



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Avenue NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 10-121379-LA  
Project Name/Address: Soma Towers  
200 106<sup>th</sup> Ave. NE & 220 106<sup>th</sup> Ave. NE

Publish: September 30, 2010

**Minimum Comment Period: October 14, 2010**

Materials included in this Notice:

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

**WAC 197-11-960  
Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable: **Soma Towers**
2. Name of applicant: **Soma Towers, LLC**
3. Address and phone number of applicant and contact person: **1100 106<sup>th</sup> Ave. N.E.  
Suite 101  
Bellevue, WA 98004-4313  
Contact: Linda Abe  
425-453-8886 Ext. 313**
4. Date checklist prepared: **8/25/2010**
5. Agency requesting checklist: **City of Bellevue Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): **Current plans call for commencement of construction of Phase I in Spring of 2011. Phase II will follow with an uncertain date, but is estimated to start no later than 2 years after Phase I.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No. There will be no additional buildings built on this proposal. The project is planned to be built in two phases.**

Received  
SEP 01 2010  
Permit Processing

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

- **Environmental Site Assessment of 200 106<sup>th</sup> Avenue NE, Bellevue WA 98004, prepared by ATC Associates Inc., dated 5/9/07**
- **Geotechnical Engineering Study to be prepared by Geotech Engineers**
- **Traffic Impact Analysis to be prepared by TraffEx in cooperation with City staff and based in part on data and computer model results provided by the City of Bellevue.**
- **Acoustic/Noise Analysis to be prepared by consultant to ensure compliance with noise mitigation requirements.**

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

**None known.**

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

- **Design Review approval through the City of Bellevue**
- **Building Permit through the City of Bellevue**
- **Clearing and Grading Permit through the City of Bellevue**
- **Demolition Permit to demolish existing building.**
- **Shoring Permit**
- **Mechanical Permit**
- **Electrical Permit**
- **Plumbing Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The site is approximately 39,823 square feet. Soma Towers is a multi-story mixed used development comprised of 2 residential towers, one at 21 stories and the other at 18 stories. Both buildings sit on 3 level of commercial/amenity uses and 4 levels of underground parking. The buildings are organized around an outdoor public plaza and an east-west pedestrian oriented connection between the lower and upper levels.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Address: 200 106<sup>th</sup> Avenue NE  
Bellevue, WA 98004**

**Legal Description: South half of the west half of that portion of lot 2, block 3, Cheriton fruit gardens plat no. 1, according to the plat thereof recorded in vol. 7 of plats page 47, King County WA. Lying south of the south line of northeast 4<sup>th</sup> street as est. by deed to the city of Bellevue rec. #4806117 and north of the north line of northeast 2<sup>nd</sup> street as est. in deed to King County rec. #3606403, except the west 30 feet thereof conveyed to King County for 106<sup>th</sup> avenue northeast by deed recorded under rec. #3606403 described as follows:**

**Commencing at the southeast corner of the west half of the said lot 2; thence northerly along the east line of the west half of said lot 2 a distance of 30 feet to the true point of beginning; thence continuing northerly along the east line of the west half of said lot 2 a distance of 300 feet, more or less, to the north line of the south half of the west half of said lot 2; thence north 88.39'34" west 164.36 feet; thence south 0.03'29" east 300 feet, more or less to the north line of northeast 2<sup>nd</sup> street; thence south 88.39'34" east along said northerly line 164.31 feet to the true point of beginning and also except the north 100 feet thereof.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

**Moderate slope to the southwest.**

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

**2-3 percent.**

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 gravely-sandy loam.**

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

**No, the geotechnical report and investigation shows stable soils, but recommends 2-feet of overexcavation and backfill with structural/granular soil for the building. The soils must be protected from moisture, or allowed to dry during construction.**

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

**The project will consist of approximately 5.5 levels of underground parking. This will require excavation of the site to approximately 50 feet below existing grade. This excavation will require approximately 72,000 cubic yards of cut and fill.**

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

**No. It is unlikely that erosion will occur. Clearing the site and the construction require an approved erosion control plan that the contractor must use. The site will be fully protected with impervious surfacing and landscaping when it goes into a use condition.**

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

**99%**

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

**Prepare and require contractor compliance with an erosion control plan during construction. The plan will include effective, protective measures and "Best Management Practices" to be installed and maintained during construction. This requirement will continue throughout the construction period until the project is complete and erosion no longer a threat.**

2. Air

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

**Normal emission for construction equipment. Dust from earth moving. After construction, only automobile emissions.**

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

**None known.**

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

**During construction, loose dirt will be watered to prevent emissions. The residential areas and retail will be provided with insulated glass and a central HVAC system to control interior temperatures and reduce exterior noise and emissions.**

3. **Water**

a. Surface:

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

**No ponds, lagoons or waste pits.**

- 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.**

- 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 known.**

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

**None known.**

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

**No, located in FEMA flood zone X.**

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

**No, the only waste discharge from this project will be to the sanitary sewer system.**

b. Ground:

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

**No, unless required temporarily for dewatering during construction.**

- 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.

**Not applicable.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sheet flow across paved surfaces, down roof drains, into storm drains on adjacent streets. Storm water runoff would likely flow southwest toward Meydenbauer Bay.

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

No, discharge to municipal storm water system and municipal sanitary sewer system.

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

The surface water runoff will be routed to the existing storm drain collection system which flows to an existing public system. Ground water is approx. 8 ft. below the surface and will not impact the surface condition. It is unlikely there will be surface runoff impacts if the existing storm drain system is properly maintained.

#### 4. Plants

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

- \_\_\_\_\_ deciduous tree: alder, maple, aspen, other
- \_\_\_\_\_ evergreen tree: fir, cedar, pine, other
- \_\_\_\_\_ shrubs
- \_\_\_\_\_ grass
- \_\_\_\_\_ pasture
- \_\_\_\_\_ crop or grain
- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Site is currently retail downtown Bellevue – no indigenous vegetation.

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

None known.

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

The project will include landscaping. A landscape plan will be submitted to the City for approval and the contractor must comply with the plan, the work is further subject to inspection for compliance.

#### 5. Animals

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

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

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

None known.

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

None known.

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

**None proposed.**

## 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.

**Gas and electricity will be used for heating and cooling of the living units.**

**Electricity for the HVAC for commercial.**

**Geothermal Wells – hot water heating for residential units**

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

**21 and 18-story towers will cast shadows on adjacent north-easterly, north westerly properties.**

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

1. **Energy-efficient HVAC systems such as economizer cycles on the commercial uses.**
2. **High-performance glass such as low-E glass to reduce heat gain and heat loss.**
3. **Insulation in both non-residential and residential uses**
4. **Central high efficiency heating and cooling system for the residential towers.**

## 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.

**None known.**

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

**None proposed.**

## b. Noise

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

**Existing downtown business district traffic noise.**

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.

**Short term: Construction noise between the hours of 7:00 am and 6:00 pm, Monday thru Friday through duration of construction.**

**Long-term: Increased traffic noise caused by traffic to and from the site.**

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

**During construction, hours will be limited to meet the requirements of the City of Bellevue to reduce noise. Once completed, the project will include insulated glass and insulation to help reduce noise impacts from traffic. The Owner has commissioned an Acoustic/Noise Analysis to ensure compliance with City of Bellevue and state noise mitigation requirements.**

**8. Land and shoreline use**

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

**Current use of the site is restaurant and one story parking structure associated with property adjacent.**

**Northern commercial office building:**

**Beck Building – 220 106<sup>th</sup> Avenue NE**

**East – parking lot asphalt**

**South – NE 2<sup>nd</sup> St – Bellevue Pacific Tower, condominium/commercial**

**Southwest – Bellevue Plaza – 117 106<sup>th</sup> Ave NE, retail/commercial**

**West – 106<sup>th</sup> Ave. NE – restaurant/drycleaners**

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

**Prior to 1950.**

c. Describe any structures on the site.

**Current use Sea Garden restaurant – wood frame slab on grade**

**One story parking structure associated with the restaurant – masonry block**

**2- story office building – wood frame**

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

**Above referenced structures to be demolished.**

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

**DNTN-MU – downtown mixed use, commercial**

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

**Mixed Use – Downtown Subarea Plan**

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

**Not applicable.**

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

**Not to our knowledge.**

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

**When complete, the residential portion could provide housing for approximately 350 – 400 people and the commercial portion could employ approximately 160 - 300 employees.**

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

**None. The current land use does not include residential.**

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

None.

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

Not applicable.

## 9. Housing

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

**Approximately 266 units rental units will be provided with this development. The units will vary in size from 400 sq. ft. to 1,200 sq. ft. Rental rates will vary and will include rates for high, middle and affordable income levels.**

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

None.

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

None proposed.

## 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?

**The tallest building will be the north residential tower which will be approximately 245' above average grade and include mechanical screening and an interesting roof form. Principal exterior building materials include aluminum window wall system with tinted glass, fritted spandrel glass, planted mesh guardrails and cast in place concrete deck.**

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

**Site is currently occupied by one and two storey structures. The two towers may obstruct views in buildings to the east, limiting views of the bay. Views from residential tower to the south toward the bay will not likely be impacted by the proposed project**

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

**Rather than a singular bulky building mass, the design concept of two towers for the project provides a view corridor through the site and allows the towers to be tall and slender. The scale of the project is reduced by providing multiple towers and allows light and air to reach the lower level public outdoor plazas.**

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The project will produce light and glare in several ways. During the evening and nighttime, the residential towers will produce light from the windows of the individual residential units. These will vary and will be mitigated by the use of window treatment. During the daytime the residential tower could potentially reduce glare at various times of the day because of the curving forms and angles of the façade.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **None expected,**
- c. What existing off-site sources of light or glare may affect your proposal? **None**

- d. Proposed measures to reduce or control light and glare impacts, if any: **Non-reflective glass is proposed for the majority of the building skin. Site lighting will be shielded.**

## 12. Recreation

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

**Downtown park is located 3 blocks west, art museum and town square within 2 blocks.**

**The proposed project will be located in an already vibrant office and cultural center of the city of Bellevue.**

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

**No**

- d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **The project will include a public gathering space for outdoor events. Passive recreation is planned for the upper level outdoor decks and a fitness center will be provided for tenants.**

## 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.**

- 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:

**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.

**Site bounded by 106<sup>th</sup> Ave NE and NE 2<sup>nd</sup> Street. Major interstate serving area is I-405. (See the Site Plan)**

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

**Transit service is provided in the immediate subject vicinity. The nearest transit stops are:**

**On 105<sup>th</sup> Ave NE north of NE 2<sup>nd</sup> Street (0.08 miles from site). Serves Metro route 249.**

**On 108<sup>th</sup> Ave NE north and south of NE 2<sup>nd</sup> Street (0.15 miles from site). Serves Metro routes 233 and 240.**

**On Main Street west of 106<sup>th</sup> Ave NE (0.16 miles from site). Serves Metro routes 233 and 921.**

**The Bellevue Transit Center is located 0.46 miles from the site, and serves 15 Metro routes, and 8 Sound Transit routes.**

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

**Approximately 458 parking spaces in the garage structure. The project would displace 80 existing surface parking spaces.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**106<sup>th</sup> Ave and NE 2<sup>nd</sup> St. will be widened per City of Bellevue street standards.**

- 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.

**The project consists of a mix of two different major uses: residential and retail. The net new PM peak hour trips generated by Phase I and Phase II are estimated to be 98 entering the site and 73 exiting, for a total of 171 trips. Peak volumes are expected to occur between 7-9 am and between 4-6 pm.**

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

**Sidewalk, driveway and other related improvements to the adjacent streets will be designed and constructed per the City of Bellevue requirements in order to ensure the safety and efficiency of vehicular and pedestrian traffic flow. Appropriate off-site traffic impact mitigation may also be required, as to be determined in the Traffic Impact Analysis.**

#### **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.

**A slight increase of public services would be needed as a result of 266 additional living units and commercial space being added to the downtown core.**

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

**The development will have security and card key access to the living units and the underground garages and improved security lighting to reduce the probability of crime and the need for police protection. In addition, the project will be equipped with fire sprinkler systems and fire alarm systems in compliance with the City of Bellevue requirements.**

#### **16. Utilities**

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

**Electricity, natural gas, water, refuse service, telephone, sanitary sewer.**

- 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.

**Puget Sound Energy for gas and electric**

**City of Bellevue will serve potable, sanitary and storm water needs**

**Refuse service – Allied Waste**

**Telephone – unknown at present**

**Media Connections – unknown at present**

**Construction activities will include whatever is necessary to provide service for 266 residential units and 33,000 gross floor area of commercial space.**

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: .....

Date Submitted: .....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

**An increase in population residing at the proposed project will necessitate an increase use of city services of water.**

Proposed measures to avoid or reduce such increases are:

**None**

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

**Does not apply.**

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 and natural resources are:

**Providing multi-family housing closer to work environment lessens demands on living and transportation energy needs.**

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?

**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.**

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

**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.

**Does not apply.**

# SOMA TOWERS Proposal Site Location

