



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Apartments- Tsai LLC

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: Proposed amendment to the Comprehensive Plan designation on a 1.84 acre site from Office (O) to Multifamily High (MF-H). This application is part of the 2013 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

FILE NUMBER(S): 12-132257 AC to amend the map designation on a 1.84-acre site from O (Office) to Multifamily-High (MF-H) at 13902 NE 8th St.

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

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

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

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

Carol V. Hellend
Environmental Coordinator

October 3, 2013
Date

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



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

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Proposal Name: Bellevue Apartments Comprehensive Plan Amendment

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

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

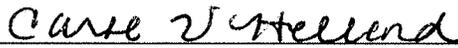
File Number: 12-132257 AC

Applicant: Tsai LLC

Decisions Included: Determination of Non-Significance

Planner: Nicholas Matz AICP, Senior Planner

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



Carol Helland,
Environmental Coordinator

Public Hearing Date: October 23, 2013

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

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

I. Proposal Description and Objectives

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

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

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental checklist for the proposal dated December 2012 and submitted 12-12-2012
- City of Bellevue Comprehensive Plan
- Determination of Non-Significance – Comprehensive Plan Update (Bellevue) – fall 2004

III. Proposed Timing and Phasing

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

Additional environmental review will be phased as outlined at WAC 197-11-060(5). Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

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

Major Conclusions, Significant Areas of Controversy and Uncertainty

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

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

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

Environmental Impacts of the Proposal

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

Environmental Review of the attached non-project environmental checklist indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.



DATE: October 3, 2013

TO: Chair Tebelius
Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Bellevue Apartments Comprehensive Plan Amendment (12-132257 AC)
October 23, 2013, Final Review Public Hearing (LUC 20.30I.A.1.b)

I. PROPOSAL

This privately-initiated site-specific application would amend the map designation on a 1.84-acre site from O (Office) to Multifamily-High (MF-H). See Attachment 1 for a location map. The site was not recommended for geographic expansion.

Permit Number: 12 132257 AC
Subarea: Wilburton/NE 8th St.
Address: 13902 NE 8th St.
Applicant: Tsai LLC

II. STAFF RECOMMENDATION

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

- Amend the map designation on a 1.84-acre site from O (Office) to Multifamily-High (MF-H).

III. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated Bellevue Apartments Comprehensive Plan Amendment (CPA) on July 8, 2013.

The 39-unit Bellevue Apartments is located at the northwest corner of the intersection of 140th Ave. NE and NE 8th St.

The property was designated as and rezoned to Office in 1981. When the apartments were developed in 1993 a conditional use permit approval was required because residential uses exceed 50 percent of the gross floor area of buildings; design review approval was also required because the site is located within a transition area from single family zoning (although that single family zoning that this site is transitioning is Puget Sound Energy's Midlakes electrical substation). Design Review also ended up being required by the concomitant Zoning Agreement attached to the 1981 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. The Bellevue Apartments were built at that density. The development is in conformance with existing land use regulations.

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.

IV. DECISION CRITERIA

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

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

Not applicable to this proposal.

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

The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City for urban growth areas development in the Wilburton/NE 8th St. corridor and subarea. 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.

Land Use 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.

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.

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, by reducing the inappropriate conversion of undeveloped land into sprawling, low-density development, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

The Comprehensive Plan is consistent with the framework Countywide Planning Policies (CPP) for King County including critical areas, land use pattern, transportation, community character and open space, and contiguous and orderly development.

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

The proposed amendment addresses the interests and changed needs of the entire city. At Threshold Review the city concluded that it was valid to question the density realized through the unique condition of this site's development under Office zoning. Final Review would then review the appropriate density for this site in light of the neighborhood that has developed in this part of the Wilburton Subarea since. The Office zoning was intended as a limit on overall density because of the then lack of neighborhood infrastructure to support higher multifamily densities.

As we have seen, the mix of land and transportation uses that have developed over the years within a quarter mile of this intersection include nearly every land use found in the city outside of Downtown. This is an environment rich in the ability to support facilitating redevelopment (LU-13) while at the same time maintaining compatible use and design (through land use regulatory compliance) with the surrounding built environment when considering redevelopment within an already developed area (LU-9):

- *There are two- and three-story office and professional office buildings to the north, west, east and south.*
- *There are multifamily neighborhoods at medium (20 units/acre) and high (30 units/acre) densities to the west, northwest and north, and across NE 8th St. to the southwest.*
- *Farther east along NE 8th St. are additional two- and four-unit complexes, themselves located between Stevenson Elementary School and Odle Middle School.*
- *Odle shares ground with the recreational Bellevue Aquatic Center.*
- *A gas station, convenience store and car wash community business is across 140th St.*
- *A Walgreens drug store neighborhood business is across NE 8th St. The drugstore is next to a church.*
- *Southeast from the Bellevue Apartments is Puget Sound Energy's Midlakes electrical substation.*
- *The intersection—a "designated" intersection in the Urban Design Element—was rebuilt to enhance pedestrian safety and now provides access to the Rapid Ride stops on either side of 140th Ave. NE at NE 8th St. Designated intersections encourage special streetscape design that create entry points into the city or neighborhoods or that warrant enhanced pedestrian features.*
- *On the outer edge of the walkable quarter-mile are single family neighborhoods at 2.5 and 3.5 houses per acre.*

Creating opportunities for residents, realizing the extent of built infrastructure, and assuring compatibility with land use regulation suggest that MF-H is an appropriate density.

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

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

The 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.*

Comprehensive plan amendment review scrutinizes site-by-site land use changes within the larger community context of the plan. Specifically to Bellevue Apartments, this site is unique in this area. The multifamily use is inconsistent with the office zoning on the site. It was developed under the limitations of this office zoning. While the neighborhood around it has continued to develop with a mix of uses, some of which are very supportive of multifamily, there was never an opportunity for this site to consider a residential density higher than the 20 units per acre office designation allowance. A residential use in an exclusively office zone is a significant condition unique amongst the multifamily residential neighborhoods in this area.

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

The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

There are 39 existing units in one building on this site, along with covered and uncovered surface parking. 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.

Access requirements, easements, play area requirements (useable open space for outdoor children's' play – a requirement for any development with 10 units or more) and dimensional requirements within the still-applicable Transition Area Design District all have to be met.

A multifamily use has a much lower peak hour trip generation than any office use, therefore, this request would result in a lower trip generation than site office redevelopment. Further, this

location is well-served with the transportation infrastructure in place at 140th NE and NE 8th Street. The Transportation Department has no concerns with this proposal.

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

The proposal demonstrates a public benefit by aligning with policies for urban growth areas redevelopment such as those found in the Land Use Element and referenced in this report. Density can be managed efficiently and without impact to the surrounding neighborhoods and infrastructure. It then appropriately enhances the public health, safety and welfare of the city and its residents.

V. STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) will be issued on October 3, 2013.

VI. PUBLIC NOTICE AND COMMENT

Notice of the Application was published in the Weekly Permit Bulletin and in the Seattle Times on March 7, 2013. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin and in the Seattle Times on October 3, 2013.

Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2013 amendments to the Bellevue Comprehensive Plan was provided to state agencies on October 3, 2013, for review.

VII. NEXT STEPS

We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.

VIII. ATTACHMENTS

1. Location map
2. Final Review Decision Criteria
3. Wilburton/NE 8th St. Subarea

ATTACHMENT 2

20.30I.150 Final review decision criteria

The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or

B. The following criteria have been met:

1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law; and
2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and
3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions;" and

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 LUC, Amendment and Review of the Comprehensive Plan.

4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

(Ord. 5650, 1-3-06, § 2)

Attachment 3

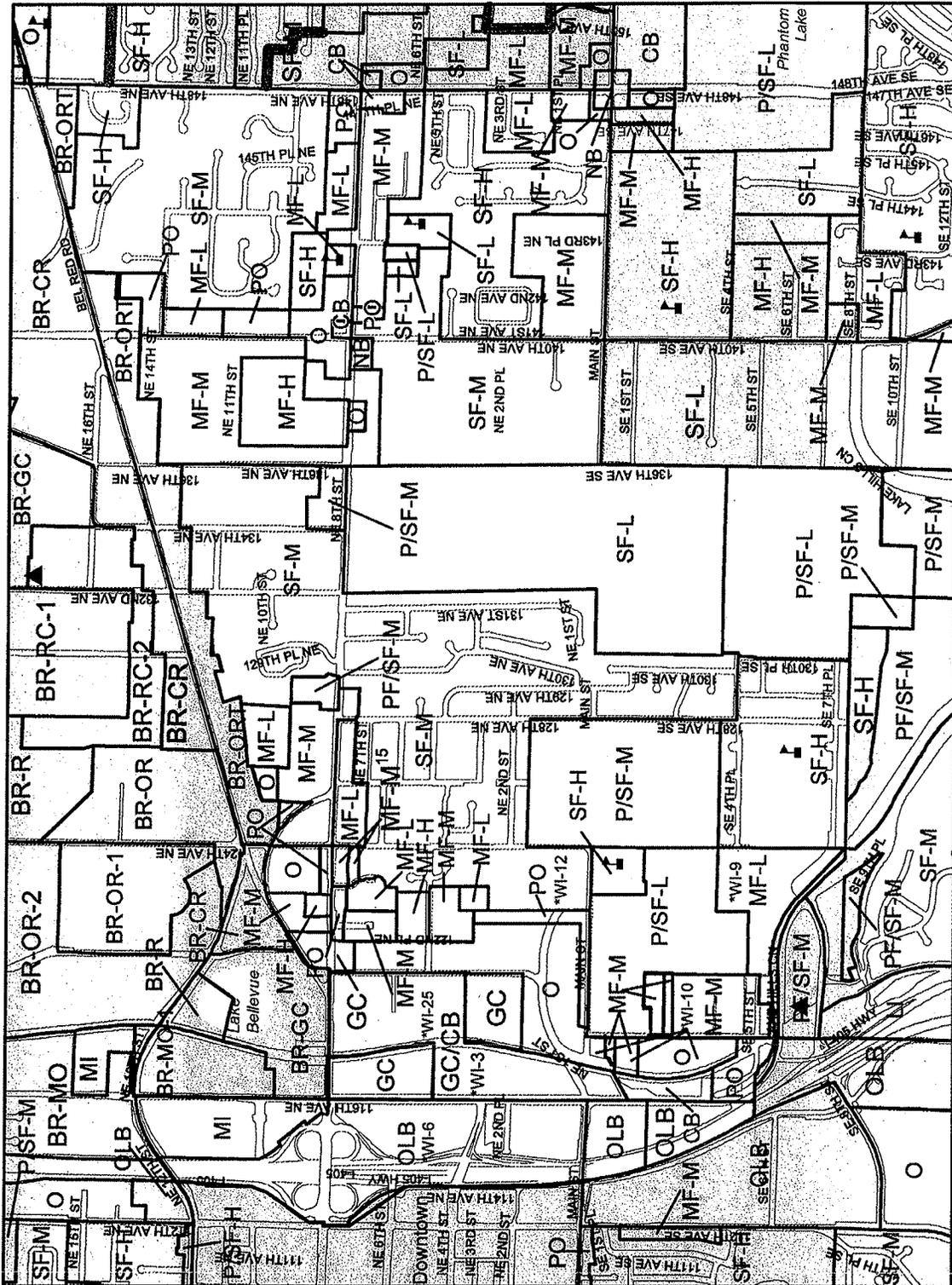


FIGURE S-WI.1
Wilburton/NE8th Land Use Plan

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

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

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- ¹⁵R-15 density limit
- ▲ Fire Stations
- ▣ Public Schools
- ▭ Planning Districts
- ▭ Bellevue City Limits (2008)
- Lakes

M. J. [Signature] 10-2-13

City of Bellevue Submittal Requirements	27a
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: <i>Tsai, LLC</i>	
Proponent: <i>Tsai, LLC</i>	
Contact Person: <i>Joseph Tovar, Principal, Inova Planning, Communications and Design</i>	
Address: <i>101 Stewart Street, Suite 350, Seattle, WA 98101 Phone: 425.263.2792</i>	
(If different from the owner. All questions and correspondence will be directed to the individual listed.)	
Proposal Title: <i>Tsai Concurrent CPA and Rezone</i>	
Proposal Location: <i>13902 NE 8th Street, Bellevue, 98004</i>	
(Street address and nearest cross street or intersection) Provide a legal description if available	
<p>The diagram shows a street intersection. A vertical line on the right is labeled "140th Ave NE". A horizontal line at the bottom is labeled "NE 8th Street". A shaded rectangular area is located in the upper-left quadrant of the intersection, labeled "SITE". Below the intersection, a black triangle points upwards, labeled "NORTH".</p>	

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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~~¹⁸ 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.

CONCURRENT REZONE APPLICATION
#13-106633LQ.

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.*

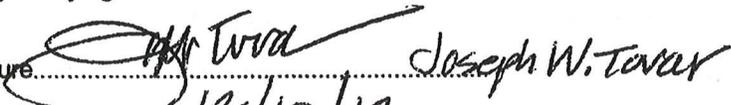
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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.

MJ

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.



**2013 Annual Comprehensive Plan Amendments
Work Program STAFF REPORT AND RECOMMENDATION STATUS**

Application Name <i>CPA application number (AC)</i>	Proposal	Status	
		Council action to date Planning Commission public hearing date	Staff Recommendation Report Available
Tsai LLC <i>12-132257 AC</i>	Amend the map designation on a 1.84-acre site from O (Office) to MF-H (Multifamily- High)	Council initiated 7/08/13 October 23, 2013	Approve October 3, 2013
Bel-Kirk Office Park <i>13-106131 AC</i>	Amend the map designation on a 7.62-acre site from LI (Light Industrial) to O (Office)	Council initiated 7/08/13 October 23, 2013	Approve October 3, 2013

2012 CPA Cumulative Impacts Matrix	Impacts to non-project elements of the environment (see the environmental summary for details)						Cumulative impacts conclusion	Mitigation measures
(see <i>reference</i> for topic details)	impacts to water, air, toxic substances, noise impacts	affect plants, animals, fish, marine life	deplete natural resources	affect governmentally protected areas	affect adopted land and shoreline use	increase demands on transportation or public services/utilities	<ul style="list-style-type: none"> • Foreseen by the Plan • Consistent with GMA Goals • Internally consistent 	Impacts mitigated with regulatory or SEPA-authority mitigation
Tsai LLC – O to MF-H <i>Environmental checklist</i>	N/A	N/A	N/A	N/A	Consistent with Plan	No	No impacts to Plan	N/A
Bel-Kirk Office – LI to O <i>Environmental Checklist</i>	N/A	N/A	N/A	N/A	Consistent with Plan	No	No impacts to Plan	N/A