

2013 Annual Threshold Review Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Bellevue Apartments

Staff recommendation: Recommend **including** the Bellevue Apartments CPA in the 2013 annual CPA work program. **Do not expand** the geographic scope of the proposal.

Application Number: 12-132257 AC
Subarea: Wilburton/NE 8th
Original Addresses: 13902 NE 8th St.
Applicant(s): Tsai LLC

PROPOSAL

This privately-initiated application proposes to amend the map designation on this 1.84 acre site from Office to Multifamily-High. The applicant has also submitted a concurrent rezone application. See Attachment 1.

REVIEW OF STAFF RECOMMENDATION

Staff recommends including this Comprehensive Plan amendment application in the 2013 work program. The last time the city considered this land use designation was in 1992. The city based that zoning affirmation on pre-existing land use policies and zoning from the 1981 rezone. Neither decision anticipated that the city would subsequently adopt design standards and an administrative review process for high density (R-30) residential infill.

The applicant's point that city adoption of these standards and processes constitute a significantly changed circumstance is worth examining in Final Review because removing the need for Office zoning density constraints and redevelopment of this property as outlined can be done in compliance with existing Comprehensive Plan transportation, housing, and land use policies.

BACKGROUND

The property was designated and rezoned to Office in 1981. The O designation required that site development receive Conditional Use approval when any proposed residential development would occupy more than 50% of the building gross floor area in the Office zone.

Design Review was required because the Office-zoned property was thus located within a Transition Area Design District for single- and multi-family land uses (Design Review also ended up being required by the concomitant Zoning Agreement attached to the rezone). The agreement was used to assure that site design, storm detention and access issues were addressed. The allowed density for residential in an office district is 20 units per acre. Current development on the site (1993) has been built at that density. The development is in conformance with existing land use regulations.

This site is an apartment complex. If the CPA were adopted the site could then be rezoned to allow multifamily redevelopment at a density of up to thirty units per acre (R-30). The effect of what the applicant is seeking is to have the property zoning align with its land use, and then to add density to the existing complex in the form of additional dwelling units. While a rezone would technically allow up to 15 additional units, the applicant has estimated that from 8-12 units could be added under existing regulations.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The appropriate land use designation on a specific site or sites is a matter appropriately addressed through amendment of the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The three-year limitation does not apply to this proposal to amend the site designations. The sites have not been examined since 1992 Wilburton/NE 8th Subarea Plan adoption.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

The proposed amendment does not raise these policy or land use issues. The appropriateness of site-specific designations and zoning is addressable through the CPA review process.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The application can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. 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); and

The proposal does address significantly changed conditions resulting from the unanticipated consequences of adopted policy.

- *Higher density multifamily development has emerged as a major residential land use pattern in the area, even on this site which was zoned for Office (and also allowed residential as a conditional use);*
- *A number of neighborhood service and convenience uses have been developed within close proximity; e.g. the Walgreen's pharmacy built across NE 8th Street from the site, following a 2001 Comprehensive Plan amendment;*
- *The new King County "Rapid Ride B Line" has been established on the NE 8th Street arterial abutting this site, providing a greatly enhanced form of transit (bus rapid transit) serving this location;*
- *The City's adoption of GMA-era design standards and administrative design review process, now applicable to this site.*

Together these factors support a finding of significantly changed conditions adequate to support this criterion.

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

Expansion is not being considered.

The Bellevue Apartments site is bounded on the east and south by ROW, on the north by an existing office and office-zoned property, and on the west by existing multifamily and R-20-zoned property. The applicant here is seeking zoning that accurately reflects the land use today as well as an increment of density. Neither of these characteristics applies to the residentially-zoned property to the west of this site. It thus lacks the shared characteristics necessary to expand the geographic scope.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

Preliminary analysis suggests that this request is likely consistent with policy implementation in the CPPS and GMA for urban growth areas development.

Staff believes the proposal will likely prove consistent with current general policies in the Comprehensive Plan that focus opportunities for property to redevelop in compliance with the Subarea Plan and Comprehensive Plan.

If the proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

; and

H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

Public comment to date is included as Attachment 3.

ATTACHMENTS

1. Application materials
2. Site map
3. Public comments received to date



Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR: 2013 APPLICATION DATE: 12/12/12	TECH INITIALS OS	AMANDA PROJECT FILE: 12 13 2257 AC
--	---------------------	---------------------------------------

1. Project name 13902 NE 8th Street - Concurrent CPA and Rezone
2. Applicant name Tsai, LLC Agent name Joseph W. Tovar
3. Applicant address 9855 NE 1st Street, Bellevue WA 98004
4. Applicant telephone (425) 295-6688 fax (N/A) e-mail N/A
5. Agent telephone (425) 263-2792 fax () e-mail joe@inovapcd.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal (Go to **Block 1**)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal (Go to **Block 2**)

BLOCK 1
 Property address and/or 10-digit King County parcel number 13902 NE 8th Street, Bellevue, WA
 Proposed amendment to change the map designation from existing Office to proposed MF High Density
 .Site area (in acres or square feet) 80,150 sf, or 1.84 acres
 . Subarea name Wilburton/NE 8th
 . Last date the Comprehensive Plan designation was considered 1996

Current land use district (zoning) O. Is this a concurrent rezone application?
 Yes No Proposed land use district designation R-30.

Go to **BLOCK 3** Community Council: N/A East Bellevue

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

Not applicable.
 Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered: 1992 when the Wilburton/SE 8th Subarea Plan was re-adopted under the requirements of the GMA. The proposed CPA is to amend Fig. SWI.1 to Re-designate the subject property from "O" to "MF-H" as shown on the following page.

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

The CPA is needed in order to enable the subject property, developed in 1993 at a medium multifamily density of 20 units per acre, to accommodate an additional twelve units of housing on land in a well-established multifamily neighborhood. The site is presently underutilized considering that all necessary urban infrastructure (sidewalks, roadways, utilities) is already in place, high capacity bus rapid transit is now available, and the City now has design regulations that it lacked in 1993 when the site was originally developed. The CPA would enable a rezone to R-30, which would utilize the full development potential of the site and make it consistent with a much larger nearby property that has already been developed to R-30 density.

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

The Threshold Review Decision Criteria include seven specific criteria that are discussed a separate part of this submittal. The following is a brief summary of each criterion:

A. Appropriately addressed through the Comprehensive Plan.

The proposal addresses land use designations, which are an appropriate Comprehensive Plan topic. Specifically, the proposal is to change the land use map designation for property at 13902 from its current designation of "Office" to a new designation of "Multifamily High".

B. Three-year limitation rules.

There have been no proposed amendments within the proposal area in the past three years.

C. Other work program elements.

There is no other ongoing work program element to address this issue.

D. Resources and timeframe.

The proposal is straightforward and should not require excessive resources. It should require little commitment of staff or commission time to consider this as part of the 2013 CPA requests forwarded to the planning commission and city council for further consideration.



E. Significantly changed conditions.

The last time the City considered land use designations in the Wilburton/SE 8th Subarea Plan was twenty years ago, in 1992. When the Tsai property was zoned "Office" in 1992 the City based that decision on pre-existing land use policies and zoning from 1981. Neither the 1992 nor 1981 zoning decisions anticipated that the City would subsequently adopt GMA-era design standards and an administrative review process for high density (R-30) residential infill. The City's adoption of these new design standards and review process constitute a significantly changed circumstance that was not anticipated in 1992. This significantly changed condition meets Criterion E.

The GMA was adopted in 1990. While the 1992 (re)adoption of the Wilburton/SE 8th Subarea Plan was technically a GMA document, it simply carried forward pre-GMA thinking. Neither the record nor the Subarea Plan itself show that any new review was made in 1992 of the appropriate land use designation for the Tsai property. Rather, the land use map for the Tsai property simply carried forward the designation from the pre-GMA (1981 vintage) subarea plan.

There is no record of the reasoning or rationale in the 1981 plan either. That plan is simply made the declarative statement that this land "should be developed at a maximum density of 20 units per acre." The property was zoned to "Office" zone in 1981 because the maximum density allowed in that pre-GMA zone was 20 units per acre. Consistent with the City's practice at the time, the 1992 rezone was subjected to a Concomitant Agreement to impose conditions regarding access, roadway improvement, storm drainage, and building design.

Bellevue's citywide GMA comprehensive plan does have goals and policies that are germane to the consideration of land use and density designations for the Tsai property. These include:

- *Housing Policy HO-17: "Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods."*
- *Land Use Policy LU-9: "Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area."*
- *Transportation Goal 2: "To reduce the use of single-occupant vehicles, by creating a land use pattern that allows for shorter vehicular trips and the use of alternative travel options."*

These goals and policies were not in place when the Tsai property was zoned "Office" in 1981. Nor is there evidence that these goals and policies were actively considered in 1992, when the Wilburton/SE 8th Subarea Plan was "re-adopted" as a GMA plan.

Since that time, the City has amended the Land Use Code to discontinue the pre-GMA practice of requiring infill projects to be subject to a conditional use permit process. The City also no longer relies on concomitant agreements as a way to influence site and design details for projects. The Conditional Use Permit and concomitant agreement tools have been replaced by the more detailed GMA-era design standards and an administrative design review process. Thus, the City no longer has to rely on the somewhat incongruous use of an "Office" designation and conditional use permit to regulate the multifamily development that already exists on the Tsai property and which is the predominant land use pattern in the vicinity.



Application for
COMPREHENSIVE PLAN AMENDMENT

To sum up, the significant change that makes appropriate the consideration of the Tsai CPA is that the City has replaced its pre-GMA regulatory structure with better GMA-era regulations. The design standards and administrative design review process now used by the City remove the need for the "Office" zone and its 20 units per acre cap because redevelopment of the Tsai property at the high density multifamily designation (R-30) can be done in compliance with its Comprehensive Plan, including but not limited to Transportation Goal 2, Housing Policy HO-17 and Land Use Policy LU-9 cited above. Criterion E has been satisfied.

F. Geographic scope.

The proposal is focused on the 1.8 acres owned by Tsai LLC. The applicant does not request or recommend that the geographic scope of the CPA be increased beyond this property.

G. Plan and policy consistency.

As detailed below, the proposal is consistent with existing local, regional and state policies.

1. Growth Management Act

The proposal is consistent with the Growth Management Act, which requires that the initial adoption, and any subsequent amendment to, a comprehensive plan be guided by the goals and consistent with the requirements of RCW 36.70A. The GMA also requires that the development regulations, such as the zoning designation, be consistent with the provisions in the comprehensive plan. In the case of this proposal, if the requested comprehensive plan amendment to Multifamily High is approved, it would be appropriate for the City to approve the concurrent rezone proposal to R-30.

The proposal is guided by the following GMA Goals, listed at RCW 36.70A.020:

- (1) **Urban Growth.** Encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal is guided by Goal 1 because it would enable the addition of up to sixteen additional dwelling units on an urbanized property with urban services and facilities already available and on a high capacity bus transit line.

- (2) **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The proposal is guided by Goal 2, because accommodating additional housing demand where services and transit already exist reduces the pressure to accommodate future regional growth in rural areas.

- (3) **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

The proposal is guided by Goal 3 because it places additional housing in an area with excellent pedestrian facilities and fronts on the Metro Bus Rapid Transit shelter/stop on NE 8th Street.



Application for
COMPREHENSIVE PLAN AMENDMENT

- (4) **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The proposal is guided by Goal 4 because by providing additional multifamily housing on the existing developed site, it would promote additional high density multifamily housing while still providing for the preservation of the existing housing stock on site.

- (5) ...
- (6) ...

- (7) **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The proposal is guided by Goal 7 because it updates the city's land use designation to reflect that the City now has the regulatory tools (transition standards and administrative design review) that were lacking when the initial (lesser) residential density designation was made. Because the City now has the authority to use both these tools for R-30 zoned property, which it lacked in 1996, Bellevue's permit process can now address any concerns regarding building placement, design or orientation in a timely and fair process.

- (8) ...
- (9) ...

- (10) **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The proposal is guided by Goal 10 because it places an increment of the region's and the city's future growth in close proximity to transit, which in turn reduces vehicle miles travelled and greenhouse gas emissions into the atmosphere.

- (11) **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The proposal is guided by Goal 11 because the City's CPA and rezone processes will assure that affected residents and property owners in the vicinity will have an opportunity to be involved in the planning process for the property.

- (12) **Public services and facilities.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

The proposal is guided by Goal 12 because all the necessary urban facilities and services necessary to support the proposed added increment of development are already in place. The utility and roadway services that presently serve the site have sufficient capacity to support the proposal without decreasing level of service standards.

The proposal is not directly guided by Goal 5 (Economic Development because it deals with residential rather than commercial property. It is not directly guided by Goal 6 (Property Rights) because the proposal is to increase rather than decrease the density rights. Nor is the proposal



directly guided by Goal 8 (Natural Resource Industries) because it is not located in proximity to natural resource lands. It is not directly guided by Goal 9 (Open Space and Recreation), because it does not contain large open areas that would be candidate areas for park or open space set-asides or acquisition, although additional on-site recreation area must be provided for any additional dwellings on-site. The proposal is not directly guided by Goal 13 (Historic Preservation) because there are no historic structures, artifacts or resources on or near the site. It should be noted that simply because the proposal is not explicitly guided by these five planning goals does not mean that it is inconsistent with those goals. Rather, the proposal is not inconsistent with these three goals.

2. Countywide Planning Policies

Adopted pursuant to RCW 36.70A.210, the King County Countywide Planning Policies (KCCPPs), are organized by topics in separate chapters. The framework policies in each chapter are implemented through the local plans and regulations of King County and its cities, including Bellevue.

Evidence that the proposal is not inconsistent with the KCCPPs is as follows:

- I. **Critical Areas.**
The subject property contains no known critical (environmentally sensitive) areas.
- II. **Land Use Pattern.**
The proposal encourages infill development in an urban area.
- III. **Transportation.**
The subject property is proximate to services and employment opportunities by virtue of its location adjacent to a bus rapid transit line on NE 8th Street. The easy availability of transit to the site will help reduce the frequency and length of auto trips, and encourage pedestrian and bicycle travel.
- IV. **Community Character and Open Space.**
The property contains no historic structures or public open spaces. Bellevue's development regulations will ensure adequate provision of on-site open space.
- V. **Affordable Housing.**
Not applicable to this proposal.
- VI. **Contiguous and Orderly Development and Provision of Urban Services to Such Development.**
This is an infill site to which all urban services are currently available.
- VII. **Siting Public Facilities of a Countywide or Statewide Nature.**
Not applicable to this proposal.
- VIII. **Economic Development and Finance.**
Not applicable to this proposal.
- IX. **Regional Finance and Governance.**
Not applicable to this proposal.



3. Bellevue Comprehensive Plan elements

Bellevue's Comprehensive Plan is consistent with both the Growth Management Act and the King County Countywide Planning Policies. The proposal is compatible with the City's Comprehensive Plan goals and policies, and with the Wilburton Subarea Plan (except for the Land Use designation which is the subject of this proposal.)

The proposed CPA is consistent with and/or specifically implements the following vision, goals, and policies in the Plan:

Introduction

"Bellevue is recognized and valued as a leader [in the region] . . . The region continues to work together on growth management, resulting in closer-in, transit-friendly development that is less expensive to serve with public infrastructure . . ."

Comment: The subject property is a prime example of "closer-in, transit-friendly development that is less expensive to serve with public infrastructure."

Land Use Element

"GOAL: To develop and maintain a land use pattern that:

- *Maintains and strengthens the vitality, quality, and character of Bellevue's residential neighborhoods;*
- *Supports and is supported by a variety of mobility options;*
- *Is aesthetically pleasing; and*
- *Makes efficient use of urban land."*

Comment: As noted below, the Tsai property is supported by excellent transit access. It is within walking distance of parks, schools and retail services, resulting in a "very walkable" score of 82 on walkscore.com. Adding dwellings to the site would make much more efficient use of land and the use of administrative design review and standards will assure that new construction will be aesthetically pleasing and appropriate to the context.

"Policy LU-9: Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area."

Comment: The lands in the northwest quadrant of NE 8th Street/140th Ave NE consist of hundreds of multifamily units at varying densities. The subject property already shares access easement and parking with adjacent properties, and the character of its architecture blends with the context of the surrounding area. The addition of another twelve units on the property will be done in a style and scale that is compatible with its surrounding already developed area.

"Policy LU-23: Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community."

Comment: By rezoning the subject property to R-30, the City would expand the number of housing choices for people wishing to have direct access to high capacity BRT while also within walking distance of parks, schools and other amenities.



Housing Element

"Policy HO-17: Encourage infill development on vacant or under-utilized sites that have adequate Urban services and ensure that the infill is compatible with the surrounding neighborhoods."

Comment: The subject site has the full range of urban services and is already developed with 39 apartment homes, but it is now underutilized due to the R-20 density limitation created in 1992. The property can accommodate up to a dozen or more additional units while maintaining aesthetic and mobility compatibility with the surrounding neighborhood.

Transportation Element

"Goal 2: To reduce the use of single-occupant vehicles, by creating a land use pattern that allows for shorter vehicular trips and the use of alternative travel options."

Comment: The Tsai property is located on a high capacity Bus Rapid Transit in NE 8th Street. Line, with a shelter immediately in front of the existing apartment building. This provides peak hour service with a bus arriving/departing every ten minutes, connecting the site to the Crossroads area to the east and Downtown Bellevue to the west. This high capacity transit access reduces the automobile dependency of residents on this property and makes the Tsai property a prime example of kind of land use pattern to which Transportation Goal 2 aspires.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

Not applicable.

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

CONCURRENT REZONE PROCEDURE

20.30A.140 Rezone Decision Criteria

The City may approve or approve with modifications an application for a rezone of property if:

A. The rezone is consistent with the Comprehensive Plan; and

RESPONSE: If the proposed site specific CPA is approved, the rezoning of the property to R-30 would be appropriate to achieve consistency between the plan and the zoning code.

B. The rezone bears a substantial relation to the public health, safety or welfare; and

RESPONSE: The adopted comprehensive plan of the city represents the policy direction about how land is to be used represents the Council's conclusion that this requested density bears a substantial relation to the public health, safety and welfare of Bellevue and its citizens.



Application for
COMPREHENSIVE PLAN AMENDMENT

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and

RESPONSE: If the CPA is approved, it would be necessary to rezone the property to R-30 in order to maintain the consistency that state law, RCW 36.70A.040 requires between the plan and zoning code.

D. The rezone would not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

RESPONSE: The properties which immediately abut the subject property to the west and north are zoned and developed for multifamily and office, respectively. The subject property is already zoned and developed for multifamily, and shares vehicular access via an easement with both of these neighboring properties. Place of additional apartments on the subject property would be subject to the setback, height and other requirements of the Bellevue Land Use Code, and therefore those properties would be protected from any material detriment.

E. The rezone has merit and value for the community as a whole.

RESPONSE: The rezone would increase the amount of housing stock in Bellevue that would have immediate access to high capacity transit (Bus Rapid Ride on NE 8th Street). It is already served by sidewalks and is within a short walk of schools and recreational facilities, which results in a "Very Walkable" score of 82 using the Walkscore.Com criteria. Housing with such attributes is consistent with the City's policy objectives and thus the rezone would have merit for the community as a whole.

I have read the Comprehensive Plan and Procedures Guide

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 12/10/12

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature  Date 12/10/12
(Owner or Owner's Agent)

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*

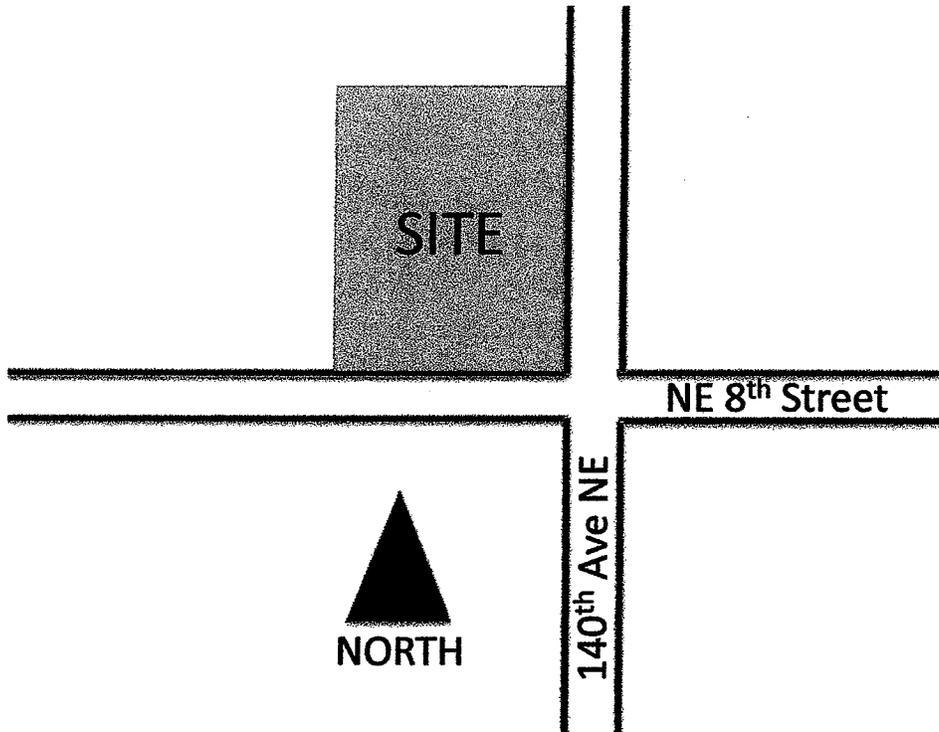
Address: *101 Stewart Street, Suite 350, Seattle, WA 98101 Phone: 425.263.2792*

(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

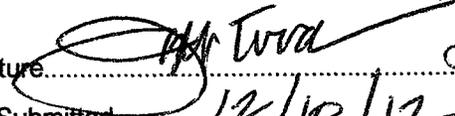
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *All services are available in the proposal area.*

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?

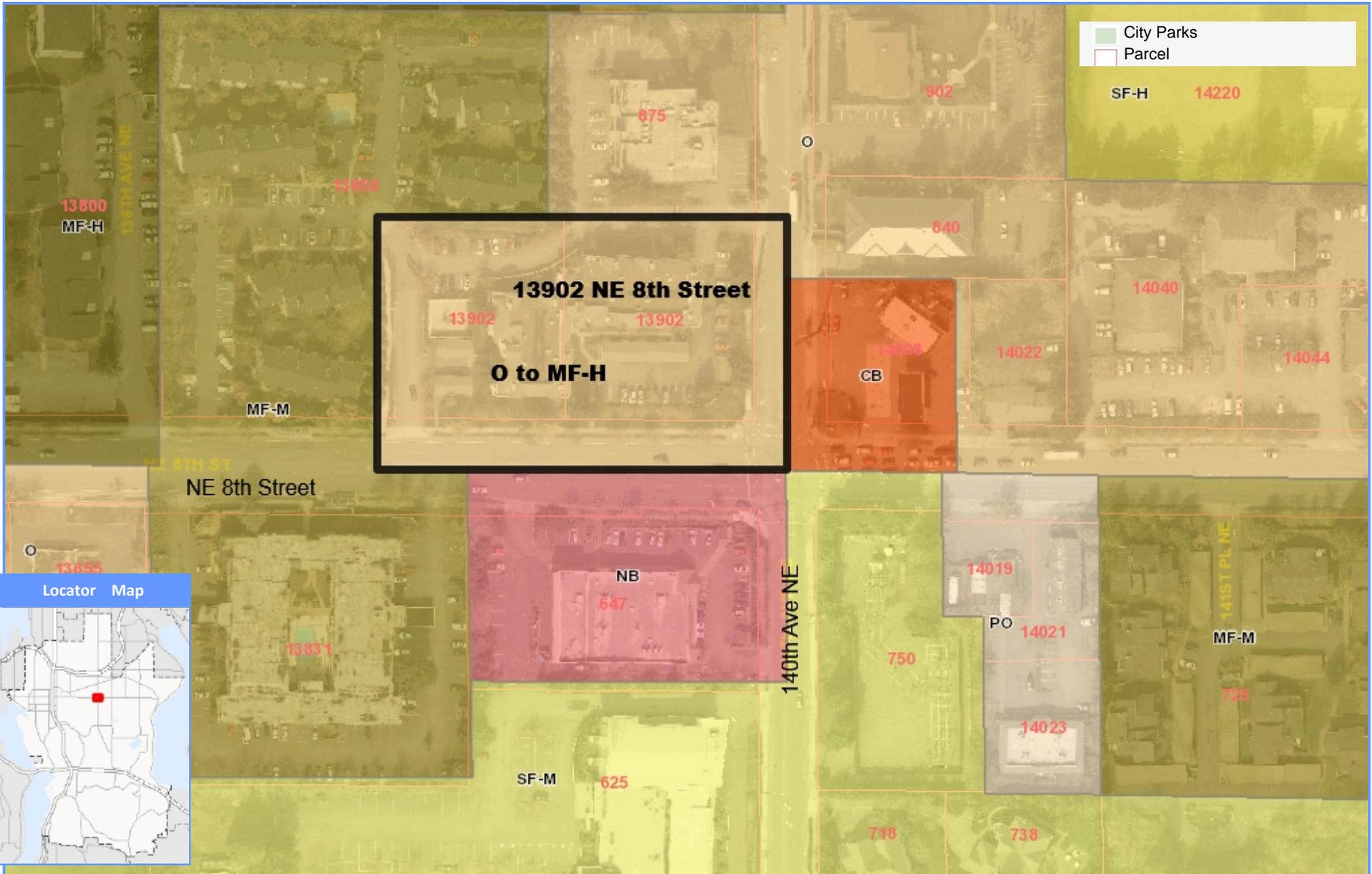
As noted above, the property is immediately adjacent to a Metro Rapid Ride bus line on NE 8th street, and within a short walk of park facilities, elementary and middle schools. The proposal would add an added increment of demand on these public services and facilities, however, these impacts would be 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.





Bellevue Apartments CPA




Comments to Planning Commission, 27 March 2013

Regarding the application to change the land use map designation for the property located at the northwest corner of NE 8th St. and 140th Ave. NE, I urge you to deny this application.

- 1. There is no reason to change the land use and zoning on this property as the existing "O Land Use Designation" provides the property owner with ample opportunities for development under this designation. The tabulation provides a brief summary of the permitted and conditional use developments that are allowed under the current City land use code.**
- 2. More intense development would undoubtedly add additional vehicle traffic to NE 8th and 140th NE; this is especially undesirable since these arterials and the NE8th/140thNE intersection are already crowded during peak traffic hours.**
- 3. The existing land-use designation for this property is reasonable; and existing nearby developments is consistent with the "O" land use.**
- 4. There is no need to develop further high-density residential capacity in this very small area, as the City has already taken into account recent population, housing, and employment growth objectives by their rezone of the entire 900 acres in the Bel-Red corridor, which the City has designated as one of the primary growth areas for future City development. New residential growth planned for the Bel-Red area will more than accommodate future growth projections. In addition, Bel-Red development is envisioned to include affordable housing. Furthermore, the Bel-Red area will be serviced by light rail, with 2 stations within the area; this transit service will be far more effective for new residents in the area than a small satellite area in the proposed location.**

Permitted Uses In 'O-Zoned' Areas

<i>Type Development</i>	<i>Description</i>
Residential Dwellings	Two to four, and five or more units/structure Senior citizen dwellings
Manufacturing	Medical/optical goods; computer software
Recreation	Library, art galleries; nature exhibitions; athletic fields; skating, bowling & athletic clubs; camping sites and hunting clubs; public & private parks; museums; aquariums; art galleries; botanical gardens; zoos
Transportation & Utilities	Right-of-way; yards; terminals and maint. Shops; Airports, terminals, heliports; Accessory parking, park & ride; Radio and TV broadcast studios; Satellite dishes; electrical utilities facilities
Wholesale/Retail	Auto & truck sales; fuel service stations; Clothing stores; eating & drinking establishments
Services	Finance, insurance & real estate offices Funeral & crematory services; family child care services; Medical offices & clinics; judicial and related functions; Military & correctional institutions; Primary & secondary education, universities & colleges; Special trade/vocational schools; Religious and social services; computer program & data processing services
Resources	Agricultural products production; veterinary clinics; forestry & timber production; mining & quarrying; oil & gas extraction

Source: Bellevue Land Use Code