

Does not apply.

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

Does not apply.

*NKM
8/16/06*

URGARD SELF STORAGE
COMPREHENSIVE PLAN AMENDMENT

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The existing development is adjacent to a portion of the Mercer Slough associated wetlands. No change to the site is proposed. Does not apply.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Does not apply.

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?
Does not apply.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Does not apply. Subsequent actions could address this those related impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
No change to the site. Does not apply.

Proposed measures to reduce or respond to such demand(s) are:
Does not apply.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
Do not know.



**City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination**

Created on 3/26/2004 1:37 PM PCD Page 1 12/21/2006

Proposal Name: 2006 Annual Amendments to the Comprehensive Plan – Site-specific map change to the Southeast Bellevue (Hancock/Muren) Subarea Plan maps

Proposal Address: 1801, 1805, 1905 and 1911 156th Ave SE (Hancock/Muren)

Proposal Description: A map change of 4 acres from SF-L (Single Family-Low) to SF-M (Single Family-Medium)

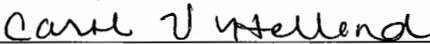
File Number: 06-102786 AC

Applicant: John Hancock

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz, 425 452-5371

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**



Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal to amend the Southeast Bellevue Subarea Land Use Plan map is to change the designation of the 4-acre sites at 1801, 1805, 1905 and 1911 156th Ave SE from SF-L (Single Family-Low) to SF-M (Single Family-Medium) to rezone and permit the development of single family residences at a density of up to 3.5 dwelling units per acre.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for Hancock/Muren dated January, 2006

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January, 2007. The Bellevue City Council will likely act on the amendments by February, 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose and need to which the proposal is responding is to desired amendments to the Bellevue Comprehensive Plan, as required by RCW 36.70A.130(1).

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

For Hancock/Muren the range of implementation options includes developing single family residential dwellings at up to 3.5 units per acre.

Such actions will be implemented through rezoning--a quasi-judicial action--followed by mandatory subdivision and building permit actions. Each subsequent implementation action includes regulatory review and application.

However, because such actions are considered and taken under the framework of this GMA-compliant comprehensive plan, there will not be significant environmental impacts from such actions, and mitigating other impacts as a result of specific future actions may rely on the use of proposed measures based on the City's regulatory or substantive-SEPA authority.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

There are no issues to be resolved. In the case of Hancock/Muren, environmental impacts from future activities would likely be no greater than without implementation of the proposal.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or

rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

ENVIRONMENTAL CHECKLIST

5/24/04

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 the Permit Center (425-452-6864) 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

JAN 31 2006

Permit Processing

NKM
8/16/06

ENVIRONMENTAL CHECKLIST

5/24/04

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) 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).

BACKGROUND INFORMATION

Property Owner: JOHN H. HANCOCK & EARL E. MUREN, JR.

Proponent: SAME

Contact Person: SAME

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

Address: 1905 156 AVE. SE BELLEVUE, AND 1801 156 AVE. SE, BELLEVUE

Phone: JOHN HANCOCK 425-746-9127 / EARL MUREN 425-643-5580

Proposal Title: HANCOCK MUREN - CPA AND REZONE SF-L TO SF-M.

Proposal Location: 1801, 1809, 1905, & 1911 156 AVE SE BELLEVUE, WA. 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: RECLASSIFICATION FROM SF-L TO SF-M, AND REZONE FROM R1 TO R3.5 ON 4 ADJACENT ONE ACRE RESIDENTIAL LOTS.
2. Acreage of site: APPROX 4 ACRES (164,340 SQ FT.)
3. Number of dwelling units/buildings to be demolished: 0-4 / CURRENT PLANS INTEND TO RETAIN EXISTING RESIDENCES.
4. Number of dwelling units/buildings to be constructed: MAXIMUM CONSIDERATION DUE EXISTING EASEMENTS AND TOPOGRAPHICAL CONSTRAINTS IS 10.
5. Square footage of buildings to be demolished: APPROX. 0 TO 14,000.
6. Square footage of buildings to be constructed: APPROX. 24,000 TO 32,000.
7. Quantity of earth movement (in cubic yards): UNK.
8. Proposed land use: R-3.5 / SINGLE FAMILY RESIDENCES.
9. Design features, including building height, number of stories and proposed exterior materials:
STANDARD TWO STORY SINGLE FAMILY RESIDENTIAL UNITS
10. Other

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

N/KM
8/16/06

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Following CPA FROM SF-L TO SF-M WILL REZONE FROM R1 TO R3.5

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. WILL DEFINE PORTION OF NE CORNER OF 1801 156 AVE SE AS PROTECTED WETLANDS AREA. WETLANDS BIOLOGIST WILL BE CONTRACTED TO ESTABLISH BOUNDARY.

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, OTHER THAN CPA AND REZONE.

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)? 35%

- 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.

MINIMAL AREA OF PEAT ON NE CORNER OF 1801 156 AVE SE. JK
ALL ELSE IS TYPICAL FOR THE AREA (SAND, GRAVEL, CLAY)
Common w/ Lake Hills
Greenbelt soils

MAM
8/16/06

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. No FILL PLANNED. SOME SITE PREP FOR HOUSES.

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

No EROSION IS ANTICIPATED

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? APPROX. 30%, ASSUMING 10,000 A MINIMUM LOT SIZE.

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

NORMAL, CITY APPROVED, MEASURES WILL BE UTILIZED DURING CONSTRUCTION.

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. NORMAL CONSTRUCTION EQUIPMENT EMISSIONS FROM GASOLINE ENGINES. NO SMOKE OR DUST EMISSIONS ARE ENVISIONED.

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

NONE

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

FOLLOW CITY REGULATIONS.

3. WATER

a. Surface

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

SMALL AREA IN NE CORNER OF 1801 156 AVE SE IS CONSIDERED WETLANDS / CONSTRUCTION SETBACKS APPLY.

WATER RUN OFF GOES TO LAKE HILLS GREENBELT STORM WATER SYSTEM. N/A

- (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

Subdivision is necessary
to capture density increase.
Will need some level of attention

- (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

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. No

- (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.

EACH PROPOSED RESIDENCE WILL BE CONNECTED
TO CITY SEWERS.

c. Water Runoff (Including storm water)

NKM
8/16/06

(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. **RAIN WATER WILL BE CONTROLLED BY CITY CODE.**

(2) Could waste materials enter ground or surface waters? If so, generally describe.
No

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

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 **BLACKBERRIES**

large lots = small houses. Sites are vegetated w/ second growth materials. Proportionally similar to high-end older res. lots

b. What kind and amount of vegetation will be removed or altered?
UNKNOWN / SITE PLANS NOT DEVELOPED.

c. List threatened or endangered species known to be on or near the site.
NONE

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

5. ANIMALS

NHM
8/16/06

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

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

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

NONE

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

NO

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

NONE

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 HEATING, AND ELECTRIC

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

NO

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

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

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

SAME AS EXISTING RESIDENCES: FIRE & AMBULANCE

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

EXPECT NO HEALTH HAZARDS. FOLLOW CITY CODES.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? NONE

NKM
2/16/06

- (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.

NORMAL CONSTRUCTION NOISE DURING ALLOWABLE WORK HOURS (TYPICALLY 8:00-5:00 M-F).

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

NONE, FOLLOW CITY RULES.

8. Land and Shoreline Use

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

USE OF THIS SITE IS R1, ADJACENT PROPERTIES ARE R5.

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

NO

- c. Describe any structures on the site.

SINGLE FAMILY RESIDENCES EXIST, ONE PER LOT FOR A TOTAL OF 4.

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

- e. What is the current zoning classification of the site? R1

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

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

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. YES. SPECIFIC
NE CORNER OF 1801 156 AVE SE - WETLAND
ME, to date
Lack

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

20-40 INDIVIDUALS.

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

NONE

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

NO DISPLACEMENT

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

APPLY FOR CPA TO REVISE DENSITY OF 4 ONE ACRE LOTS TO SF-M TO BE CONSISTENT WITH ADJACENT PROPERTIES.

NKM
3/16/06

any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. POSSIBLY 10 ADDITIONAL SINGLE FAMILY HOMES MLS would allow up to 16 OF MIDDLE INCOME STYLE for a net 12. Critical area negative net yield.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. IF ANY, UP TO FOUR COULD BE ELIMINATED TO BETTER UTILIZE R3.5 ZONING. CURRENT PLANS ARE NOT SOLIDIFIED.
- c. Proposed measures to reduce or control housing impacts, if any:
NONE REQUIRED.

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? MAX. TWO STORY HOME OF TYPICAL CONSTRUCTION MATERIALS.
- b. What views in the immediate vicinity would be altered or obstructed? NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Follow City Codes.

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

NKM
8/16/06

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
LAKE HILLS GREEN BELT, PHANTOM LAKE PARK,
TRAILS
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: NONE

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. NONE
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. NONE
- c. Proposed measures to reduce or control impacts, if any: NONE REQUIRED.

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. SITE IS ON WEST SIDE OF 156 AVE SE
ACCESS WILL BE VIA ~~EXISTING DRIVEWAYS~~ Access from 156th
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
YES
- c. How many parking spaces would be completed project have? How many would the project eliminate?
AT LEAST 2 SPACES PER HOUSE. NONE ELIMINATED.
- 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 TYPICAL RESIDENTIAL TRAFFIC. EARLY MORNING & EVENING TRIPS LIKELY.

g. Proposed measures to reduce or control transportation impacts, if any:
NONE

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.

YES. PROJECT WILL ADD UP TO 10 SINGLE FAMILY RESIDENCES. TYPICAL PUBLIC SERVICES REQUIRED.

NA 12

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

NONE

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.

EXISTING UNDERGROUND SERVICES FOR GAS WATER SEWER ELECTRICITY & TELEPHONE.

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: Earl E. Raymond, John Hancock

Date Submitted: 1/31/06

NKM 2/16/06

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 contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

- 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?

SINGLE FAMILY HOMES WILL BE BUILT WITH NO ABNORMAL EMISSIONS, HAZARDS OR NOISE.

Proposed measures to avoid or reduce such increases are:

LOT SIZES WILL BE 10,000 SQ FT MIN

lowest density proposed necessary to reach owner goals

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

NO AFFECT

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

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

TYPICAL SINGLE FAMILY CONSUMPTION OF GAS, WATER & POWER

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

HOMES TO BE ENERGY EFFICIENT TO ALL CTY CODES

NKM 8/16/06

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?

NORMAL RESIDENTIAL USE, NO SENSITIVE AREAS LDC

WITH EXCEPTION OF SMALL PORTION OF NE CORNER OF 1801 156th AVE SE ~~WILL~~ WILL BE PROTECTED AS WETLANDS

to protect S.A. strength
regulate
likely DU
Council reduction

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

SETBACKS WILL APPLY TO CONSTRUCTION

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?

LAND IS ALREADY DEVELOPED - ZONE CHANGE WILL INCREASE ~~DENSITY~~ DENSITY ONLY (10,000 # LOTS)

NO SHORELINE INVOLVED

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

LAND USE IMPACT WILL BE REDUCED AS THIS IS A ~~BEING~~ ALREADY DEVELOPED SITE

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

SMALL INCREASE IN PUBLIC SERVICES
TRUNKLINE METRO SEWERS ARE IN PLACE (NO UPGRADES ARE NEEDED) POWER & WATER ARE ALSO IN PLACE

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

ALL UTILITIES ARE IN PLACE

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

NO KNOWN CONFLICTS

NKM
8/16/06



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

Created on 3/26/2004 1:37 PM PCD Page 1 12/21/2006

Proposal Name: 2005 Annual Amendments to the Comprehensive Plan – Site-specific map changes to the Southwest Bellevue (Bellewood Apartments) Subarea Plan map

Proposal Address: 148 102nd Ave SE

Proposal Description: A map change of .27 acres from O (Office) to MF-H (Multifamily-High)

File Number: 06-116158 AC

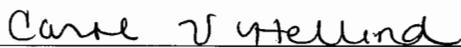
Applicant: Polygon Northwest

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz, 425 452-5371

State Environmental Policy Act

Threshold Determination: **Determination of Non-Significance (DNS)**



Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal to amend the Southwest Bellevue Subarea Land Use Plan map is to change the designation of a portion (.27 acres) of the site at 805 156th Ave NE from O (Office) to MF-H (Multifamily-High) to rezone and permit the entire site (the balance of the site is designated MF-H and zoned R-30) to be redeveloped with multifamily residences at a density of up to 30 residential units per acre (R-30).

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for Bellewood Apartments dated June, 2006

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January, 2007. The Bellevue City Council will likely act on the amendments by February, 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose and need to which the proposal is responding is to desired amendments to the Bellevue Comprehensive Plan, as required by RCW 36.70A.130(1).

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

For Bellewood Apartments the range of implementation options includes redevelopment resulting in multifamily land uses permitted in the R-30 district.

Such actions will be implemented through rezoning--a quasi-judicial action--followed by mandatory design review and building permit actions. Each subsequent implementation action includes regulatory review and application.

However, because such actions are considered and taken under the framework of this GMA-compliant comprehensive plan, there will not be significant environmental impacts from such actions, and mitigating other impacts as a result of specific future actions may rely on the use of proposed measures based on the City's regulatory or substantive-SEPA authority.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

There are no issues to be resolved. Alternatives to the proposal include leaving the existing Plan in its current state. However, in the case of Bellewood Apartments, environmental impacts from future activities then would likely be greater than without implementation of the proposal.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation

measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: PNW Multi L.L.C.

Proponent: Same

Contact Person: Holly Smith

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

Address: 11624 SE 5th Street, Suite 200, Bellevue, WA 98005

Phone: (425) 586-7700

Proposal Title: Bellewood Condominiums

Proposal Location: 148-102nd Ave SE, Bellevue, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached for legal description

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description:
Demolish existing apartment complex (3) buildings. Construct 43 unit 4 story
2. Acreage of site: condominium over below grade parking.
62,734 sf/1.44 acres
3. Number of dwelling units/buildings to be demolished:
32/3 buildings
4. Number of dwelling units/buildings to be constructed:
43 units/1 building
5. Square footage of buildings to be demolished:
13,457 footprint total
6. Square footage of buildings to be constructed:
footprint = 16,845 sf total = 67,380 sf
7. Quantity of earth movement (in cubic yards):
13,000 cy of excavation
8. Proposed land use:
R-30
9. Design features, including building height, number of stories and proposed exterior materials:
4 stories (garage below grade) 40' height. Exterior materials to be brick, hardipanel and metal (aluminum).
10. Other

1 building proposal.
Can't separately assign
density change except
as it is contemplated for
the entire site
(red + 11)
6+9 red CP calcs

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

Project is planned to be built in a single phase. Construction to begin Spring 2007 and complete Winter 2008.

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.

There has been a geotechnical report done by Earth Solutions Northwest.

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, with the exception of City of Bellevue Boundary Line Adjustment (BLA)

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.

Building Permit; Conditional Use Permit;
City of Bellevue Boundary Line Adjustment (application submitted March 3rd, 2006)
↳ CG-106048 LN

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):

N/A

- 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)?

In the southeast corner of site there is approximately 4'x30' (120 sq ft) of steep slope of approx. 50% w/ a 10' steep slope setback & 15' steep slope building setback.

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.

Glacial tills

N/M
8/12/06

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

None.

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

Approximately 13,000 cy of excavation and haul, and 50 cy fill for site preparation, utilities, and proposed building. All fill anticipated from local gravel pit.

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

No.

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

29,774 sf

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

Standard best practices and compliance with City of Bellevue regulations. No special measures required.

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.

Emissions would be that typical of building demo and earthwork. Dust control measures such as sprayed water will be used as necessary to keep emissions to a minimum. Typical truck and heavy equipment emissions will occur as legal requirements indicate.

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

No.

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

Engineering controls via a fire hose misting the structure during demo and loading process.

Erosion control: Silt fence, storm water silt socks
Containment

Adjacent stream to be monitored for infiltration of particulates

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

NKM
8/16/06

appropriate, state at stream or river it flows into.

A portion of Meydenbauer Creek runs through the adjacent parcel to the southeast.

- (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.

Some demo site work and landscaping will be required within 200' but should have no impact to the creek.

- (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.

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

None.

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

N/A

- (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.

N/A

b. Ground

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

No.

- (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.

None.

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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.

Runoff will flow into the stormwater system protected by a regularly serviced stormwater silt sock.

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

No.

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

Silt fence will be installed along top of slope adjacent to Meydenbauer stream.

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?

Decorative rhododendrons and other miscellaneous landscaping shrubs and small trees.

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

None.

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

A variety of native plants are proposed in the landscaping of the new building.

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8/16/06

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:

None Observed.

- 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.

N/A

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

N/A

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

N/A

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.

The condos will be heated by electric heaters and will have decorative gas fireplaces.

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

No.

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

Building will be constructed to meet City of Bellevue energy codes.

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.

N/A

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

N/A

NPM
8/16/06

b. Noise

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

None.

- (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.

Typical noise associated with heavy equipment involved in demolition in an urban setting. Hours will be between 7am and 5pm or as permitted by the City of Bellevue.

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

Demolition will be done in the quickest and most efficient method to reduce levels and duration of associated noise.

8. Land and Shoreline Use

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

Current buildings are an apartment complex. Surrounding properties are residential condominiums and apartments with a city park to the west.

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

No.

office to east

- c. Describe any structures on the site.

Three two-story apartment buildings with a total of 32 units exist on the site.

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

Existing apartment buildings to be demolished.

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

R-30 and Office.

portion affected by CPA ✓
✓

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

MF-H (Multi-Family High Density). Office

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

N/A

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

No.

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

Approximately 50-70 people would live in the condominium project.

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

No Impact (none exist vs. new).

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

N/A

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8/16/06

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

The proposed use is within the criteria defining the current and projected zoning (R-30).

9. Housing

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

43 middle income housing units.

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

32 income rentals replaced with 43 middle income condominiums.

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

The project will be built with contemporary urban aesthetics and human scale in mind.

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?

40 feet.

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

Territorial views from some of the neighboring condominiums/apartment buildings would be reduced.

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

The proposed building will be architecturally appealing with a use of up to three different exterior materials (brick, hardipanel, and metal cladding) similar to other projects in the area.

11. Light and Glare

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

Light and glare will be of the quantities typical of urban design with no excessive quantities or concentrations.

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

None Anticipated.

NKM
2/16/06

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:

Care will be taken to use the least reflective materials possible and still maintain standards for homeowner aesthetics and maintenance.

12. Recreation

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

Wildwood Park is directly across the western street of the property. Several Bellevue City parks are nearby and Lake Washington is blocks away. A health club is 1/2 block north.

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

No.

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

In conjunction with the property to the south there will be a shared tot lot, play, or recreation lawn and BBQ/picnic area.

13. Historic and Cultural Preservation

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

No.

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

None.

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

None.

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 site is served by 102nd Ave. SE. Access will be by existing curb cuts. ✓

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

Nearest transit stop is 1 block away on Bellevue Way.

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

The completed project will have 71 parking spaces. The existing site has 43 parking stalls.

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.

NKM
3/16/06

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
 275 vehicular trips per day. Peak volumes would be during PM peak (4-6pm)
- g. Proposed measures to reduce or control transportation impacts, if any:
 None needed.

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 needed.

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.

PSE will provide gas (for decorative fireplaces) and electricity.
 Water and sewer by City of Bellevue. Refuse by Rabanco.

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..... [Handwritten Signature]
 Date Submitted..... 3/29/06

NKM
 8/26/06

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 contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

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?

No impact anticipated.

*additional trips due to res. instead of senior housing allowed trips in 0
NA over threshold*

Proposed measures to avoid or reduce such increases are:

N/A

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

There is no material change to the existing use that would affect any of the above.

trips difference, reworked site w/ no impacts

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

No animals, fish or marine life are known to exist on the property. Proposed project will conform to City of Bellevue Significant Tree Retention Code and landscaping requirements for the R-30 zone.

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

No measurable impact anticipated.

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

Proposed project will conform to all applicable codes of City of Bellevue and other governing agencies relating to energy conservation and natural resources.

*NKM
8/16/06*

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?

Proposed development will not affect any of the above.

rules/regis in place
(runoff)

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

Project will conform to all codes relevant to adjacent slope and stream.

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?

Proposal does not encourage land use that is not consistent with existing comprehensive plan.

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

N/A

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

No significant impact anticipated.

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

Proposed project will conform to applicable City of Bellevue codes relating to transportation, public services and utilities.

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

None known.

N/A
8/16/06



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

Created on 3/26/2004 1:37 PM PCD Page 1 12/21/2006

Proposal Name: 2006 Annual Amendments to the Comprehensive Plan – Wilburton/NE 8th Street Study Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA)

Proposal Address: A 124-acre area of the Subarea between I-405 and 120th Ave. NE and between NE 8th Street and NE 1st Street

Proposal Description: Amend the Wilburton/NE 8th Street Subarea Plan, including amendments to the Subarea text, policies and map; add transportation improvement projects to the East Bellevue Transportation Plan and Bellevue Pedestrian and Bicycle Plan; and amend the Land Use Code related to auto sales and large retail.

File Number: 003-100826 AC and 06-133379 AD

Applicant: City of Bellevue, Department of Planning and Community Development

Decisions Included: SEPA Threshold Determination

Planner: Paul Inghram, 425 452-4070

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland
Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal is to amend the Comprehensive Plan, including the Wilburton/NE 8th Street Subarea Plan, implementing the recommendations of the completed Wilburton/NE 8th corridor study. Map, policy, and project amendments include:

- Amend the Plan designation for approx. 46 acres west of 120th Ave NE between NE 8th and NE 2nd and on the east side of 116th Ave NE from NE 4th to SE 1st Streets from General Commercial (GC) to General Commercial/Community Business (GC/CB). Without access improvements, the area is appropriate for General Commercial uses. At such time an extension of NE 4th Street is constructed to increase access to the area, Community Business uses are appropriate. After the area rezones from GC to CB, design review would be used for improved urban design. CB zoning would also provide enhanced community retail opportunities for the city and adjacent neighborhoods, allow for mixed use developments, and include a taller height limit;
- Identify the area between NE 8th and NE 4th Streets and between I-405 and the BNSF rail corridor as a *special opportunity area* suitable for a major civic/institutional facility;
- Delete the portion of Wilburton Subarea Policy S-WI-17 prohibiting the extension of NE 4th Street east of 116th Ave NE;
- Recommending a new NE 4th Street connection between 116th Avenue and 120th Avenue, and a new NE 6th Street transportation corridor connecting the I-405 HOV intersection with 120th Ave NE; and
- Intersection, traffic calming, and streetscape improvements in the 116th Avenue, 120th Avenue, and NE 5th Street corridors.

The amendments, consistent with the city's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city, are intended to encourage revitalization, maintain a well-functioning transportation system, and continue serving nearby neighborhoods.

The proposal is also to amend the Land Use Code to:

- Make auto and motorcycle sales a permitted use along both sides of 116th Avenue, south of NE 8th Street, whether zoned GC or CB to encourage continued operation of Auto Row dealerships; and
- Allow large retail, that greater than 100,000 square feet, in the Community Business district in the Wilburton/NE 8th Street Subarea, west of 120th Avenue by modifying note 36 of the Wholesale and Retail use chart in LUC 20.10.440.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for the Crossroads Center Plan dated November 30, 2006.

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January 2007. The Bellevue City Council will likely act on the amendments by February 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The Wilburton/NE 8th Street corridor study is responding to the area's lack of a coherent identity and the area's potential for redevelopment.

If city adopts the Comprehensive Plan amendment as described, then the Land Use Code amendment is necessary to implement that Comprehensive Plan change.

Major Conclusions, Significant Areas of Controversy and Uncertainty

Planning for additional Community Business uses in the study area recognizes the area's potential for redevelopment. It also supports the provision of commercial services that benefit the adjacent residential neighborhood, Downtown and other areas in Bellevue. Redevelopment consistent with the proposed policies will help provide enhanced transportation connectivity, improve the street character and result in enhanced urban design. Providing additional transportation connections and access to the area is seen as critical to supporting the future use. Therefore, the study recommends a policy that seeks a change from General Commercial to Community Business at the time NE 4th is extended from 116th to 120th Avenues. The extension of NE 4th Street will enhance access to commercial properties, provide better access to I-405 for those properties, improve system connectivity, and reduce traffic pressure on NE 8th Street.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

Recognizing the environmental impacts that might occur with a major development in the special opportunity area, additional environmental analysis will be needed when a major project or plan update is proposed for that area. The extension of NE 4th Street has the potential to increase traffic on the residential street, NE 5th. A traffic calming program for NE 5th is recommended to avoid or mitigate potential cut through traffic.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

M. J. Ingham
12-27-06

Page 1

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

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Wilburton/NE 8th Street Corridor Study Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA).

PROPERTY OWNERS' NAME: N/A

PROPOSAL LOCATION (street address and nearest cross street or intersection as well as a legal description if available): The Wilburton/NE 8th Street Corridor study area is located in the Wilburton/NE 8th St Subarea between NE 8th and SE 1st Streets, and between I-405 and 120th Avenue NE. See Attachment 1.

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

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

CONTACT PERSON'S PHONE: 425-452-4070

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. General description:

The Wilburton/NE 8th Street corridor study includes proposed amendments to the Comprehensive Plan, including the Wilburton/NE 8th Subarea Plan, and proposed amendments to the text of the Land Use Code, to adopt and implement recommendations of the Wilburton/NE 8th Street Corridor Study, consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The Corridor Study sought to encourage revitalization, maintain a well-functioning transportation system, and continue serving nearby neighborhoods through the following objectives:

- Encourage economic vitality through appropriate redevelopment;
- Strengthen auto retail use;
- Improve the area's urban design and identity; and

M. J. Ingham

- Improve circulation in and adjacent to the Wilburton commercial district.

Four land use alternatives considered options for meeting these study objectives. See Attachment 2. Analysis of these alternatives resulted in the proposed Comprehensive Plan and Land Use Code amendments summarized below. In general, proposed amendments support future redevelopment with additional retail and mixed use development, identify and designate a special opportunity area, and support continued operation of auto-sales uses in the area.

Proposed policy frameworks:

- Amend the Comprehensive Plan map designation from General Commercial (GC) to Community Business (CB) for approximately 46 acres west of 120th Avenue NE between NE 8th and NE 2nd Streets and on the east side of 116th Avenue from about NE 4th to SE 1st Streets. This will support more intense redevelopment of the area into retail, commercial and mixed uses. Such future CB uses have a higher degree of urban design and provide enhanced community retail opportunities for the city and adjacent neighborhoods, including large format retail and smaller pedestrian oriented retail at appropriate locations.
GC TO CB WITH COMPLETION OF NE 4TH ST EXTENSION, CB WILL REQUIRE DESIGN REVIEW
- Identify the area between NE 8th and NE 4th Streets and I-405 and the Burlington Northern rail corridor as a *special opportunity area* suitable for a major civic/institutional facility due to its size, land use pattern, and proximity to Downtown, freeways, transit and major arterial streets. This area would continue to be appropriate for auto sales and other commercial uses in the near term.
- Keep the area west of 116th Avenue NE and south of NE 4th suitable for Office Limited Business (OLB).
- Recommend streetscape improvements which include improved sidewalks, street trees, lighting, and landscape medians in select locations.
- Recommend the extension of NE 4th Street from 116th to 120th Avenues to improve local circulation, commercial access, and system connectivity.
- Recommend a new NE 6th Street transportation street and corridor to connect from the I-405 HOV intersection to 120th Avenue NE. Such a corridor should include support for transit, HOV, pedestrian movement and limited general purpose access, and would provide a key connection from Downtown to the future BNSF transportation corridor.
- Recommend improvements to the 120th Avenue NE/NE 8th Street intersection and add traffic calming techniques to NE 5th Street between 120th and 124th Avenues.
- Rezone the land use districts (for consistency with the Comprehensive Plan) at the time an extension of NE 4th Street is constructed, or through a development agreement established

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for its construction. After the area rezones from GC to CB, design review would be used for improved urban design. CB zoning would also allow for mixed use developments and include a taller height limit.

- Recommend an amendment to the Land Use Code that would make auto sales a permitted use along ^{BOTH SIDES OF} 116th Avenue whether zoned GC or CB to encourage continued operation of Auto Row dealerships. AND MOTORCYCLE SALES
 - The proposed LUC amendment would: RECOMMENDS ALLOWING LARGE RETAIL, 7 100,000 SF IN CB IN WILBURTON/NE SUBAREA, W. OF 120TH AV.
 - ~~Allow auto sales as a permitted use in areas along 116th Ave NE that are rezoned to CB.~~ MODIFY NOTE
 - ~~Remove Wilburton subarea from Note 36 of LUC 20.10.440 to allow large retail.~~ 36 OF WHOLESALE AND RETAIL USE CHART LUC 22.10.44.
2. **Site acreage:** The study area is about 124 acres.
 3. **Number of dwelling units/buildings to be demolished:** N/A
 4. **Number of dwelling units/buildings to be constructed:** N/A
 5. **Square footage of buildings to be demolished:** N/A
 6. **Square footage of buildings to be constructed:** N/A
 7. **Quantity of earth movement (in cubic yards):** N/A
 8. **Proposed land use:** In general, a mix of CB, GC and OLB land uses would be considered under the proposed Comprehensive Plan designations.
 9. **Design features, including building height, number of stories and proposed exterior materials:** N/A, no specific structure is proposed. With a change from General Commercial (GC) to Community Business (CB) the height limit would increase from 30/45 feet in GC to 45/60 feet in CB and design review would be required of new developments.
 10. **Other:**

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

The Wilburton/NE 8th Street Corridor Study is part of the 2006 Annual Comprehensive Plan Amendments (CPA) work program. The Land Use Code Amendments are linked to this work program review.

Additional Land Use Code amendments and other implementation measures may occur later in 2007.

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

Additional planning for the identified special opportunity area may occur at some time in the future to address the planning needs for a specific civic/institutional use.

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

- Transportation memo dated February 14, 2006, with transportation modeling (Attachment 3)
- Transportation memo dated May 18, 2006, with additional network modeling (Attachment 4)
- Market study by Leland Consulting Group dated April 25, 2006
- City GIS mapping
- Wilburton Hill Land Use Plan Environmental Impact Statement date March 1988
- Subarea Plan and Environmental Impact Statement dated January 1981

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. N/A

The City is currently considering a number of alternate actions related to the General Commercial district. Those alternatives are more fully described in the file numbers listed above.

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.

- Wilburton/NE 8th Street Corridor Study CPA (03-100826 AC)
- Wilburton/NE 8th Street Corridor Study LUCA (06-133379 AD)

Ordinance adoption by the City Council.



B. Environmental Elements

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

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

SUMMARY

Project Summary: Proposed amendments to the Comprehensive Plan, including the Wilburton/NE 8th Subarea Plan, and proposed amendments to the text of the Land Use Code, to adopt and implement recommendations of the Wilburton/NE 8th Street Corridor Study, consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city. The project is described in more detail under #1, General Description, on page 1.

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

State the proposal's objectives: To comply with the requirements of the GMA by amending the Comprehensive Plan and adopting development regulations that implement and are consistent with such amendment. The objectives of the Wilburton/NE 8th study include:

- Encourage economic vitality and appropriate redevelopment
- Strengthen auto retail use on 116th Avenue (Auto Row)
- Improve the area's urban design and identity
- Improve circulation in and adjacent to the Wilburton commercial district

Four land use alternatives were reviewed to consider options for meeting the study objectives. The four alternatives are:

Alternative 1 – Existing zoning

This alternative would maintain the existing zoning. Area A (I-405 to 116th Avenue) would remain zoned OLB and could see development of a relatively small amount of additional office space. New auto retail (Lexus) is already in development at the old city hall site. Areas B (east side of 116th Avenue) and C (west side of 120th Avenue) are zoned General Commercial (GC), which allows for a variety of commercial uses. Some of the auto sales sites on Auto Row could convert to large format retail or other uses. A limited amount of additional retail may develop in area C.



Alternative 2 – Long-term viability of Auto Row; East retail village

In this alternative, pressure to convert auto sales uses on Auto Row to other forms of retail would be reduced and incentives could be used to help preserve auto dealerships along Auto Row. A new plan designation and zoning changes would support development of a “retail village” on the west side of 120th Avenue (area C) that includes additional retail and residential uses and multi-story buildings.

Alternative 3 – Major new mixed retail on Auto Row; East retail village

In this alternative, Comprehensive Plan designation and zoning changes would be considered that support major new mixed retail on Auto Row with possible height increases. As with Alternative 2, a mixed-use retail village would develop east of the railroad. To increase connectivity and access, NE 4th Street and/or NE 6th Street would be connected between 116th and 120th avenues.

Alternative 4 – Major new mixed retail on Auto Row; Larger east retail village

Alternative 4 is the same as Alternative 3 except for a larger retail village east of the railroad. Like Alternative 3, NE 4th Street and/or NE 6th Street would be connected between 116th and 120th avenues to increase connectivity and access.

Alternative Analysis and Evaluation Process

The potential benefits and impacts of the four alternatives were reviewed by evaluating each alternative against a set of criteria.

Proposed Evaluation Criteria

- Land use
 - Encourages appropriate redevelopment
 - Strengthens auto retail use on 116th Avenue to the extent feasible

- Economic/Fiscal
 - Supported by market conditions
 - Positive or neutral fiscal impact to the city

- Transportation
 - Improves local circulation and access
 - Supports transportation system functionality
 - Compatible with future ST2 and BNSF corridor uses
 - Supports pedestrian and bicycle mobility

- Urban Design
 - Improves the area’s urban design and identity
 - Enhances the area’s role as a city gateway

- Neighborhood impacts
 - Mitigates neighborhood cut-through traffic
 - Minimizes view obstruction
 - Minimizes glare and lighting impacts
 - Improves visual aesthetics

Analysis Summary

Below is a brief summary of the information that has been reviewed with respect to the four alternatives and the project criteria.

Land Use and Fiscal

Alternative 2 would most directly address the objective of strengthening the auto retail use on Auto Row by reducing pressure to convert auto dealerships to other commercial uses and by providing incentives to help maintain the area's position as Auto Row. Alternatives 3 and 4 would encourage redevelopment that achieves a mix of retail and auto sales with compact, multi-level development. Incentives would likely be used to avoid displacing auto sales uses. Under Alternative 1, keeping the existing zoning, a wide range of uses is allowed on Auto Row which may result in a greater mix of commercial uses and reduced focus on auto sales.

With the exception of the existing zoning, each alternative considers new mixed use development occurring in area C (west side of 120th Avenue) that would include residential and commercial uses in multi level buildings. Residential development would not be allowed in area C if the existing zoning is maintained under Alternative 1, and building heights would likely be just one or two stories.

A review by the Finance Department found that complete conversion of the auto sales use on Auto Row to large format retail would have a negative impact on sales tax revenue, at least in the near or mid-term. In the longer term (beyond 5 years), alternative uses like large format retail might outpace tax revenue from auto dealers. Each of the alternatives seeks to maintain existing auto sales, although, as described above, each employs different strategies. Sales tax revenue would be greatest where other retail sales increase while preserving auto sales.

Transportation

Development anticipated in Alternatives 3 and 4 would necessitate and help support new transportation improvements including an east-west connection between 116th and 120th avenues. This would help improve system connectivity between the study area, Downtown, and Bel-Red, improve local access and circulation, and help alleviate congestion on NE 8th Street. However, a large portion of the intersection capacity created by such improvements would be offset by traffic generated by new developments. If a new east-west connection was provided at NE 4th Street, Subarea Policy S-WI-17 would need to be addressed, which currently prohibits such an extension:

Policy S-WI-17. *No extension of 124th Avenue south of Main Street, or NE 4th Street east of 116th Avenue should be permitted.*

Alternatives 1 and 2 would avoid this issue and generate less traffic volumes, while not addressing objectives to improve connectivity and access.

Pedestrian and bicycle improvements would be incorporated into all streets as redevelopment occurs. New adjacent retail and mixed use developments could be designed to take advantage of trail development that might occur in the Burlington Northern Santa Fe (BNSF) rail corridor. Additional planning for area A may be needed to address Sound Transit plans when then they are defined (see discussion of a *special opportunity area* below).

Urban Design

Under each of the alternatives, a range of public and private investments could be made to enhance the area identity and character. Generally, opportunity for urban design improvements is greater with greater levels of development, such as those anticipated for Alternatives 3 and 4. Existing zoning provides very limited tools to improve the urban design character of the study area.

For Alternatives 3 and 4, the street design concept would be compatible with a variety of land uses. The street treatment could vary according to use. As new access opportunities are developed and driveways on 116th consolidated, landscaped medians could be constructed. Vertical elements, such as light poles, could provide a signature color and enhance identity. Buildings would front on the sidewalk or be softened with landscaping. Parking would be located to the sides, under or behind buildings.

The street design concept for 116th Avenue for Alternative 2 is one that emphasizes auto sales through an open streetscape with good visibility. Greater streetscape continuity could be achieved through uniform street trees, a signature color and edge plantings. While the number of driveway access points restricts the feasibility of a planted median, gateway features could be installed at NE 8th and Main to strengthen the Auto Row identity.

The concept for 120th Avenue for Alternatives 2, 3 or 4, looks to create a transition between the retail development on the west side of the street and the lower intensity uses to the east. Landscaping between the sidewalk and buildings would soften the backs and sides of new commercial buildings that orient toward internal streets, while pedestrian oriented development could abut the sidewalk.

For Alternative 1, which is to retain the existing zoning, portions of these design concepts could be applied. Regardless of the alternative, 116th Avenue is a designated urban boulevard that should receive appropriate design improvements. Improvements to the pedestrian environment – sidewalk width, amenities, lighting, etc. – should occur for all alternatives and be proportional to the level of retail and residential intensity.)

Neighborhood Impacts

The increased levels of development and a new extension(s) of NE 4th and/or NE 6th streets in Alternatives 3 and 4 would likely result in the greatest potential for increased neighborhood traffic. Impacts would need to be offset with traffic calming on NE 5th Street. Increased retail development and street improvements associated with Alternatives 3 and 4 (and area C in Alternative 2) would provide more services for the neighborhood and increased local access. Higher levels of development in Alternatives 3 and 4 would also be most likely to result in street improvements, additional landscaping, and other urban design improvements. For Alternatives 2, 3 or 4, height limits would need to be considered carefully to avoid view impacts, although increased height limits in area B would allow for a more consistent building design with area A.

A more detailed analysis of the four alternatives is provided in a table in Attachment 2.

Specify the purpose and need to which the proposal is responding: The Wilburton/NE 8th Corridor Study is responding to the area's lack of a coherent identity and the area's potential for redevelopment.

If City adopts the Comprehensive Plan amendment as described in this checklist under Proposed Policy Frameworks (above), then the LUC amendment is necessary to implement that Comprehensive Plan change.

State the major conclusions, significant areas of controversy and uncertainty: Planning for additional Community Business uses in the study area recognizes the area's potential for redevelopment. It also supports the provision of commercial services that benefit the adjacent residential neighborhood, Downtown and other areas in Bellevue. Redevelopment consistent with the proposed policies, will help provide enhanced transportation connectivity, improve the street character and result in enhanced urban design. Providing additional transportation connections and access to the area is seen as critical to supporting the future use. Therefore, the study recommends a policy that seeks a change from General Commercial to Community Business at the time NE 4th is extended from 116th to 120th Avenues. The extension of NE 4th Street will enhance access to commercial properties, provide better access to I-405 for those properties, improve system connectivity, and reduce traffic pressure on NE 8th Street.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Recognizing the environmental impacts that might occur with a major development in the special opportunity area, additional environmental analysis will be needed when a major project or plan update is proposed for that area. The extension of NE 4th Street has the potential to increase traffic on the residential street, NE 5th. A traffic calming program for NE 5th is recommended to avoid or mitigate potential cut through traffic.



State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to update the Wilburton/NE 8th St Subarea Plan of the Comprehensive Plan in accordance with Growth Management Act provisions, and to adopt Land Use Code amendments implementing the Subarea Plan amendments. There are no anticipated significant adverse environmental impacts from the proposal. Future rezoning of the portion of the area from GC to CB would support more intense land uses and taller buildings, which may result in increased traffic and greater density. The extension of NE 4th Street could result in additional traffic on local streets.

Describe any proposed mitigation measures and their effectiveness:

Creating a connection at NE 4th Street has the potential to increase traffic on NE 5th Street in the adjacent residential neighborhood, although it would also allow the neighborhood an alternative to using NE 8th Street to access the commercial area. To address the potential for increased traffic on NE 5th Street the study recommends traffic calming between 120th and 124th Avenues. While rezoning to CB may support additional development, the CB zone requires design review, which can be used to mitigate some development impacts.

No specific development is being approved with this proposal. Future development under the provisions of the regulation will be subject to SEPA review, as well as to the City's existing development regulations.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The plan and code amendments proposed will not directly increase discharges to water, emissions to air, produce, store or release toxic or hazardous substances, or produce noise. As redevelopment of the study area occurs over time consistent with the proposed plan and code amendments, additional air and noise emissions may occur due to construction and increased automobile traffic. No additional water discharges, or releases of toxic or hazardous substances are anticipated.

Proposed measures to avoid or reduce such increases are:

The plan recognizes the importance of the study area's location relative to I-405 and existing and planned transit and pedestrian corridors. By placing development near transportation facilities and supporting improvements to the transportation system, the plan encourages more efficient transportation movement, reduced signal congestion and the use of alternative modes of travel. Combined, this may result in less auto traffic and related impacts than if similar uses were located elsewhere in the city.



Generally, redevelopment of the area is likely to result in improvements to storm drainage systems, increased street area landscaping, improved pedestrian systems, and enhancements to the area's urban design and character.

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

There are no known direct impacts to plants, animals, fish or marine life that will result from the proposal.

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

Development that occurs in the study area will be required to comply with the city's Critical Areas regulations.

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

Additional development may occur in the study area that increases demand for energy.

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

The proposal does not specifically addresses energy conservation.

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?

There are no known direct impacts to sensitive areas, parks, habitat, historic sites or other protected areas that will result from the proposal.

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

Development that occurs in the study area will be required to comply with the city's Critical Areas and other land use regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will amend the Comprehensive Plan designation from General Commercial (GC) to Community Business (CB) for the area west of 120th Avenue NE between NE 8th and NE 2nd Streets, and on the east side of 116th Avenue from about NE 4th to SE 1st Streets.



This will allow future rezoning of the land use districts (for consistency with the Comprehensive Plan) at the time an extension of NE 4th Street is constructed, or when agreement is established for its construction.

CB zoning would include design review, allow for mixed use developments, and include a taller height limit. Key differences between the CB and GC zones include:

- The height limit increases from 30/45 feet in GC to 45/60 feet in CB
- CB allows for multifamily residential uses
- Hotels are a conditional use in CB and are not allowed in GC
- CB restricts more manufacturing uses
- Truck, boat and motorcycle sales are not allowed in CB
- Wholesale trade, which is permitted in GC, is not allowed in CB
- CB allows for variety/department stores and GC does not

Auto sales are a conditional use in the CB zone and a permitted use in the GC zone. To encourage the continued operation of auto dealerships along Auto Row, the study recommends an amendment to the Land Use Code that would make auto sales a permitted use along 116th Avenue whether zoned GC or CB.

There are no designated shoreline areas in the study area.

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

None. The proposed land use changes are intended to support the desired redevelopment direction for the study area.

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

Anticipated development would result in increased traffic as reviewed in Transportation memos (Attachments 3 and 4). Attachment 4 summarizes that for all scenarios analyzed, none of the MMAs are expected to exceed their respective intersection concurrency standards. Additional demand for other public services would likely occur with redevelopment.

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

The study recommends providing a new east-west street connection at NE 4th Street between 116th and 120th avenues to improve system connectivity between the study area, Downtown, and Bel-Red, improve local access and circulation, and help alleviate congestion on NE 8th Street. Pedestrian and bicycle improvements would be incorporated into all streets as redevelopment occurs.



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

No conflicts are known or anticipated.

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

Signature Pam Neenan

Date Submitted 11/30/2000



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

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Proposal Name: 2006 Annual Amendments to the Comprehensive Plan – Crossroads Center Plan Study Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA)

Proposal Address: Crossroads Center, a 60-acre commercial area between NE 8th and NE 15th Street along 156th Ave. NE

Proposal Description: Amend the Crossroads Subarea Plan, implementing the recommendations of the completed Crossroads Center Plan Study, including amendments to the Subarea policies and the boundary of District E; add transportation improvement projects to the East Bellevue Transportation Plan; and amend notes (6) and (7) of LUC Residential Chart 20.10.440, to delete the prohibition on multifamily in Crossroads Subarea District E.

File Number: 05-114492 AC and 06-133381 AD

Applicant: City of Bellevue, Department of Planning and Community Development

Decisions Included: SEPA Threshold Determination

Planner: Paul Inghram, 425 452-4070

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland
Carol Helland,
Environmental Coordinator

Bulletin Publication Date: December 28, 2006

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

The proposal is to amend the Comprehensive Plan, including the Crossroads Subarea Plan and East Bellevue Transportation Plan, implementing the recommendations of the completed Crossroads Center Plan Study. Map, policy and project amendments include:

- Amend Policy S-CR-72 to allow multifamily mixed use development within the Crossroads Center Plan study area;
- Amend Crossroads District E boundaries to exclude certain areas currently subject to Policy S-CR-72;
- Amend the Plan designation in the northwestern part of the study area from Community Business (CB) to Multifamily-High (MF-H);
- Add new policies that address public open spaces and gathering places, assessing the new multifamily development, reinforcing the economic vitality of Crossroads Center, providing additional connectivity to Crossroads Park, increasing pedestrian and other non-motorized connections, and reducing the environmental impacts of redevelopment actions;
- Recommend new projects to improve landscaping and street trees on 160th Avenue NE and NE 15th Street;
- Investigate turning movements on NE 8th Street between 156th and 160th Avenues and recommend appropriate improvements; and
- Encourage improvements to Crossroads Park.

The proposal is also to amend Notes (6) and (7) of Land Use Code Residential Chart 20.10.440, to delete the prohibition on multifamily in Crossroads Subarea District E to allow it through the master development plan process.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental Checklist for the Crossroads Center Plan dated November 30, 2006

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments in January 2007. The Bellevue City Council will likely act on the amendments by February 2007.

Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

Although the Crossroads commercial area is currently healthy, the environment for shopping centers changes continually and shopping centers that do not evolve can decline over time, negatively impacting the surrounding community. Maintaining the strength of commercial areas is a priority of the city. Retail trends indicate that modern successful shopping centers include enhanced pedestrian environments, public gathering areas, and a broader mix of uses, including residential.

If the city adopts the Comprehensive Plan amendment as described, then the Land Use Code amendment is necessary to implement that Comprehensive Plan change.

Major Conclusions, Significant Areas of Controversy and Uncertainty

The proposed amendments to the Crossroads Subarea Plan are intended to be consistent with the general direction for the Crossroads commercial area to continue to provide retail and commercial services for the surrounding neighborhoods of east Bellevue in a manner that recognizes community concerns about potential impacts. The proposal to allow multifamily mixed use development in the Crossroads commercial area is encouraged by city policies (LU-7 and LU-27) and supports the economic health of this community and commercial center. Retail trends indicate that retail centers being developed, or redeveloped, today are including a greater mix of uses and activities, such as outdoor gathering spaces, pedestrian retail streets, and residential mixed use development. Mixed use development helps increase the customer base of associated retail areas, increases the pedestrian activity and use of retail streets, and helps create attractive urban gathering areas.

From the outset of this planning project, there was significant community concern about the potential impacts of allowing multifamily housing at Crossroads. City staff worked with property owners and community members in the spring and fall of 2006 to consider opportunities for Crossroads, including three communitywide meetings, six community workgroup meetings, and a number of other outreach activities and individual discussions. Multifamily housing was the key discussion topic of the second community workgroup meeting. The community planning process resulted in a set of Long Range Organizing Principles that include a recommendation to allow mixed use multifamily development that is consistent with the commercial environment. While some persons continue to be firm about not wanting any change to the current multifamily housing prohibition, citing concerns of traffic, parking, and overall impacts of growth, many in the community now indicate support for allowing well designed mixed use multifamily development. When the community workgroup was surveyed on allowing mixed use multifamily development, it received a high level of support. Only one member of the workgroup indicated a negative level of support for multifamily housing.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

Recognizing the environmental impacts that might occur with a major development, additional environmental analysis will be needed when a major project is proposed for that area. Additionally, the Comprehensive Plan amendment includes a policy recommendation to require the city to conduct a milestone assessment of mixed use developments at such time as up to 400 dwelling units are constructed in the area where the prohibition currently applies (District E north of N.E. 8th Street). This assessment would address whether multifamily development has successfully contributed to the implementation of the Subarea Plan and whether it is compatible with the character of the commercial environment. At the time of the assessment the city could evaluate whether to allow or restrict additional multifamily housing.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2006 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation

measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

M. J. [Signature]
12-27-06

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

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Crossroads Center Plan Study Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA).

PROPERTY OWNERS' NAME: N/A

PROPOSAL LOCATION (street address and nearest cross street or intersection as well as a legal description if available): The Crossroads Center Plan study area is located in the Community Business zoning district of the Crossroads Subarea between NE 8th and NE 15th. The study area is also known as District E, north of NE 8th Street. See Attachment 1.

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

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

CONTACT PERSON'S PHONE: 425-452-4070; Pingram@bellevuewa.gov

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. General description:

The project proposes amendments to the Comprehensive Plan, including the Crossroads Subarea Plan, and amendments to the text of the Land Use Code, to adopt and implement recommendations of the Crossroads Center Plan study.

The intent of the Crossroads Center Plan is to reinforce the economic vitality of the Crossroads commercial areas, improve the connections to the Crossroads Park and Community Center, and create additional community gathering places. Although the commercial area is currently healthy, the environment for shopping centers changes continually and shopping centers that do not evolve can decline over time, negatively impacting the surrounding community. Keeping commercial areas strong is a priority of the City.

After initial work with the community and property owners in 2005, in March 2006 the

Council gave new direction on the process and schedule. In response to an open invitation by the City of Bellevue, approximately 30 citizens met on six occasions in the spring and fall of 2006 to discuss the future of the Crossroads commercial center. The group gave creative input on three subject areas: park connections and gathering places, uses and activities, and transportation. From that process, three alternative land use plans were drafted for the study area that considered a range of land use intensities.

Analysis of these alternatives and review with the citizen group resulted in developing a set of Long Range Organizing Principles that are a hybrid of concepts from the three alternatives. It also resulted in identifying a potential Near and Mid Term Future that includes possible public investments and private developments that may occur two to ten years into the future. The private developments shown in the Near to Mid Term Future were identified through discussions with private property owners about their development intentions. They do not represent specific development or permit proposals, but illustrate the type of development that might be anticipated consistent with the existing Subarea Plan and the proposed Long Range Organizing Principles. Proposed amendments will incorporate the Long Range Organizing Principles into the Comprehensive Plan and Land Use Code.

The underlying Comprehensive Plan designation and zoning would remain Community Business. Allowed uses (other than housing), height limits, dimensional standards, parking standards, and other land use and environmental regulations would remain unchanged.

Long Range Organizing Principles:

1. Park Connections and Interface

When development occurs adjacent to the park, it should provide physical and visual connectivity to the park where appropriate and enhance the park edge.

- The park connection should be clearly open to the public.
- Multiple connection points are encouraged where appropriate, including at multiple levels.
- Buildings should be designed so that their bulk, height, character and scale is appropriate for the park.
- The design of buildings and the adjacent landscaping should promote the public character of community gathering spaces and Crossroads Park.
- Property adjacent to the park should be landscaped in a way that is harmonious with park landscaping.

2. Pedestrian and Gathering Areas

There should be a network of pedestrian and gathering areas including:

- **Major activity nodes** where the community could gather and where activities could occur.
- **Activated retail streets** with pedestrian amenities such as wider sidewalks and street

trees. Buildings fronting the street would provide entrances and windows facing the street; sides of buildings should include windows and wall treatments to provide visual interest.

- An **urban trail** linking adjacent areas, the shopping center and the park.

In addition, a network of sidewalks, trails, and streets would connect these features to each other and to transit facilities, building entrances, site entrances, and park entrances. This network would provide safe, convenient, and pleasant pedestrian and bicycle routes, and would feature a system of wayfinding to guide pedestrians: including signs, sculptures/art, pavement markings, and architectural building elements (such as stairs).

3. Differentiated Streets

- **Activated streets** would include NE 13th Street and Crossroads Place which would serve as future “main streets” with entrances to the shopping center. These streets could include retail, restaurants with outdoor seating, and other uses that attract pedestrians. These streets would have pedestrian improvements as described above.
- **Park streets** would include 160th Avenue NE and NE 15th Street and would be improved with landscaping and street edge enhancements that would extend the character of the park. Their connections at 156th Avenue NE and NE 8th Street would include landscaping and design features to act as park “gateways.”
- **Pedestrian-friendly arterial streets** would include 156th Avenue NE and NE 8th. While these streets have a strong need to move cars, they have the highest pedestrian volumes outside of Downtown. They should include generous sidewalks and landscaping, be safe and comfortable for pedestrians, and provide convenient connections between transit and destinations.

4. Environment

The City will encourage ways to reduce environmental impacts, such as promoting Green roofs, LEED or Green building, and enhanced storm water management.

5. Mixed Use Housing

Well designed mixed use developments that enhance the commercial area are appropriate, provided that these developments:

- Are well designed and built at an appropriate size and scale.
- Do not detract from the zone’s primary function as a community business commercial area (i.e. housing should complement commercial uses).
- Sufficiently segregate access and parking to avoid commercial/residential conflicts (not to prevent secondary access, emergency exits, and fire access, or shared parking where use is clarified, such as commercial only during business hours).
- Include public open space and/or other public amenities. Open space should be integrated into park access areas, where applicable.
- Are designed so that they do not “privatize” adjacent public areas.
- Incorporate ped/bike network, urban trail and activity zones consistent with plan.



Housing in the study area is current prohibited by a combination of policy S-CR-72 and LUC 20.10.440. Policy and code amendments would create an exception to the current prohibition on housing for developments that establish an agreement with the city to implement the Subarea Plan. No change is proposed to the Community Business (CB) zone residential density maximum of 30 dwelling units per acre.

It is also proposed to modify the District boundary line so as to locate the two most northwestern parcels of the study area in District F and remove them from District E. The CB designation of the most northwestern parcel of the study area would be changed to Residential-Medium to be consistent with its existing R-30 zoning.

Near to Mid Term Future

The Near to Mid Term Future identifies public and private investments that are likely to occur in the study area over the next two to ten years, consistent with the Long Range Organizing Principles and the Subarea Plan. The private development projects anticipated here are not part of this proposal. They illustrate, based on discussions with property owners, the type and intensity of development that may occur. Public projects, such as street and park improvements would be recommended to be included in the city's capital improvement program, then to be considered as part the city's budget process. Additional public review and SEPA review may occur for the city's capital planning as well as for specific projects. Privately initiated projects will be subject to applicable SEPA and development review requirements. In the CB zoning district, design review is required.

Hotel/Condo Building

A private development that mixes hotel, retail and residential uses and is located adjacent to the north side of the cinema is appropriate for the site. The project should provide public access to the park and be designed to enhance the park edge. Corresponding public improvements may occur at the park edge in response to the development.

Terraced Open Space and Park Connection

The terraced open space would be a broad at-grade open space just south of Circuit City. The terraced area would be a location for programmed activities such as the farmers' market. The space would be roughly 60 feet wide near the shopping center, spreading to roughly 80 feet wide near the park, providing a direct comfortable link between the shopping center and the park. This would be a private development project related to the mixed use development listed next. Construction of this publicly accessible amenity would require the reorientation of the loading dock for Circuit City. Corresponding public improvements would occur on the south and west sides of the Crossroads Community Center in response to the development.



Mixed-use Development and Upper Level Park Connection

Adjacent to the south side of the terraced open space would be a private mixed use development. On the lower level there would be new retail spaces facing the shopping center and a new two level structured parking garage. There would also be two rows of out-door parking near to the shopping center. The top of the structured parking would provide a platform for multifamily housing and for an additional open space which would be linked at grade level to the park and via a staircase/elevator to the Shopping Center. Near the top of the stairs/elevator, a restaurant would give this open space a public feel.

Crossroads Plaza

Heading west from the terraced open space across Crossroads Way, would be an expanded plaza area that would convert one row of existing parking at the entrance to the Shopping Center. Several handicapped parking places would remain near the shopping center entrance.

Other Mixed Use Development

Private developments are also proposed at the NW and SE corners of the study area that would have underground parking and upper floor residential uses. It is expected that the site in the SE corner of the study area would also include first floor commercial or office space. Design guidelines would establish the character/quality of these buildings.

“Park Streets” (160th Avenue and NE 15th)

The city would seek ways to initiate the park streets concepts described in the long range organizing principles through private development participation and public capital improvements. This may include converting 160th Avenue NE from an easement to a public right of way.

Spot Traffic Improvements

The city would look to identify specific street or off street improvements to improve traffic flow on 156th Avenue and NE 8th Street, including working with the Post Office to improve traffic flow on NE 8th Street.

Milestone Review of Study Area Development

The milestone review provides an opportunity for the city and the community to assess the progress of the plan and evaluate new development’s ability to implement the Long Range Organizing Principles.

For milestone review, the plan proposes for the city to assess the implementation and effectiveness of the ~~the Crossroads Center Plan~~ ^{NEW MIXED USE DEVELOPMENT IN THE CROSSROADS STUDY AREA} at such time as 400 new housing units are constructed in District E ^{NORTH OF NE 8TH ST.} or at the time of the next major update of the Comprehensive Plan, ^{UPDATE} whichever occurs first.



The proposed LUC amendment would implement amendments to the Comprehensive Plan simultaneously under consideration.

Crossroads Subarea map and policy amendments:

Subarea Plan map and policy amendments that have been identified include:

- Amend Policy S-CR-72 to allow housing development within the Crossroads Center Plan study area (see **Location** below);
- Amend Crossroads Subarea ~~Sub~~ District E boundaries to exclude certain areas currently subject to Policy S-CR-72;
- Amend the Plan designation in the northwestern part of the study area, from Community Business (CB) to Multifamily-Medium (MF-M), ~~High (MF-H)~~ **HIGH (MF-H)** *THAT CHANGES DISTRICT E TO DISTRICT F*
- Adopt policies incorporating the Long Range Organizing Principles

Amendments to the Land Use Code:

Land Use Code amendments that have been identified include:

- Amend Notes (6) and (7) of LUC Chart 20.10.440 to allow an exception to the prohibition on multifamily in Crossroads Subarea ~~Sub~~ District E ~~when an agreement is established with the city to implement the Subarea Plan.~~ **THROUGH THE MASTER DEVELOPMENT PLAN PROCESS,**

2. **Site acreage:** The combined acreage of the parcels within the study area is about 60 acres.
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** Policy S-CR-72 is proposed to be modified to allow housing development within the study area, which is currently prohibited. Community Business allows housing at a maximum density of 30 dwelling units per acre. The Community Business land use designation and zoning would remain unchanged.
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A, while the land use alternatives considered as part of the study and the Near to Mid Term Future discussed above contemplate the type of development that may occur, no specific structure is proposed as part of this action to amend the Comprehensive Plan and Land Use Code. The height limit of the Community Business (CB) zone is 45/60 feet. Design review is required of new developments. No changes to the height or density limits are proposed.
10. **Other:**

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

The Crossroads Center Plan study is part of the 2006 Annual Comprehensive Plan Amendments (CPA) work program. The Land Use Code Amendments are linked to this work program review **AND ARE ANTICIPATED TO BE ADOPTED SUBSEQUENT TO THE COMPREHENSIVE PLAN AMENDMENTS**
Additional Land Use Code amendments and other implementation measures may occur later in 2007.

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

The plan recommends a milestone review to gauge the success of **MIXED USE MF WITHIN THE STUDY AREA** the plan. At the time of the milestone review it may be determined that additional planning studies are necessary.

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

- Transportation Issues paper dated September 12, 2006
- Social Issues paper dated September 12, 2006
- City GIS mapping

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.

N/A

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.

- Crossroads Center Plan Study CPA (05-114492 AC)
- Crossroads Center Plan Study LUCA (06-133381 AD)

Ordinance adoption by the City Council.

MQ

B. Environmental Elements

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

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

SUMMARY

Project Summary: Proposed amendments to the Comprehensive Plan, including the Crossroads Subarea Plan, and proposed amendments to the text of the Land Use Code, to adopt and implement recommendations of the Crossroads Center Plan Study. The project is described in more detail under #1, General Description, on page 1.

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

State the proposal's objectives: To comply with the requirements of the GMA by amending the Comprehensive Plan and adopting development regulations that implement and are consistent with such amendment and consistent with the intent of the Study to reinforce the economic vitality of the Crossroads commercial areas, improve connections to the Crossroads Park and Community Center, and create additional community gathering places

Specify the purpose and need to which the proposal is responding Although the Crossroads commercial area is currently healthy, the environment for shopping centers changes continually and shopping centers that do not evolve can decline over time, negatively impacting the surrounding community. Maintaining the strength of commercial areas is a priority of the city. *RETAIL TRENDS INDICATE THE MODERN SUCCESSFUL SHOPPING CENTERS INCLUDE ENHANCED PEDESTRIAN ENVIRONMENTS, PUBLIC GATHERING AREAS, AND A BROADER MIX OF USES, INCLUDING RESIDENTIAL.* If the city adopts the Comprehensive Plan amendment as described in this checklist under Proposed Policy Frameworks (above), then the LUC amendment is necessary to implement that Comprehensive Plan change.

State the major conclusions, significant areas of controversy and uncertainty: To be provided

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Recognizing the environmental impacts that might occur with a major development, additional environmental analysis will be needed when a major project or plan update is proposed for that area. *THE COMPREHENSIVE PLAN AMENDMENT INCLUDES A POLICY RECOMMENDATION TO REQUIRE THE CITY TO CONDUCT A MILESTONE ASSESSMENT OF MIXED USE DEVELOPMENTS AT SUCH TIME AS UP TO 400 DWELLING UNITS ARE CONSTRUCTED IN THE DISTRICT E NORTH OF NE 8TH ST. THIS ASSESSMENT WOULD ADDRESS WHETHER MF DEVELOPMENT HAS SUCCESSFULLY CONTRIBUTED TO IMPLEMENTATION OF THE SUBAREA PLAN AND WHETHER IT IS COMPATIBLE WITH THE CHARACTER OF THE COMMERCIAL ENVIRONMENT.*

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a non-project action to update the Crossroads Subarea Plan of the Comprehensive Plan in accordance with Growth Management Act provisions, and to adopt Land Use Code amendments implementing the Subarea Plan amendments. There are no anticipated significant adverse environmental impacts from the proposal.

Describe any proposed mitigation measures and their effectiveness:

No specific development is being approved with this proposal. Future development under the provisions of the regulation will be subject to SEPA review, as well as to the city's existing development regulations.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The plan and code amendments proposed will not directly increase discharges to water, emissions to air, produce, store or release toxic or hazardous substances, or produce noise. As new development or redevelopment in the study area occurs over time consistent with the proposed plan and code amendments, additional air and noise emissions may occur due to construction and automobile traffic. No additional water discharges, or releases of toxic or hazardous substances are anticipated.

Proposed measures to avoid or reduce such increases are:

The plan focuses on supporting pedestrian oriented mixed use activities that are adjacent to transit. By allowing housing to be located near commercial and civic services and recreation opportunities, and to be connected by an enhanced pedestrian network the plan encourages pedestrian travel. Similarly, locating housing and additional commercial services near transit will encourage transit use as an alternative to autos. This development pattern that supports a combination of pedestrian and transit use may result in less auto traffic and related impacts than if similar uses were located elsewhere in the city.

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

There are no known direct impacts to plants, animals, fish or marine life that will result from the proposal.

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

N/A



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

Additional development may occur in the study area that increases demand for energy.

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

The proposal does not specifically address energy conservation.

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?

There are no known direct impacts to sensitive areas, habitat, historic sites or other protected areas that will result from the proposal. The plan supports and encourages improved access and connectivity between the Crossroads Shopping Center and Crossroads Park that may result in landscaping improvements on the west edge of Crossroads Park.

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

The plan proposes policy that development that occurs adjacent to Crossroads Park should be designed in a manner that improves access and connectivity with the park, or at a minimum, provides an enhanced landscape edge.

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 modify the Comprehensive Plan Subarea policies and Land Use Code to allow housing within the Community Business (CB) zone of the study area (District E north of NE 8th Street). Other Community Business uses would continue to be allowed.

There are no designated shoreline areas in the study area.

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

The plan principles direct development to improve pedestrian areas and connections, provide outdoor gather spaces. New housing developments would be allowed through a development agreement process to ensure that they are consistent with the Long Range Organizing Principles. The success of the plan will be evaluated at a milestone review, at which time adjustments to the Subarea Plan and Land Use Code could be made, if necessary, to response to unforeseen impacts.

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

In 2005, Bellevue conducted a traffic modeling exercise intended to demonstrate the traffic impacts that would result from up to 900 new residential units, a 5,000 square feet new library, and 20,000 square feet of new office space. (The Near to Mid Term Future plan anticipates only about 400 ~~units~~ housing units.) Under the hypothetical scenario considered in 2005, the model demonstrated that the 2030 PM peak traffic conditions at key intersections remained within city-accepted congestion levels. New uses, such as housing, would generate some additional traffic. However, the amount of new traffic at Crossroads is likely to be a very small percentage of overall traffic volumes.

Additional demand for other public services would likely occur in proportion to redevelopment.

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

The plan recommends identifying specific street and off-street improvements to improve traffic flow on 156th Avenue and NE 8th Street, including working with the Post Office to improve flow and turning movements on NE 8th Street. The plan also recommends allowing mixed use development where housing, commercial and civic services, recreation opportunities can be located in close proximity to each other and to high frequency transit service. Additionally, pedestrian and bicycle improvements are recommended throughout the study area. This anticipated land use pattern and additional improvements has the potential to encourage greater pedestrian and transit modes of travel.

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

No conflicts are known or anticipated.

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

Signature Pan Neutron

Date Submitted 11/30/2006

