



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bel-Kirk Office Park

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: Proposed amendment of the Comprehensive Plan designation on a 7.62 acre site from Light Industrial (LI) to Office (O). 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): 13-106131 AC to amend the map designation on a 7.62-acre site from LI (Light Industrial) to O (Office) at 11100 NE 33rd Pl.

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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. Hall
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: Bel-Kirk Office Park Comprehensive Plan Amendment

Proposal Address: A 7.62-acre site located at 11100 NE 33rd Pl.

Proposal Description: This application proposes to change the Comprehensive Plan designation for a 7.62-acre site from Light Industrial (LI) to Office (O). This change would support a future rezone of the property to Office.

File Number: 13-106131 AC

Applicant: Seelig and Burns

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, Senior Planner

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

Carol V Helland

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 7.62-acre site from Light Industrial (LI) to Office (O). This change would support a future rezone of the property to Office. Office Districts provide areas for business, financial and professional service offices, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between residential areas and more intensive commercial districts. The property owner may seek to rezone the property immediately following the potential approval of the Comprehensive Plan amendment.

The proposal's objectives are to align the existing uses and building with an Office zone.

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 January 2013 and submitted 29-1-2013.
- 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 the uses and structure on a site should align with the underlying zoning.

Major Conclusions, Significant Areas of Controversy and Uncertainty

By changing the Comprehensive Plan designation for the site to Office, and the subsequent rezone to Office, the site could conceivably redevelop to up to 78,000 square feet of O (there are currently 59,562 GSF on site; the 78,000 square foot figure is derived by calculating a maximum impervious surface amount of the area unconstrained by steep slope critical areas). The actual square footage that might be achieved on the site will be determined by specific site development issues such as required parking and setbacks.

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, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Bel-Kirk Office Park Comprehensive Plan Amendment (13-106131 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 7.62-acre site from Light Industrial (LI) to Office (O). See Attachment 1 for a location map. The application was not recommended for geographic expansion.

Permit Number: 13 106131 AC
Subarea: Northwest Bellevue
Address: 11100 NE 33rd Pl
Applicant: Seelig-Burns

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 7.62-acre site from Light Industrial (LI) to Office (O).

III. BACKGROUND

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

This site is developed with an existing 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.

During the threshold review commissioners asked about the impacts of a comprehensive plan change to zoning for existing uses. In other words, would a change from LI to Office result in nonconforming uses?

Bellevue's zoning code primarily intends office districts (LUC 20.10.260) to provide areas for business, financial and professional services. The code expects to find such uses in areas located on arterial or commercial access streets. When they are near other major business and commercial areas, these districts may buffer residential areas from more intensive commercial districts.

Light industrial (20.10.330) zones, in contrast, provide for the location of a broad array of manufacturing, wholesale trade and distribution activities. Offices are allowed if they support the primary activities or functions of the light industrial district.

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. The existing building was constructed in 1988. The type of construction and the presence of some warehouse space in it suggest that various light industrial and ancillary uses have occupied the interior space over its lifetime. We don't really know the extent of multiple uses of the building or whether it functioned as a precursor to the modern "flex-tech" type of hybrid industrial-office space.

Comparing the buildings existing uses to the non-residential Services section of the Land Use Code at 20.10.440 was necessarily limited, but we can conclude that for existing uses identifying a change to Office would not create any nonconformity. They are all allowed in Office zones:

Existing Bel-Kirk Office Park uses

- Certified public accountant - *Professional Services, Other – Permitted in LI if in multi-function* building, Permitted in O*
- Construction company offices - *Professional Services, Other – Permitted in LI if in multi-function* building, Permitted in O*
- Multi-business lines including software sales, training, and product consulting - *Administrative Office – General: Permitted in LI if in multi-function building, Permitted in O*
- Community and non-retail banking - *Finance – Must be commercially or industrially related in LI, Permitted in O*
- Engineering, investment advising and professional consulting - *Professional Services, Other – Permitted in LI if in multi-function building, Permitted in O*
- Business law - *Professional Services, Other – Permitted in LI if in multi-function building, Permitted in O*
- 3D mechanical design, simulation, publishing and data management software products - *Administrative Office – General: Permitted in LI if in multi-function building, Permitted in O*
- Producer and manufacturer of innovative nonfiction books for adults and book and toy products for kids - *Administrative Office – General: Permitted in LI if in multi-function building, Permitted in O*

*In the Land Use Code a multifunction building would include the primary light industrial activity permitted by right and the office that supports it.

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.

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 redevelopment especially when weighing the ostensible conversion of industrial land, including:

Land Use Policy LU-34: Explore the appropriate long-term direction for the location of light industrial businesses such as light manufacturing and warehousing.

Land Use Policy LU-36: Encourage continued development of office uses in designated districts.

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. This amendment contributes to that direction.

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, 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. 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. The continuous trend in the area, documented by previous comprehensive plan amendment actions, has been to transition the area towards its recognized and existing land uses. Comprehensive Plan policies also assure careful consideration of changes in the city's light industrial-zoned land base. This is somewhat lessened here in that the site is not being used for industrial functions.

- 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.

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. Approving this amendment 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.

- 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 steep slope critical areas on this site due to the adjacent rail corridor right-of-way (the railroad is higher than the property). Such critical areas must be accounted for in redevelopment, but in assessing redevelopment staff suggests that up to 78,000 square feet of office could be built on this site. The existing complex has about 59,000 square feet of building. While office would potentially allow for more intensive use than is permitted by the Light Industrial zoning, traffic impacts would be analyzed and mitigated if additional development were proposed. At this time the property owner has not proposed expansion of the site's office uses.

- 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 by clarifying the relationship between this site's designation and actual use. As such it is clear about the buffering function it performs between residential to the northeast and non-residential to the southwest. It positions office uses and their workers within walking distance of future non-motorized use of the BNSF right-of-way. It therefore 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.

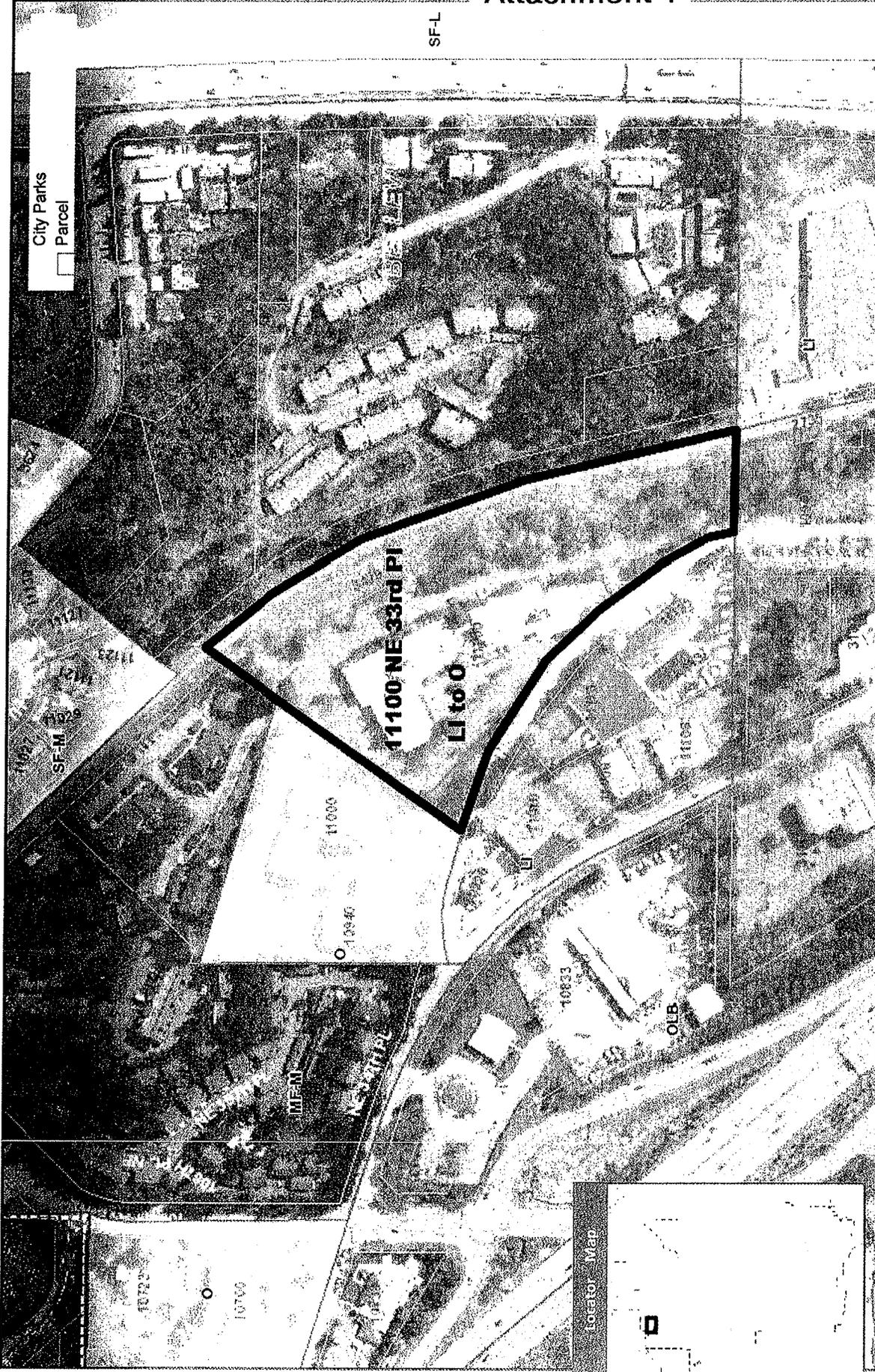
VII. NEXT STEPS

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. Northwest Bellevue Subarea

Attachment 1



Bel Kirk Office Park CPA



Map Generated on: 03/18/2013 The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

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)

M. Jacobs 10-2-13

City of Bellevue Submittal Requirements	27a
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: <u>MARSELE BUENS, RAYLAH HOLM, JACK R. BURNS, ANNICE B. SEELIG</u> <u>AND THE S.F. BURNS TESTAMENTARY TRUST</u>	
Proponent: <u>JACK R. BURNS</u>	
Contact Person: <u>MARTIN A. SEELIG</u> (If different from the owner. All questions and correspondence will be directed to the individual listed.)	
Address: <u>1420-156TH AVE NE, SUITE D, BELLEVUE, WA 98007-4421</u>	
Phone: <u>425-454-0885</u>	
Proposal Title: <u>BEL-KIRK OFFICE PARK COMP PLAN AMENDMENT</u> <u>AND CONCURRENT RE-ZONE</u>	
Proposal Location: <u>11120-11130 NE 33RD PLACE</u> (Street address and nearest cross street or intersection) Provide a legal description if available. <u>NE 33RD PLACE AND NORTHUP WAY</u>	
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: <u>AMEND COMPREHENSIVE PLAN AND RE-ZONE TO "OFFICE" SITE WITH EXISTING 22,600 SF OFFICE BUILDING</u>	
2. Acreage of site: <u>7.26</u>	
3. Number of dwelling units/buildings to be demolished: <u>0</u>	
4. Number of dwelling units/buildings to be constructed: <u>0</u>	
5. Square footage of buildings to be demolished: <u>0</u>	
6. Square footage of buildings to be constructed: <u>0</u>	
7. Quantity of earth movement (in cubic yards): <u>0</u>	
8. Proposed land use: <u>OFFICE</u>	
9. Design features, including building height, number of stories and proposed exterior materials: <u>TWO EXISTING OFFICE BUILDINGS, EACH 2 STORIES, PAINTED CONCRETE & GLASS EXTERIOR</u>	
10. Other <u>NONE</u>	

MA

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
- 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

CONCURRENT REZONE
12-132255 LQ

NA

NA

NA

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.

NA

- (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

NO

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

NONE

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

NA

MO

6. 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 +/- NFSF

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

NO

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

LI

LIGHT INDUSTRIAL

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

LI

LIGHT INDUSTRIAL

- 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. Krum
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
INSIGNIFICANTLY

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

MJ

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

NA

EXISTING FACILITIES ARE
ADEQUATE TO SERVE.

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

NONE

MJ



**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