

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

Bel-Kirk Office Park

Staff recommendation: Recommend **including** the Bel Kirk Office Park CPA in the 2013 annual CPA work program. **Do not expand** the geographic scope of the proposal.

Application Number: 13-106131 AC
Subarea: North Bellevue
Original Addresses: 11100 NE 33rd Pl.
Applicant(s): Burns/Seelig

PROPOSAL

This privately-initiated application proposes to amend the map designation on this 7.26-acre site from LI (Light Industrial) to O (Office). 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 area's land use designations and road infrastructure have adapted from an industrial orientation to a developed and existing land use pattern that is predominantly non-industrial. This is partly due to the changed condition represented by the BNSF railroad terminating operations through this corridor. Advancing this site into Final Review does not threaten other light industrially-designated land in the area nor does it influence city policy for appropriately retaining industrial land in the city, since this property was never developed for industrial use.

The applicant's point that the Comprehensive Plan did not anticipate that land uses and road and rail infrastructure would change or adapt to a predominantly non-industrial land use pattern is worth examining in Final Review because aligning the land use and designation as outlined can be done in compliance with the existing Comprehensive Plan.

BACKGROUND

This site is developed with an existing (1988) two-building office complex located between NE 33rd Pl and the former BNSF rail right-of-way, and more generally between SR 520 and I-405, approximately 4/10ths of a mile northwest of the intersection of those highways. If the CPA were adopted the site could then be rezoned to allow general office redevelopment. The applicant's stated purpose is to align the Comprehensive Plan designation with the existing land use.

The LI designations in this area occurred likely because of the confluence of road and rail access. This specific site was the Bel-Kirk drive-in movie theatre from approximately 1965 to 1985. We can speculate that the light industrially-zoned site developed as office because the market and access to this site for industrial uses had moved on.

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 site has not been examined in at least three years.

- 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.

The North Bellevue Subarea Plan has not anticipated the area's land use designations and road infrastructure adapting from an industrial orientation to a developed and existing land use pattern that is predominantly non-industrial. Advancing this site into Final Review does not threaten other light industrially-designated land in the area nor does it influence policy for appropriately retaining industrial land in the city, since this property was never developed for industrial use.

The expansion of SR 520; a 2001 CPA to amend the Light Industrial designation on property to the northeast that had developed as multifamily; the proximity of the Kirkland TOD site as an indicator of changing access and land use patterns; and the repurposing of the BNSF rail corridor all speak to a pattern of adaptive land use changes whose effect together has not been anticipated by the North Bellevue Subarea Plan for this existing office development.

- 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 property is bounded on the east and north by existing multifamily housing (although the BNSF rail right-of-way represents a substantial buffer) and by an existing office complex to the west that is already zoned Office. Across NE 33rd Pl to the southwest are a collection of independent smaller warehouses zoned Light Industrial. Both of these properties are appropriately designated as are the adjacent office- and multifamily-zoned properties to the northwest and northeast. This suggests there are no shared characteristics properties near the application site that warrant expansion of 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

The Land Use Goal for the North Bellevue Subarea seeks to provide for land use which protects the predominantly single-family character of the subarea from encroachment by other uses. Policy supports scaling down multifamily and office development as it approaches the single-family areas so as to create an appropriate transition.

Preliminary analysis suggests that this request also 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

See Attachment X.

ATTACHMENTS

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



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.

PLEASE SEE ATTACHED

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.

PLEASE SEE ATTACHED

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.

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 John R. Burns Date JAN 29, 2013

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 John R. Burns Date 29 JAN 2013
(Owner or Owner's Agent)

Application for Comprehensive Plan Amendment

Bel – Kirk Office Park

Block 3

The site specific amendment is being sought as part of future development plans for the parcel. The amendment will allow different uses than currently allowed that are compatible with the way the area has developed over the last 25 years. Light Industrial uses are no longer supported by the surrounding uses and infrastructure. There are no plans to change the use or character of the property.

The site is developed with approximately 91,000 square feet of office space and approximately 4,000 square feet of warehouse space in two (2), two (2) story office buildings. Over time, the distinction between office and warehouse use has become blurred.

Conditions for the site have changed significantly over the past 25 years when the Comprehensive Plan was last amended and the subject parcel was rezoned from its previous use as drive in movie theatre to Light Industrial. Uses have changed. Office is the overwhelming use, both on site and in close proximity. For office purposes, accessibility is excellent with proximity to the 108th Ave. N.E. off-ramp of expanding SR 520. The subject parcel is also located approximately three tenths (0.3) of a mile from the South Kirkland Park and Ride for those who do not wish to or are unable to live in close proximity to their place of work. A three story parking garage is currently being constructed in order to increase the available parking.

The Comprehensive Plan did not contemplate that the LI zoning for this site would be stranded and without infrastructure to support it.

Immediately to the west of the north end of the parcel is the Evergreen Office Park which is developed with 2-3 story office structures. The Evergreen Office Park separates the subject parcel from residential uses farther to the west. Multi-family uses to the north and east, although in close proximity, are at a significantly higher elevation than the subject parcel and separated from the subject site by existing railroad right-of-way and elevation difference and are without direct road access. Effectively, they are in a different neighborhood. Farther to the south along Northup Way, a majority of the parcels are developed with two (2) and three (3) story office uses.

The railroad right of way immediately adjacent to the east is anticipated to be incorporated into the region's "Rails to Trails" infrastructure, an important recreational opportunity for office workers who need to "recharge their batteries." Close to the south end of the subject parcel is a metal stairway leading to the proposed trail system.

Block 4a

A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan;

Application for Comprehensive Plan Amendment

Bel – Kirk Office Park

The appropriate land use designation on a specific site 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 20.301.130.A.2.d.

The three year limitation rule does not apply to this proposal to amend the site designation. There has been no previous application.

- 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.

This proposal raises land use issues that are more appropriately addressed through the annual Comprehensive Plan Amendment process and not some other ongoing work program.

- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program.

The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program.

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

There are significantly changed circumstances since the property was originally designated as LI that were not anticipated. When originally zoned LI, the area had close proximity to rail access and had a road infrastructure suitable to LI uses. The Comprehensive Plan never anticipated that the train line would be gone and the great majority of parcels along Northup in close proximity would be developed with two (2) and three (3) story office uses, or that the zoning of surrounding properties would have changed to O and OLB. Neither was it contemplated that the nearby, SR 520 Corridor would be developed as a typical mixed use area including nearby residential. Infrastructure complimentary to office uses such as the Kirkland T.O.D, located in very close proximity and designed for mass movement of people, not materials, has been added with a concomitant decrease in infrastructure necessary to support LI uses. The area simply has never developed as LI as contemplated by the plan.

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

Application for Comprehensive Plan Amendment

Bel – Kirk Office Park

The change in designation is the minimum necessary to include the subject property within the same designation as properties with these shared characteristics. If this proposal is included in the 2013 work program, the change of use designation would result in no change to the surrounding geographic area. The subject parcel shares the same characteristics with the majority of the surrounding similarly situated parcels.

G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for the site-specific amendment proposal. The proposed amendment must also be consistent with policy implement in the Countywide Planning Policies, the Growth Management Act, or other state of federal law, and the Washington Administrative Code.

The subject site is transitioning to mixed uses that the proponents want to support. The rail corridor is becoming a walking trail for nearby residents and office workers. Because of the nearby residential uses, people can live and work in close proximity to each. They can walk to work. Alternatively, office workers can use the close by Park and Ride to take advantage of public transportation resulting in reduced traffic and air pollution and parking requirements.

If the property were to be redeveloped under "O" zoning, there would not be a significant change in use or character. The proponents understand that there would be no significant change in the size of the development. Other impacts would be minimized as well. There is a steep slope on the property which would be retained intact. Currently, runoff from the slope is gathered in a combination of manholes and catch basins foot of the slope and is then diverted underground off the property to a storm water culvert at the west corner of the site. That system would be retained and there would likely no additional environmental impact from water runoff, either surface or underground. Finally, because of its current use as office, and the fact that the usable site is maximized, there should be no additional traffic impacts from redevelopment under "O" zoning.

Because there will be no significant change in the use of the subject site and the fact that several of the surrounding properties are zoned either "O" or "OLB," the applicant believes that the proposed change in use designation is consistent with all general and specific polices for site specific amendment proposals.

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.

ENVIRONMENTAL CHECKLIST

4/18/02

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 number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: MARSELE BURNS, RAYLAH HOLM, JACK R. BURNS, ANNICE B. SEELIG
AND THE S.F. BURNS TESTAMENTARY TRUST

Proponent: JACK R. BURNS

Contact Person: MARTIN A. SEELIG
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1426-156TH AVE NE, SUITE "D", BELLEVUE, WA 98007-4421

Phone: 425-454-0885

Proposal Title: BEL-KIRK OFFICE PARK COMP PLAN AMENDMENT
AND CONCURRENT RE-ZONE

Proposal Location: 11120-11130 NE 33RD PLACE
(Street address and nearest cross street or intersection) Provide a legal description if available.

NE 33RD PLACE AND NORTHUP WAY
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: AMEND COMPREHENSIVE PLAN AND RE-ZONE TO "OFFICE" SITE WITH EXISTING 92,600 SF OFFICE BUILDING
2. Acreage of site: 7.26
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: OFFICE
9. Design features, including building height, number of stories and proposed exterior materials:
TWO EXISTING OFFICE BUILDINGS, EACH 2 STORIES, PAINTED CONCRETE & GLASS EXTERIOR
10. Other NONE

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

DOES NOT APPLY

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

NO PLANS

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

DO NOT KNOW

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.

NO

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.

COMP PLAN AMENDMENT
ZONING CHANGE

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 NA

Clearing & Grading Permit
Plan of existing and proposed grading
Development plans NA

Building Permit (or Design Review)
Site plan
Clearing & grading plan NA

Shoreline Management Permit
Site plan NA

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

40% +/-

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.

DO NOT KNOW

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

NO

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

NA

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

NA

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

NA

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

NA

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.

NA

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

NA

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

NA

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

NO

appropriate, state what stream or river it flows into.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

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

NO

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

NO

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

NO

b. Ground

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

NO

- (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.

NA

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.

PRECIPITATION FALLING ON SITE IS GATHERED IN A COMBINATION OF CATCH BASINS & MANHOLES & IS CONDUCTED UNDERGROUND TO A STORM CULVERT AT THE WEST CORNER OF THE SITE.

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

NA

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

NA

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?

NA

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

DO NOT KNOW

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

NA

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.

NONE

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

DO NOT KNOW

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

EXISTING VEGETATION / LANDSCAPING

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.

NA

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

↑
NO

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:

NA

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

↑
NO

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

NA

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

NONE

b. Noise

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

SR 520 TRAFFIC NOISE

- (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.

NA

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

NA

8. Land and Shoreline Use

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

OFFICE, WHOLESALE, RETAIL

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

ORCHARD OVER 40 YEARS AGO

- c. Describe any structures on the site.

TWO BUILDINGS, EACH TWO STOREY
USED FOR OFFICE, 92,600 +/- NRSF

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

NO

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

LI

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

LI

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

NA

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

YES 40% SLOPE CREATED BY RAIL LINE

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

NA

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

NA

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

NA

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

COMP PLAN REVIEW PROCESS
ASSURES COMPATIBILITY

9. Housing

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

NA

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

^
NONE

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

NA

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?

NA

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

NA

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

NA

11. Light and Glare

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

NA

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

NO

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

SR 520

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

NA

12. Recreation

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

PROPOSED ADJACENT "RAILS TO TRAILS"

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

NO

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

NA

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.

NO

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

DO NOT KNOW

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

NA

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.

NE 33RD PLACE, NORTHUP WAY, SR 520

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

YES 2/5 MILE

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

NA

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).

NO

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

NO

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

NA

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

MEET ALL MITIGATION IMPACTS
PROXIMITY TO RAIL-TO-TRAIL CORRIDOR AND
KIRKLAND T.O.D.

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.

NO

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

NA

16. Utilities

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

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.

NA

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 John R. Trues

Date Submitted 29 JANUARY 2013

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?

NA

Proposed measures to avoid or reduce such increases are:

NA

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

NA

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

NA

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

INSIGNIFICANTLY

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

NA

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?

NA

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

NA

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?

NA

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

NA

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

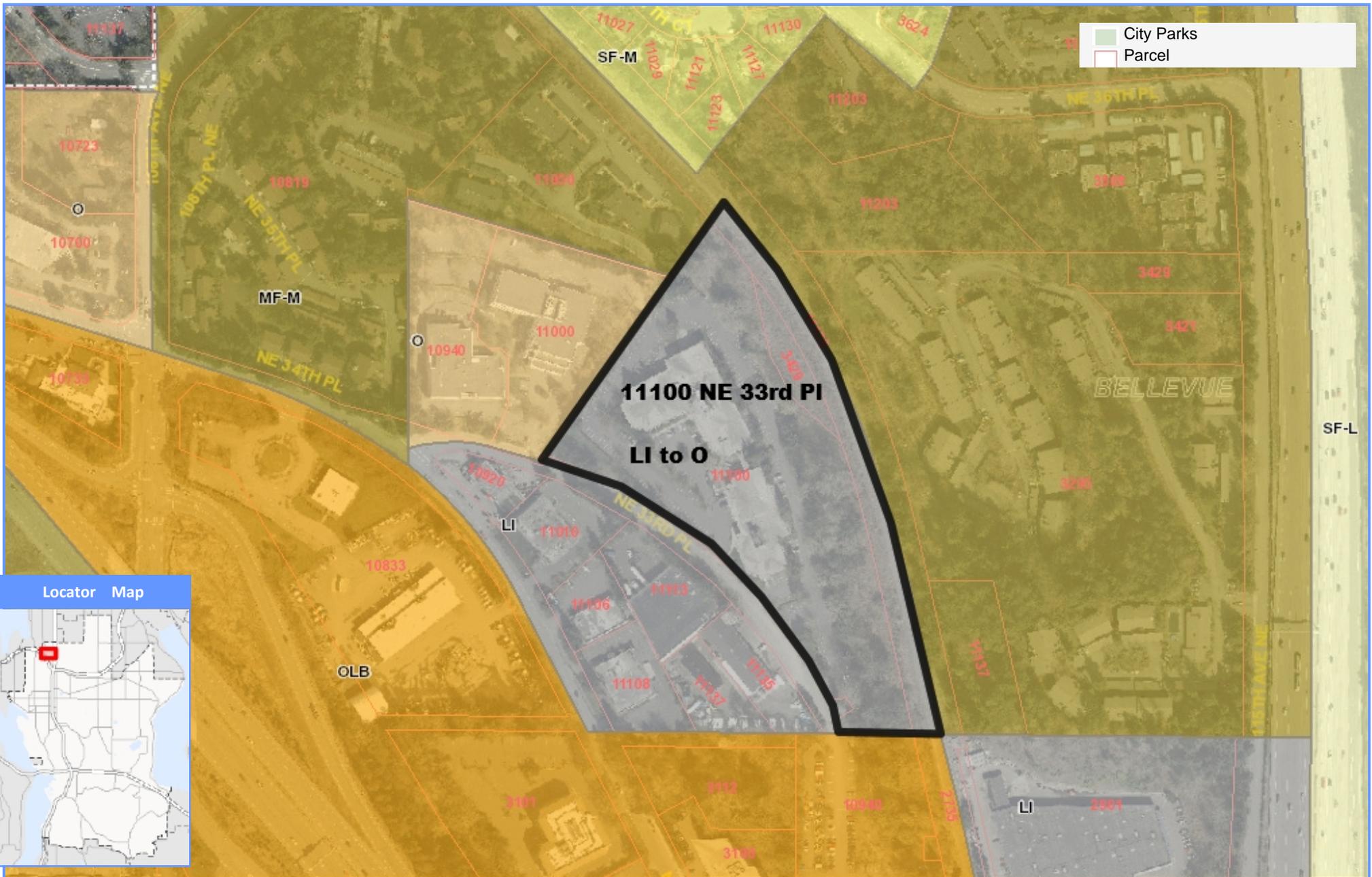
NA

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

NA

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

DO NOT KNOW



■ City Parks
 Parcel

11100 NE 33rd PI
LI to O

Locator Map



Bel Kirk Office Park CPA

0 268 536



Scale 1: 3,214 Feet

