



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

## DETERMINATION OF NON-SIGNIFICANCE

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**PROPONENT:** Bellevue Apartments- Tsai LLC

**LOCATION OF PROPOSAL:** N/A

**DESCRIPTION OF PROPOSAL:** Proposed amendment to the Comprehensive Plan designation on a 1.84 acre site from Office (O) to Multifamily High (MF-H). This application is part of the 2013 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):** 12-132257 AC to amend the map designation on a 1.84-acre site from O (Office) to Multifamily-High (MF-H) at 13902 NE 8<sup>th</sup> St.

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol V. Holland  
Environmental Coordinator

October 3, 2013  
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  
Development Services Department  
State Environmental Policy Act Threshold Determination**

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Proposal Name: Bellevue Apartments Comprehensive Plan Amendment

Proposal Address: A 1.84-acre site located at 13902 NE 8<sup>th</sup> St.

Proposal Description: This application proposes to change the Comprehensive Plan designation for a 1.84 acre site from Office (O) to Multifamily-High (MF-H). This change would support a future rezone of the property to R-30.

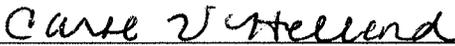
File Number: 12-132257 AC

Applicant: Tsai LLC

Decisions Included: Determination of Non-Significance

Planner: Nicholas Matz AICP, Senior Planner

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

  
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Carol Helland,  
Environmental Coordinator

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Public Hearing Date: October 23, 2013

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.

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For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800.

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## **I. Proposal Description and Objectives**

This application proposes to change the Comprehensive Plan designation for a 1.84 acre site from Office (O) to Multifamily-High (MF-H). This change would support a future rezone of the property to R-30. Multifamily Residential Districts provide areas for attached residential dwellings of low density (10 units per acre) and of moderate density (15, 20, and 30 dwellings per acre). The R-20 and R-30 Districts are intended to be convenient to centers of employment and have primary access to arterial streets. The property owner shall seek to rezone the property immediately following the potential approval of the Comprehensive Plan amendment.

The proposal's objective is to increase the allowed density beyond that of the Office zone in order to add from 8 to 15 additional housing units to the existing 39 units.

## **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 December 2012 and submitted 12-12-2012
- City of Bellevue Comprehensive Plan
- Determination of Non-Significance – Comprehensive Plan Update (Bellevue) – fall 2004

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

The Bellevue Planning Commission is scheduled to hold public hearings on the amendment on October 23, 2013. The City Council will likely act on the amendment in the last quarter of 2013.

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 applicants are seeking to respond to their belief that a market-based redevelopment demand for multifamily-zoned property exists outside of the Downtown.

### **Major Conclusions, Significant Areas of Controversy and Uncertainty**

By changing the Comprehensive Plan designation for the site to MF-H, and the subsequent rezone to R-30, the site could conceivably redevelop to up to 15 additional housing units. (The actual number that might be achieved on the site will be determined by specific site development issues such as required parking, children's play areas, etc).

The addition of units on the site is likely to result in additional traffic. An analysis of potential vehicle trips concludes that the anticipated traffic impacts that might occur can be accommodated by the city's future transportation network.

**Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action** None.

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

A cumulative impact analysis for the 2013 Annual Amendment to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklist 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.