



DATE: October 30, 2008

TO: Chair Orrico  
Bellevue Planning Commission

FROM: Paul Inghram, Comprehensive Planning Manager 452-4070  
[pingram@bellevuewa.gov](mailto:pingram@bellevuewa.gov)  
Nicholas Matz, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

SUBJECT: Coal Creek UGB Comprehensive Plan Amendment (CPA) (08-109519 AC)  
November 19, 2008 Public Hearing

## I. PROPOSAL

This application initiated by the City Council would ratify King County Comprehensive Plan amendment action amending the Urban Growth Boundary (UGB) to: include all of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area; include the relocated area within Bellevue's Potential Annexation Area (PAA); include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. The UGB would relocate to the southern right-of-way of Newcastle-Coal Creek Parkway between the two existing points where it crosses the parkway now. See Attachment 1.

The entire Coal Creek Park Natural Area extends from I-405 on the west to Lakemont Boulevard and Cougar Mountain Wildland Park on the east. The Coal Creek Park Natural Area is bisected by Coal Creek as it flows northeasterly through the site before draining into Lake Washington at Newport Shores. Coal Creek Park Natural Area in combination with Cougar Mountain Wildland Park, Squak Mountain and Tiger Mountain Park provides a nearly continuous corridor of public lands for fish, wildlife, and public use and benefit.

The purpose of this amendment is twofold: 1) to allow for the annexation of unincorporated portions of the Bellevue-owned park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement and 2) to emphasize the city's stewardship responsibilities for this open space. Annexation enhances Bellevue's ability to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system.

The city submitted a Docket item to King County to amend the King County Comprehensive Plan through their 2008 CPA Update. The county held a September 29, 2008, public hearing and subsequently adopted an ordinance moving the UGB in the county's comprehensive plan.

## II. STAFF RECOMMENDATION

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

- Include all of the City of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area;
- Include the unincorporated area of the park within Bellevue's Potential Annexation Area (PAA);
- Include the unincorporated area of the park entirely within the Newcastle Subarea; and
- Establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation, consistent with the city's practice for designating park areas.

## III. DECISION CRITERIA - CPA

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

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

Not applicable to this proposal.

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

The proposed amendment is consistent with the Comprehensive Plan and other goals and policies in these planning documents for urban growth development.

#### **Comprehensive Plan**

This proposed amendment is consistent with current general policies in the Comprehensive Plan Parks and Recreation Element for park acquisition and preserving open space, and in the Annexation Element for development according to comprehensive plan policies (AN-7) and interlocal agreements to address solutions to regional concerns (AN-20). Annexing the park enhances Bellevue's ability to assure its community responsibilities to this park as they are defined under the Comprehensive Plan and the Growth Management Act.

The proposed amendment is consistent with policy implementation in the CPPs and GMA for urban growth areas development:

## **Growth Management Act**

In its current form, the proposal is consistent with GMA Planning Goals of Urban growth, Reduce sprawl, Permits, Open space and recreation, Environment, Citizen participation and coordination, Public facilities and services, Historic preservation, and Shoreline management.

The proposal is inapplicable to GMA Planning Goals of Transportation, Housing, Economic development, Property rights, and Natural Resource Industries.

## **Countywide Planning Policies**

Countywide Planning Policies for King County are organized by topics in nine separate chapters. The framework policies in each chapter are implemented through local plans and regulations. Evidence of the consistency of the proposal with the framework policies is as follows:

- I. **Critical Areas** *The proposal will not affect the implementation of regulations dealing with critical areas. Maintenance work for this open space will be subject to existing Critical Area requirements in the Land Use Code.*
- II. **Land Use Pattern** *The proposal is consistent with the implementation of the desired urban land use pattern for park acquisition and preserving open space.*
- III. **Transportation** *The proposal will not affect the implementation of regional transportation systems.*
- IV. **Community Character and Open Space** *The proposal will improve the City's ability to maintain community character in predominantly residential areas and allow the predictable application of regulations protecting open spaces.*
  - **Policy FW-27** *for all jurisdictions to cooperatively identify, establish, protect and steward...open space corridors of regional significance;*
  - **Policy CC-7** *to include in this process the development of management plans and strategies to sustain the corridors open space benefits...;*
  - **Policy CC-11** *to have all jurisdictions work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur; and*
  - **Policy CC-12** *requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.*

*The focus of these CPP policies is typically larger and regional in scale, in keeping with the open space role of the park.*

- V. **Affordable Housing** *Not applicable to this proposal.*

**VI. Contiguous and Orderly Development and Provision of Urban Services to Such Development** *Not applicable to this proposal.*

**VII. Siting Public Capital Facilities of a Countywide or Statewide Nature** *Not applicable to this proposal.*

**VIII. Economic Development** *Not applicable to this proposal.*

**IX. Regional Finance and Governance** *Not applicable to this proposal.*

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

The proposed amendment addresses the interests and changed needs of the entire city.

The purpose of this amendment is twofold: 1) to allow for the annexation of the unincorporated portions of the park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement and 2) to emphasize the city's stewardship responsibilities for this open space.

Annexation enhances Bellevue's ability to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. These responsibilities specifically are to own, operate, and maintain parks, open space, recreation and community facilities and programs and other municipal programs, facilities and property inside its boundaries.

Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system. Implementing Comprehensive Plan policy on property outside of the UGB is difficult, and it is impossible to maintain park trails and restore natural environmental features to Bellevue standards as they are represented by the Land Use Code and its Critical Areas functions.

**B3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 [below] for the definition of "significantly changed conditions"; and**

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

The proposed amendment addresses significantly changed conditions since the last time the Plan map was amended. The transfer of ownership is a significantly changed condition to the subject property because it allows for the first time the city to

implement Park and Recreation element policies regarding natural area restoration in Coal Creek. This is a change that has implications of a magnitude that need to be addressed for the Comp Plan to function as an integrated whole.

The transfer of park ownership is a significantly changed condition that was the culmination of regional coordination efforts between the city and the county. With the change in ownership, stewardship and maintenance responsibilities shifted to the city from the county. This changed condition now is able to recognize the Parks and Open Space System Plan (2003) intent for both Regional Coordination and Preserving Open Space goals for the park.

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

The context for this suitability is defined by Interlocal Agreement transfer responsibilities, Deed of Sale covenant restrictions, and Comprehensive Plan intent for Buildable Lands. Bellevue's management and maintenance objectives (described below) are going to be consistently implemented within this context.

The Interlocal Agreement governing the ownership transfer redefined city responsibilities for the continued environmental health of the park. With Plan direction and annexation the city can implement these responsibilities under regional policy requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.

The Deed of Sale between King County and Bellevue specifically covenants the city to maintain the park status at pain of conveying equivalent facilities back to the County:

*“The City, as required by RCW 36.89.050, covenants that Coal Creek Park shall be continued to be used as public open space, park, or recreation facility purposes or that other equivalent facilities within the City or the County shall be conveyed to the County in exchange therefore. The City and County agree that the proposed storm water/stabilization facilities outlined in the Settlement Agreement do not constitute a change in use in regard [to this].”*

The King County Comprehensive Plan designates the park Major Open Space in reference to regional park facilities. This designation prevents the property from being counted under Buildable Lands growth area calculations. Likewise, Bellevue's park facilities identified in the Comprehensive Plan are also not counted in these calculations.

Bellevue uses Public/Public Facilities (P/PF) as a prefix to Comprehensive Plan designations defining facilities which serve the general public or provide public benefit (including park and recreational facilities—Glossary).

The city's management and maintenance objectives for this site include:

- *Improve Forest and Natural Conditions* - actions will focus on the removal of exotic and invasive plants in order to preserve and improve the natural character, value and benefits on the Coal Creek system.
- *Protect and Enhance Fish and Wildlife Habitat* - stream enhancement features will be incorporated, in cooperation with the Bellevue Utility Department, to improve stream quality and the values and benefits the stream provides for fish and wildlife.
- *Provide Recreation Opportunities* - The 5 miles of primitive trail will be maintained and improved. New trails may be constructed and existing trails, bridges and structures renovated providing enhanced opportunities for hiking, bird watching and nature study.
- *Protect Water Quality* - Vegetation will be planted and managed to stabilize soils and slopes and reduce water runoff and erosion.

The choice of Comprehensive Plan designation and potential zoning classification is based on surrounding and similar uses in the Newcastle and Factoria Subareas. The property will be rezoned from County R-4 to either City R-2.5 or R-3.5. This is consistent both with its change from Rural to Urban status and with the proposed SF-M Comprehensive Plan designation. Residential areas and open spaces to the north of this area are zoned R-3.5. Other portions of the park already in Bellevue are zoned R-3.5 and R-1.

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

The proposed amendment demonstrates a public benefit, and enhances the public health, safety and welfare of the city and its residents. State law at RCW 35A.14.005 prohibits annexation beyond the UGB. Moving the boundary line is necessary to realize the public benefit of the city's stewardship responsibilities towards this park.

**V. STATE ENVIRONMENTAL POLICY ACT**

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on October 30, 2008.

**VI. PUBLIC NOTICE AND COMMENT**

Notice of the CPA Application was published in the Weekly Permit Bulletin and in the Seattle Times on March 6, 2008. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin and in the Seattle Times on October 30, 2008.

Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2008 amendments to the Bellevue Comprehensive Plan was provided to state agencies on October 30, 2008 for review.

The same person submitted two sets of comments on the proposed amendment. These comments suggest that the proposed Comprehensive Plan designation is inconsistent with the King County Council's publicly stated intent to maintain these parcels as park/open space. The comments assert an inherent contradiction in the Comprehensive Plan's combined public facility prefix and residential designation.

*Please note: copies of all written comments have been provided in a separate notebook.*

#### IV. NEXT STEPS

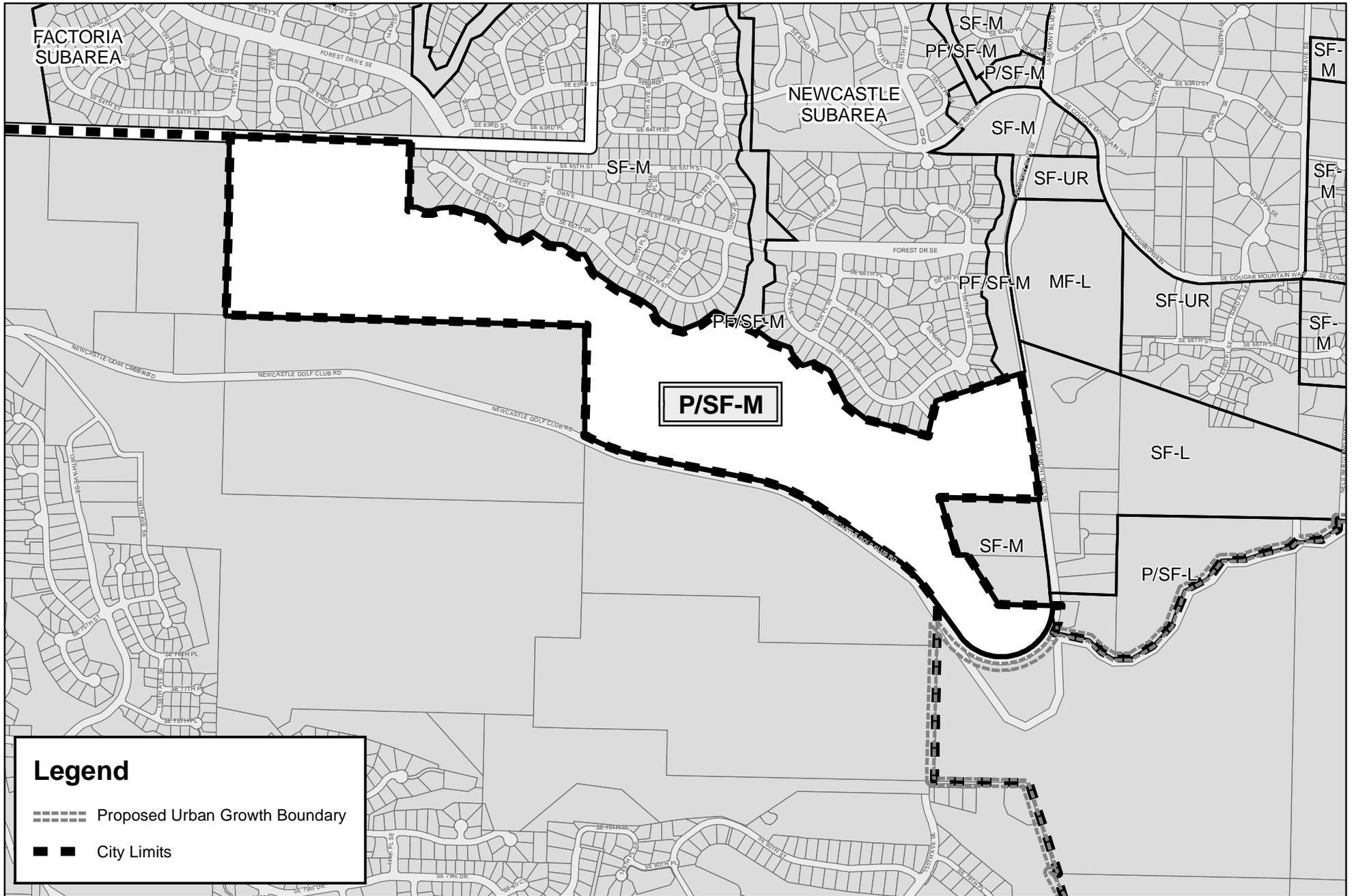
**We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.** A draft motion consistent with the staff recommendation would be:

Move to recommend approval of the Coal Creek UGB Comprehensive Plan Amendment to:

- Include all of the City of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area;
- Include the unincorporated area of the park within Bellevue's Potential Annexation Area (PAA);
- Include the unincorporated area of the park entirely within the Newcastle Subarea; and
- Establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation, consistent with the city's practice for designating park areas.

#### V. ATTACHMENTS

1. Map of proposed Coal Creek Park Natural Area subarea map amendment
2. Proposed Newcastle Subarea Plan map
3. Proposed Figure AN.1 – Potential Annexation Areas
4. SEPA Determination



**Legend**

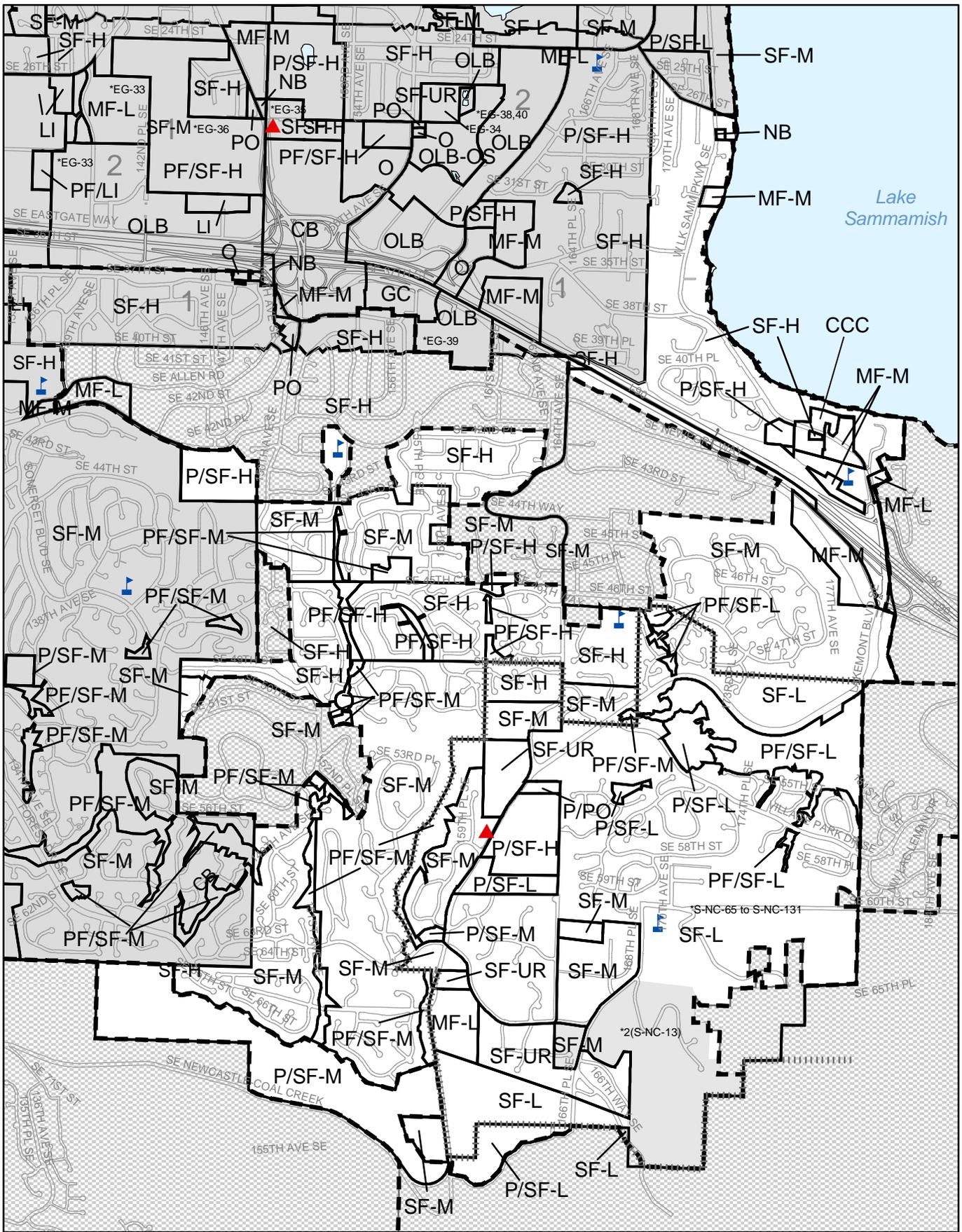
- Proposed Urban Growth Boundary
- ■ City Limits



March 2008



**Coal Creek Park UGB CPA**  
**Proposed Comprehensive Plan Designations**



**FIGURE S-NC.2  
Newcastle Land Use Plan**



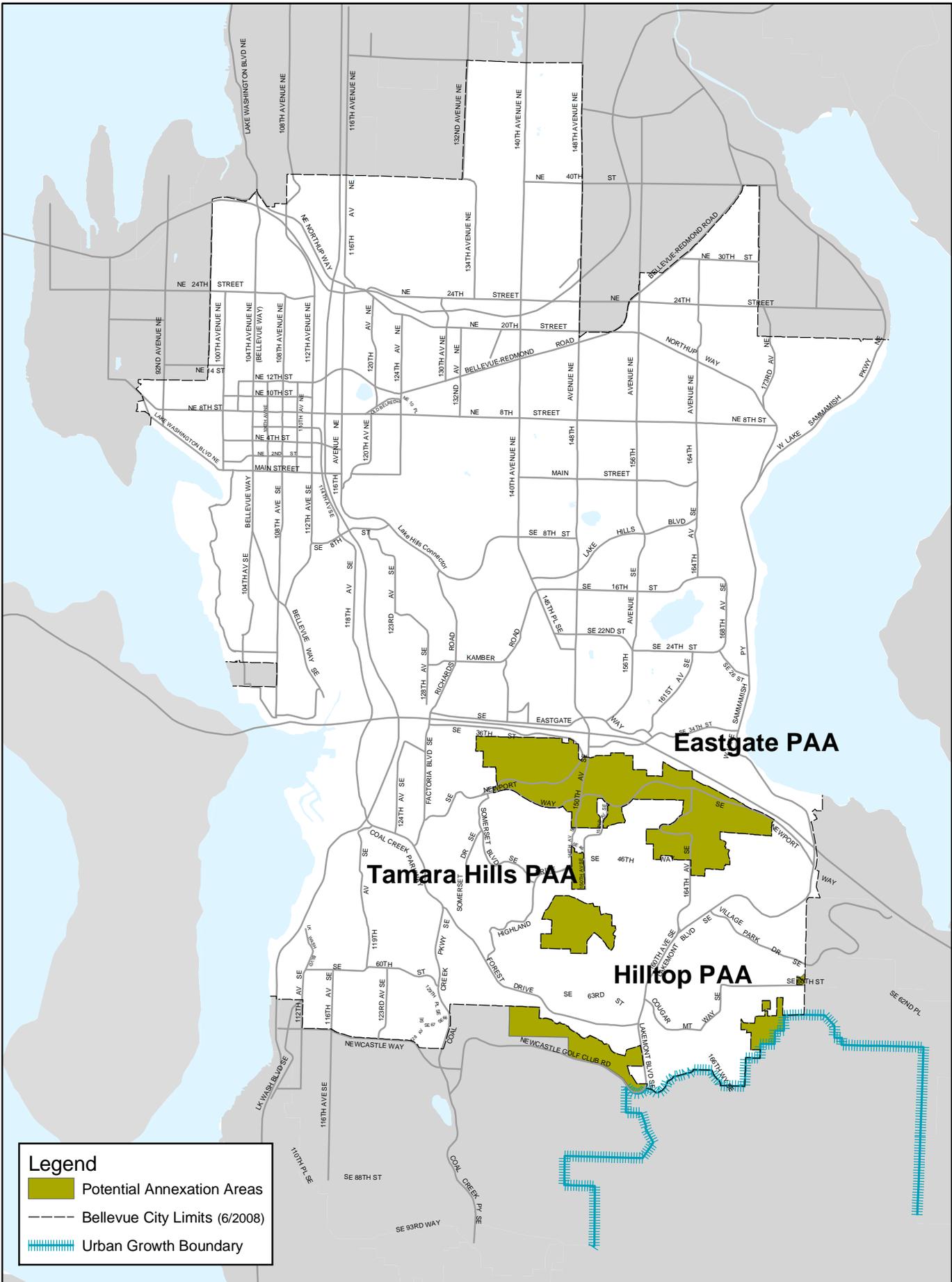
SF Single Family  
 MF Multi Family  
 -L Low Density  
 -M Medium Density  
 -H High Density  
 -UR Urban Residential

PO Professional Office  
 O Office  
 OLB Office, Limited Business  
 OLB-OS Office, Open Space  
 NB Neighborhood Business  
 CB Community Business

GC General Commercial  
 LI Light Industrial  
 PF Public Facility  
 P Park

▲ Fire Stations  
 □ Public Schools  
 □ Lakes  
 - - - Bellevue City Limits (6/2008)  
 ||||| Village Overlay





**Legend**

- Potential Annexation Areas
- Bellevue City Limits (6/2008)
- Urban Growth Boundary

AN.1

**Potential Annexation Areas**





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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:** 2008 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):** 08-103705 AC Sambica; 08-109519 AC Coal Creek UGB; 08-123138 AC Ped/Bike Plan Update

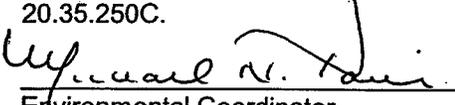
---

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

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

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

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

  
Environmental Coordinator

October 30, 2008  
Date

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



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

Created on 3/26/2004 1:37 PM PCD Page 1 10/29/2008

Proposal Name: 2008 Annual Amendments to the Comprehensive Plan – Coal Creek Park Urban Growth Boundary (UGB) Comprehensive Plan Amendment (CPA)

Proposal Address: Generally north of Newcastle-Coal Creek Parkway and west of Lakemont Boulevard

Proposal Description: **Comprehensive Plan map amendments:** Amend the Urban Growth Boundary (UGB) to: include all of Bellevue's unincorporated Coal Creek Natural Area Park entirely within the urban area; include the relocated area within Bellevue's Potential Annexation Area (PAA); include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. The UGB would relocate to the southern right-of-way of Newcastle-Coal Creek Parkway between the two existing points where it crosses the parkway now.

File Number: 08-109519 AC

Applicant: City of Bellevue Department of Planning and Community Development

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, 425 452-5371

State Environmental Policy Act  
Threshold Determination:

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

Michael Paine,  
Environmental Coordinator

---

Bulletin Publication Date: October 30, 2008

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**

This Comprehensive Plan Amendment (CPA) proposes to:

- include all of the City of Bellevue's unincorporated Coal Creek Natural Area Park entirely within the urban area;
- include the unincorporated area of the park within Bellevue's Potential Annexation Area (PAA);
- include the unincorporated area of the park entirely within the Newcastle Subarea; and
- establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation.

The purpose of this amendment is to allow for the annexation of the Bellevue-owned park. Annexation enhances Bellevue's ability to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system.

King County amended the King County Comprehensive Plan to move the UGB line through their 2008 CPA Update. This action was official on October 20, 2008, and included a SEPA Threshold Determination.

## **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 proposal dated October 1, 2008
- City of Bellevue Comprehensive Plan
- Determination of Significance (DS) for 2008 Amendments to the King County Comprehensive Plan Adoption of Existing Environmental Documents and 2008 Addendum to Existing Environmental Documents

## **III. Proposed Timing and Phasing**

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments on November 19, 2008. The Bellevue City Council will likely act on the amendments in the first quarter of 2009.

Additional environmental review will be phased as outlined at WAC 197-11-060(5). 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 of this amendment is to allow for the annexation of the unincorporated portions of the park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement. Annexation enables Bellevue to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. These responsibilities specifically are to own, operate, and maintain parks, open space, recreation and community facilities and programs and other municipal programs, facilities and property inside its boundaries. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system. Implementing Comprehensive Plan policy on property outside of the UGB is difficult, and it is impossible to maintain park trails and restore natural environmental features to Bellevue standards represented by the Land Use Code and its Critical Areas functions.

##### **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.

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

The transfer of ownership allows for the first time the city to implement Park and Recreation element policies regarding natural area restoration in Coal Creek. The transfer of park ownership was the culmination of regional coordination efforts between the city and the county. With the change in ownership, stewardship and maintenance responsibilities shifted to the city from the county. This recognizes the Parks and Open Space System Plan (2003) intent for both Regional Coordination and Preserving Open Space goals for the park.

The Interlocal Agreement governing the transfer redefined expectations for the continued environmental health of the park, and clearly defined the city as the responsible party. The proposed amendment is now necessary to allow the Plan to facilitate annexation. Although annexation is not a SEPA action, it facilitates the city's jurisdiction, necessary to implement these expectations under regional policy requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.

Recognizing the environmental impacts that might occur, additional environmental analysis will

be needed if proposals are made for development as regulated by the Land Use Code.

### **Environmental Impacts of the Proposal**

A cumulative impact analysis for the 2008 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]*  
10-29-08

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

**A. BACKGROUND INFORMATION**

---

**PROPOSAL TITLE:** Coal Creek Urban Growth Boundary (UGB) Comprehensive Plan Amendment (08-109591 AC)

**PROPERTY OWNERS' NAME:** City of Bellevue

**PROPOSAL LOCATION** (street address and nearest cross street or intersection as well as a legal description if available): Unincorporated portions of Coal Creek Natural Area Park owned by Bellevue; in an area bounded roughly by Lakemont Boulevard SE, south of Forest Drive, 142<sup>nd</sup> Ave SE, and Newcastle-Coal Creek Rd.

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

**CONTACT PERSON'S NAME:** Nicholas Matz AICP

**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:** 425-452-5371

**BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:**

1. **General description:** The proposal is to amend the Urban Growth Boundary as shown on the Factoria and Newcastle Subarea plans to include all of Bellevue's Coal Creek Park Natural Area entirely within the urban area; include the unincorporated area within Bellevue's Potential Annexation Area (PAA) as shown on Figure AN.1 of the Annexation Element, include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. This application initiated by the Planning Commission would ratify King County Comprehensive Plan amendment action to amend the Urban Growth Boundary (UGB) to include all of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area.
2. **Site acreage:** approximately 183 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

*[Signature]*

6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** Park
9. **Design features, including building height, number of stories and proposed exterior materials:**  
N/A
10. **Other:** N/A

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

The Coal Creek UGB CPA is being reviewed as part of the 2008 Annual Comprehensive Plan Amendments (CPA) work program.

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

If the CPA is adopted by the City Council, rezone and annexation will follow. Annexations are exempt from environmental review under RCW 43.21C.222.

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

SEPA checklist, environmental analysis and threshold determination for the comprehensive plan amendment related to this proposed Land Use Code amendment (see file no. 08-109519-AC)

Determination of Significance (DS) for 2008 Amendments to the King County Comprehensive Plan Adoption of Existing Environmental Documents and 2008 Addendum to Existing Environmental Documents.

**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.**

**List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.**

Ordinance action by the City Council for: Coal Creek UGB CPA (08-109519 AC)



---

**B. Environmental Elements**

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

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

**SUMMARY**

Project Summary: The proposal is to amend the Urban Growth Boundary as shown on the Factoria and Newcastle Subarea plans to include all of Bellevue's Coal Creek Park Natural Area entirely within the urban area; include the unincorporated area within Bellevue's Potential Annexation Area (PAA) as shown on Figure AN.1 of the Annexation Element, include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. (see file no. 08-109519-AC).

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.

Specify the purpose and need to which the proposal is responding: The purpose of this amendment is to allow for the annexation of the unincorporated portions of the park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement. Annexation enables Bellevue to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. These responsibilities specifically are to own, operate, and maintain parks, open space, recreation and community facilities and programs and other municipal programs, facilities and property inside its boundaries. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system. Implementing Comprehensive Plan policy on property outside of the UGB is very difficult, and it is impossible to maintain park trails and restore natural environmental features to Bellevue standards represented by the Land Use Code and its Critical Areas functions.

State the 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.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: The transfer of ownership allows for the first time the city to implement Park and Recreation element policies regarding natural area restoration in Coal Creek. The transfer of park ownership was the culmination of regional coordination efforts between the city and the county. With the change in ownership, stewardship and maintenance responsibilities shifted to the city from the county. This recognizes the Parks and Open Space System Plan (2003) intent for both Regional Coordination and Preserving Open Space goals for the park.



The Interlocal Agreement governing the transfer redefined expectations for the continued environmental health of the park, and clearly defined the city as the responsible party. The proposed amendment is now necessary to allow the Plan to facilitate annexation. Although annexation is not a SEPA action, it facilitates the city's jurisdiction, necessary to implement these expectations under regional policy requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.

Recognizing the environmental impacts that might occur, additional environmental analysis will be needed if proposals are made for development as regulated by the Land Use Code.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: A cumulative impact analysis for the 2008 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.

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 proposed plan amendment will not directly increase discharges to water, emissions to air, produce, store or release toxic or hazardous substances, or produce noise.

**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 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?**

The proposal will not deplete energy or natural resources.

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

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

There are no known direct impacts to sensitive areas, 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: N/A

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

The proposal enhances land use consistent with the Bellevue Comprehensive Plan and the King County Comprehensive Plan, all for park natural areas. The Public (P) designation overlaid on the SF-M (Single Family-Medium) designation is typical of city Comp Plan designations to encourage land uses compatible with existing plans such as the Parks and Open Space System 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?

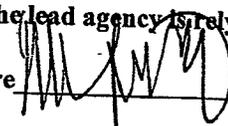
The proposal itself does not increase demands on transportation or public services and utilities.

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

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

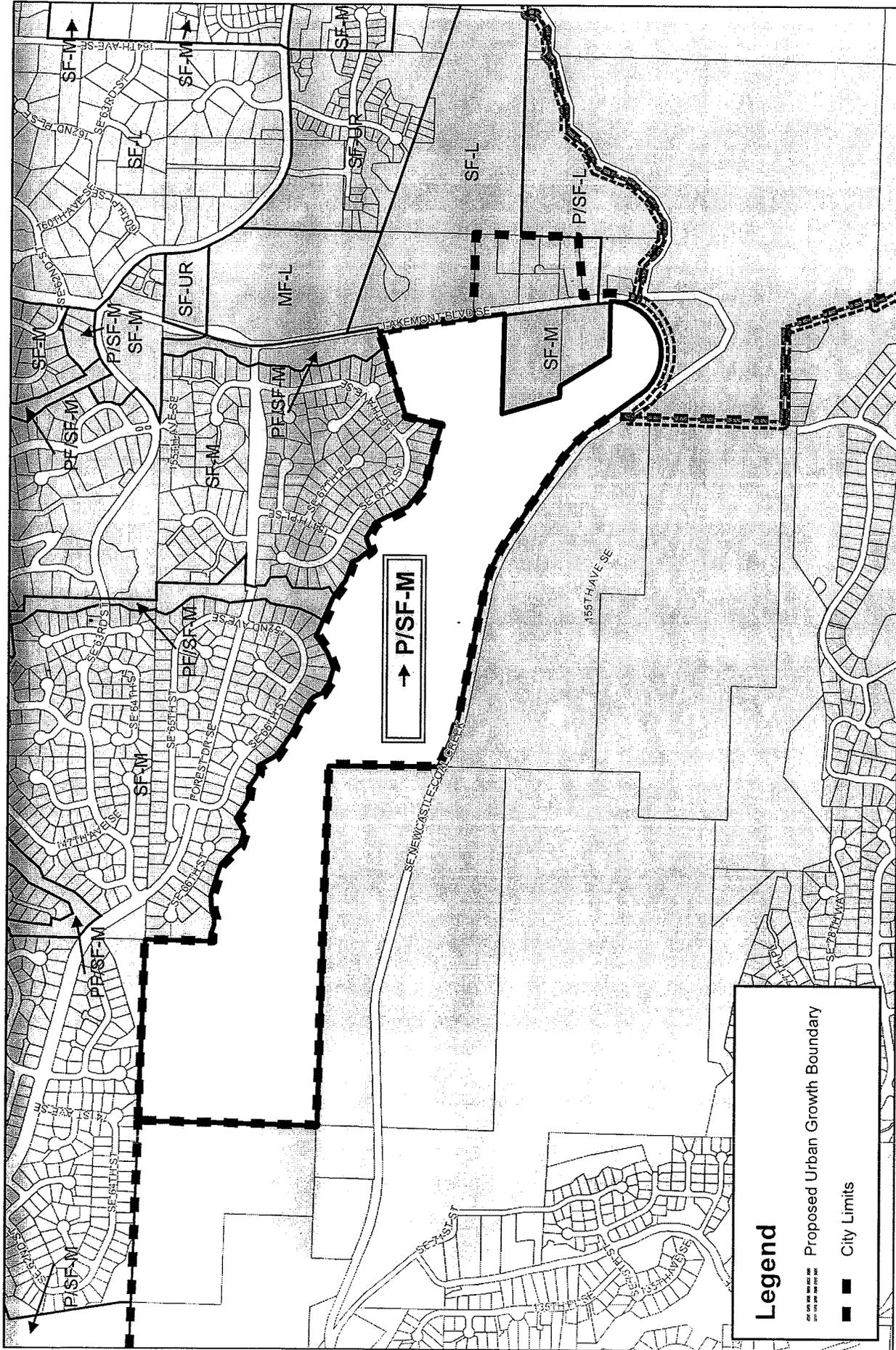
No conflicts are known or anticipated.

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

Signature 

Date Submitted 10-20-08





Coal Creek Park UGB CPA  
Proposed Comprehensive Plan Designations

March 2008

**Legend**

 Proposed Urban Growth Boundary  
 City Limits