



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 12-132257 AC

Project Name/Address: Bellevue Apartments 13902 NE 8th Street

Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: X

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

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

BACKGROUND INFORMATION

Property Owner: *Tsai, LLC*

Proponent: *Tsai, LLC*

Contact Person: *Joseph Tovar, Principal, Inova Planning, Communications and Design*

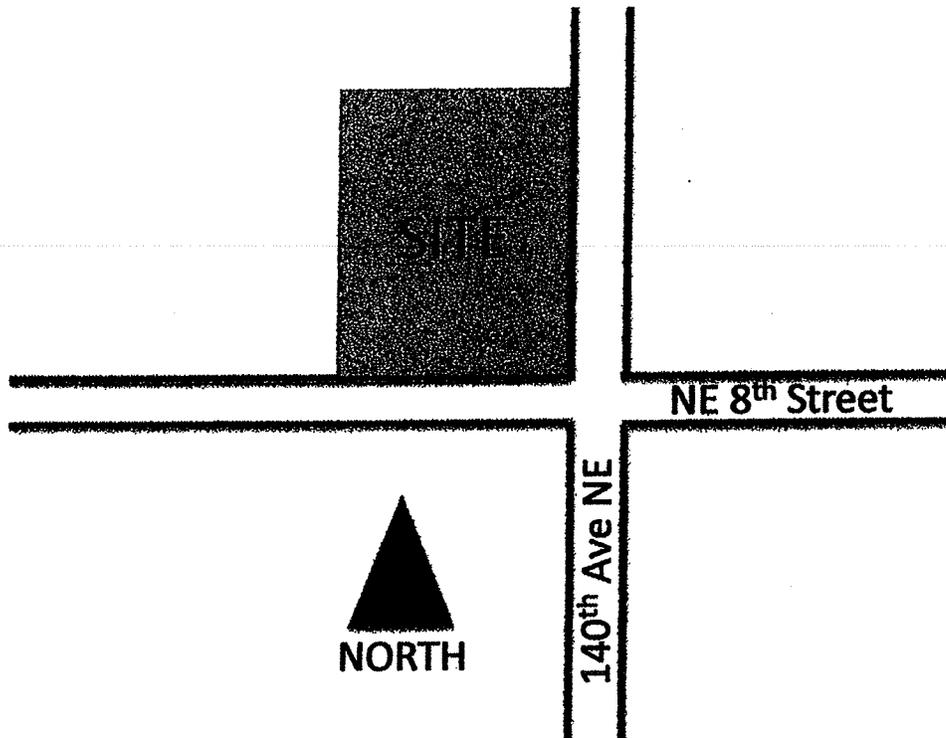
Address: *101 Stewart Street, Suite 350, Seattle, WA 98101 Phone: 425.263.2792*

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

Proposal Title: *Tsai Concurrent CPA and Rezone*

Proposal Location: *13902 NE 8th Street, Bellevue, 98004*

(Street address and nearest cross street or intersection) Provide a legal description if available



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

1. General description: *The proposal would re-designate the proposed property from the "O" (Office) map designation in the Wilburton Subarea Plan to "MF-H" (Multifamily High Density) plan designation. The proposed concurrent rezone changes the zoning map for the subject property from "O" (Office) to R-30.*
2. Acreage of site: *80,150 sf, or 1.84 acres*
3. Number of dwelling units/buildings to be demolished: *The non-project proposal would not result in demolition of any dwelling units. If the proposed CPA is adopted, and the current rezone to R-30 is approved, the property owners may propose future project level actions to add up to sixteen additional dwelling units on the property. Future project specific development proposals on the property will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.*
4. Number of dwelling units/buildings to be constructed: *The non-project proposal would not result in construction of any dwelling units. If the proposal is adopted, the property owners may propose future project level actions that could include construction of new dwelling units as permitted by the R-30 zoning and other applicable development standards. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.*
5. Square footage of buildings to be demolished: *Please see the response to*

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

No project-specific development is proposed at this time and a schedule for future development is unknown.

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

If the proposal is adopted, the property owners may propose future project level actions that could include construction of new dwelling units as permitted by the R-30 zoning and other applicable development standards. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

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

There is no other known environmental information that has been prepared for this proposal.

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

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.

The proposal would require approval of the proposed Comprehensive Plan map amendment and

implementing rezone by the City of Bellevue City Council.

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

The site's existing elevations range from 232 in the northeast property corner to elevation 252 in the southwest corner. The site is developed with 39 apartments and associated parking, driving lanes and landscaping. The finished grade of the apartment buildings is approximately elevation 244.

The average grade on this site is less than 5%, while the steepest slopes on the site are the existing driveways which provide access from NE 8th Street and 140th Ave NE, and have been engineered to meet city code.

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.

The proposal area does not contain any prime farmland. Based on the Soil Survey of the King County Area, Washington, (USDA, 1973), the soil on the site is Arents, Alderwood material (AmC). The erosion hazard for this soil is slight between 0% and 6% slopes and moderate to severe on slopes ranging up to 30%.

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

None known. The entire property is developed with an existing apartment building and associated landscaping, walkways, parking areas and access drives. When developed in 1994, the site's grading, drainage and erosion plans were reviewed and approved by the City and the site was developed consistent with the City's requirements.

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

As a non-project action, the proposal does not propose fill or grading. Future project specific

development proposals within the proposal area will be reviewed consistent with the provisions of the Washington State Environmental Policy Act (SEPA), the City of Bellevue Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

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

Please see response to Question 1.e, above.

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

Please see response to Question 1.e, above.

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

As a non-project action, the proposal is not expected to result in impacts to the earth. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Bellevue Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, the proposal will not directly result in impacts to air quality.

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:

As a non-project action, the proposal is not expected to result in impacts to air quality. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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.

None

(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.

Not applicable

(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.

As a non-project action, the proposal does not propose fill or dredge material associated with surface water or wetlands. Future project specific development proposals within the proposal area

will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

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

Please see response to Question 3.a(3), above.

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

The proposal area is not located within a 100-year floodplain.

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

Please see response to Question 3.a (3), above.

b. Ground

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

As a non-project action, the proposal will not withdraw or discharge to groundwater. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

- (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.

See Response to Question 3.b(1), above.

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.

As a non-project action, the proposal will not result in water runoff. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

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

Please see response to Question 3.c(1), above.

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

As a non-project action, the proposal is not expected to result in surface, ground, or runoff water impacts. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, and applicable provisions of the Bellevue Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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?

As a non-project action, the proposal will not remove or alter vegetation. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the Bellevue City Code, including the Land Use Code.

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

No known threatened or endangered species.

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

As a non-project action, the proposal is not expected to result in impacts to vegetation. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Bellevue Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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:

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.

The Washington Department of Fish and Wildlife Priority Habitat Species database does not contain any records of endangered or threatened species in or immediately surrounding the proposal area.

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

No known migration routes.

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

As a non-project action, the proposal is not expected to result in impacts to animals. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Bellevue Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, the proposal will not directly result in any additional need for energy. Future site specific development proposals may use electric, natural gas, oil, wood stove, or solar energy sources.

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

As a non-project action, the proposal will not affect the use of solar energy.

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:

As a non-project action, the proposal does not directly impact energy consumption. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to federal and state law and applicable provisions of the Bellevue City Code.

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

No special emergency services are required for this non-project proposal.

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

As a non-project action, the proposal will not result in increased environmental health hazards. No mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA, applicable provisions of the Bellevue Comprehensive Plan and City Code to identify potential environmental impacts and applicable mitigating measures.

b. Noise

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

NE 8th Street and 140th Ave NE are busy arterial streets with associated traffic noise. The existing level of noise is typical for an urban setting and does not include any unique or significant noise sources.

(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.

As a non-project action, the proposal is not expected to create noise. In the future, as project-specific development occurs, construction activities could result in temporary noise impacts. Future development may also add traffic and related background noise. However, proposed land uses are consistent with adjacent development and not expected to be associated with any unusual noise sources.

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

As a non-project action, the proposal would not directly impact noise levels and no mitigation is

proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the Bellevue City Code to identify potential environmental impacts and applicable mitigating measures.

Future development would also be subject to state requirements, including the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, (RCW 70.107) and the State of Washington Motor Vehicle Noise Performance Standards (Chapter 173-62 WAC).

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? *The site is developed with thirty-nine apartment residences.*

b. Has the site been used for agriculture? If so, describe. *No known use for agriculture in the past 50 years.*

c. Describe any structures on the site. *Existing structures include a three story apartment building, small outbuildings, carports and minor landscape improvements.*

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

No structures will be demolished as a result of this non-project proposal.

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

Existing zoning is O.

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

Office.

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

Not applicable

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

No.

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

The non-project proposal will not impact the number of people residing the proposal area. Future site-specific development may increase the total number of people residing in the area.

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

This non-project proposal is not expected to displace any residents.

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

As a non-project action, the proposal would not directly cause displacement and no mitigation is proposed. Future project specific development proposals within the study areas that may result in displacement will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the Bellevue City Code.

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

The proposal is for a Comprehensive Plan amendment that, by replacing the office designation with a multi-family designation, would increase compatibility with the predominant medium and high density multi-family land use pattern in the vicinity.

9. Housing

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

low-income housing.

As a non-project proposal, no new housing units would be provided. If the proposal is approved, future development could provide additional housing units, consistent with the proposed R-30 zoning and other applicable provisions of the City of Bellevue City Code.

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

As a non-project action, the proposal would not eliminate any housing units.

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

As a non-project action, the proposal would not result in housing impacts and no mitigation is proposed. Future project specific development proposals within the proposal area that may result in displacement will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Bellevue City Code.

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 proposal is a non-project action that does not include any proposed structures. Future development would be required to meet the height requirements of the Bellevue City Code. If approved future development in the R-30 zoning is limited to 30 feet in height and is similar to the height regulations in the existing R-20 and R-30 zoning of other properties in the vicinity.

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

Views in the immediate vicinity would not be altered or obstructed by the proposed non-project action.

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

As a non-project action, the proposal would not result in aesthetic and no mitigation is proposed. Future project specific development proposals on the subject property will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the City Code, including design review.

11. Light and Glare

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

The proposed non-project action would not result in light or glare impacts. Potential light and glare impacts associated with future project-specific development would be evaluated consistent with SEPA requirements and applicable sections of the Bellevue City Code.

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

The proposed non-project action is not expected to result in a safety hazard or interfere with views. Potential safety hazard or view impacts associated with future project-specific development would be evaluated consistent with SEPA requirements, the Bellevue Comprehensive Plan and applicable sections of the City Code.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light and glare are typical to an urban setting and are not expected to impact the proposal.

- d. Proposed measures to reduce or control light or glare impacts, if any:

As a non-project action, the proposal would not result in light and glare impacts and no mitigation is

proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the Bellevue City Code to identify potential environmental impacts and applicable mitigating measures.

12. Recreation

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

The existing apartment building has on-site recreation space of 2,250 sq. ft. located in the northwest corner of the property. In addition, the Bellevue Aquatic Center and Stevenson Elementary are about 2,000 feet east of the property, less than a ten minute walk away. The school provides open space for informal and scheduled recreational use, while the Aquatic Center provides for active recreation primarily on a scheduled basis.

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

The non-project proposal is not expected to displace any existing recreational uses. Similarly, because the proposal area does not contain any recreational uses, future site-specific development is not expected to displace any existing recreational uses.

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

As a non-project action, the proposal would not result impacts on recreational opportunities and no mitigation is proposed. Future project specific development proposals within the proposal area will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the City Code.

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.

Based on review of the online Washington Information System for Architectural and Archaeological Records Data, there are not listed sites for national, state or local preservation on or next to the proposal area.

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

Not applicable.

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

None proposed.

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 subject property area fronts on two arterials, NE 8th Street and 140th Ave NE. The site is presently served by driveways on each street.

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

Metro "Rapid Ride" Transit service is available on NE 8th Street. A bus shelter and schedule is located immediately in front of the property on NE. 8th Street.

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

eliminate?

The proposed non-project action would not create or eliminate 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).

The proposed non-project action would not require any new roads or streets.

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

The proposal area is not located in the vicinity of water, rail or air transportation.

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

The non-project proposal would not generate new vehicular trips.

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

As a non-project action, the proposal will not impact transportation and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the applicable provisions of the Bellevue City Code to identify potential environmental impacts and applicable mitigating measures.

In general, roads segments and intersections that are approaching the adopted LOS standard would be evaluated and improved as needed before additional development could be allowed. Issues that would be reviewed include access, circulation, non-motorized movement, paving and safety, among others.

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.

The non-project proposal would not directly result in an increased need for public services.

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

As a non-project action, the proposal would not result in public service impacts and no mitigation is proposed. Future project specific development proposals within the study areas that may result in public service impacts will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the City Code.

16. Utilities

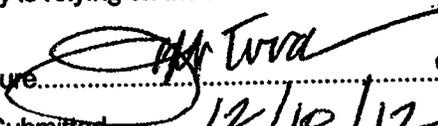
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *All services are available in the proposal area.*

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.

As a non-project action, the proposal would not result in impacts on utilities and no mitigation is proposed. Future project specific development proposals within the proposal area that may result in impacts on utilities will be reviewed consistent with the provisions of SEPA, the Bellevue Comprehensive Plan and applicable provisions of the City Code.

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.....  Joseph W. Tovar
Date Submitted..... 12/10/12.....

**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?

The proposed CPA would increase the potential allowable unit count on the subject property from 39 apartments to a theoretical total of 54 units. This potential added increment of residential use is too small in scale to be likely to measurably increase discharges to water, emission to air or release of toxic or hazardous substances. The same is true of the production of noise, with the exception of the construction noise that would be expected with additional construction.

Also, see sections B 2, 3 and 7 for a discussion of water, air, hazardous substances and noise.

Proposed measures to avoid or reduce such increases are:

No mitigation is required or proposed.

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

As the entire site is already developed with an apartment complex, and the only plants are ornamental shrubs, grasses, and trees, there is virtually no existing on-site habitat for animals, fish or marine life. Thus, the proposal is extremely unlikely to affect plants, animals, fish or marine life.

Also, see sections B 4 and 5 for discussion of plants and animals.

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

No mitigation is required or proposed.

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

As noted, the entire site is already in residential use, so there are no natural resources subject to further extraction or depletion. Urban development patterns, such as exist on the subject property and would exist even with approval of the CPA and construction of additional units, can reduce energy consumption by clustering services and providing a walkable neighborhood. Building heating costs may also be reduced per household since multifamily units typically result in more common wall area, which is more thermally efficient. The proposal would actually serve to reduce consumption of fossil fuels and conserve natural resources by placing more households immediately adjacent to transit opportunities and reduced reliance on single occupant vehicles.

Also, see section B.6.a for a discussion of energy and natural resources.

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

No mitigation is required or proposed.

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 environmentally sensitive areas, parks, rivers, historic or cultural sites, wetlands, floodplains or farmlands, nor species other than insects, small birds and mammals on the subject property or adjacent to it. Therefore, the proposal, and even its subsequent implementation via a project action, would have virtually zero impact on these elements of the environment. Also, see pertinent discussion in Section B.

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

No mitigation is required or proposed.

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 subject property is not on or close to any shoreline of any kind. Also, see discussion Section B.8 for discussion of land use. The proposal area is not located near any designated shorelines.

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

No mitigation is required or proposed.

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

As noted above, the property is immediately adjacent to a Metro Rapid Ride bus line on NE 8th street, and within a short walk of park facilities, elementary and middle schools. The proposal would add an added increment of demand on these public services and facilities, however, these impacts would be de minimis in view of the minor scale of potential added development that might result from the CPA. Also, see sections B 14 and 16 for a discussion of transportation, public services and utilities.

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

No mitigation is required or proposed.

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

With approval of the proposed amendment, there are no conflicts with local, state or federal laws.