

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

**Overlake Investors**

**Staff recommendation:** Recommend **not including** the Overlake Investors CPA in the 2013 annual CPA work program. If the proposal is included, **do not expand** the geographic scope of the proposal.

Application Number: 13-106273 AC  
Subarea: Bel-Red  
Original Addresses: 1835 116<sup>th</sup> Ave NE  
Applicant(s): Overlake Investors LLC

**PROPOSAL**

This privately-initiated application proposes to amend the map designation on a 0.8 acre site, from BR-ORT (Bel-Red Office/Residential Transition) to BR-CR (Bel-Red Commercial/Residential). The applicant has also submitted a concurrent rezone application. See Attachment 1.

**REVIEW OF STAFF RECOMMENDATION**

Staff recommends not including this Comprehensive Plan amendment application in the 2012 work program. Given that the current Comprehensive Plan designation has been in effect only since 2009, recent economic conditions are not a significantly changed condition relevant to a permanent site-specific Comprehensive Plan Amendment. The potential for Sound Transit operations and maintenance facility to displace Bel-Red capacity, is currently a proposal under review, and is not a significantly changed condition relevant to a site-specific CPA.

**BACKGROUND**

This privately-initiated application includes vacant property on the west side of 116<sup>th</sup> Ave NE (between 116<sup>th</sup> and 115<sup>th</sup> Ave NE). The site was occupied by four single family homes which were demolished some time before 2005. A medical office building had previously been proposed for this site.

The entire Bel-Red subarea, including the subject area, was reviewed during the Bel-Red planning process in 2006-2009, which resulted in a new subarea plan and comprehensive new zoning categories for the entire subarea. The subject site was previously zoned Office (O). During the Bel-Red planning process, the area's zoning was changed from O to BR-MO (Bel-Red Medical Office). The new BR-MO zone allows for hotel-type and senior living facility residential uses, medical equipment manufacturing, a range of services including professional medical services, heights up to 70 feet, and density of up to 1.0 FAR (floor area ratio). This newer zone allows for greater density and development potential than the previous Office designation. If the CPA were adopted the site could then be rezoned to allow Bel-Red commercial redevelopment at an intensity of up to 2.0 FAR, while limiting professional medical office square footage to a maximum 20,000 s.f.

## **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 not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

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

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

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

*The three-year limitation does not apply to this proposal to amend the site designations. The sites have not been examined since the 2009 Bel-Red Subarea Plan was adopted.*

- 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

*An option for the Threshold Review recommendation that Planning Commission can consider is to direct this application to the implementation review process in Policy S-BR-85:*

**POLICY S-BR-85.** Monitor and assess the implementation of the Bel-Red Subarea Plan and make adjustments to assure success of providing affordable housing, parks and open space, a mix of uses, and other aspects of the Bel-Red vision. A review of the implementation of the Bel-Red Subarea Plan should occur approximately five years after the Plan's initial 2009 adoption and periodically thereafter.

- 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 not address significantly changed conditions.*

*The Bel-Red Subarea Plan (2009) facilitates redevelopment at various densities in Bel-Red node and edge locations. The applicant suggests adopted Bel-Red Subarea plan policy did not anticipate the severe economic downturn and its effect on forecast redevelopment growth in Bel-Red. Economic conditions that constrain medical office development in the Bel-Red Subarea or in the Bel-Red Medical Office zone designation (BR-MO) are not a significantly changed condition relevant to a site-specific Comprehensive Plan Amendment. The applicant also suggests a potential nearby Sound Transit operations and maintenance facility would displace Bel-Red capacity and thus require this site to make up the difference. Even if this were the case, the situation is premature based on the fact that Sound Transit has not yet made a location decision for this facility. This is not a significantly changed condition relevant to a site-specific CPA.*

*The economic downturn is not focused just on Bel-Red but affects the entire city and is part of a global condition. The Comprehensive Plan anticipates variation in the rate of community growth over the long term.*

*The extent of the economic downturn is not a significantly changed condition on the subject property or its surrounding area. The adoption of the Bel-Red Subarea Plan and its growth forecasts does not evidence that BR-MO intensities are insufficient for this area of Bel-Red.*

*The existing BR-MO zoning was just applied in 2009, represented a significant increase to building intensity, and was applied to a large, contiguous area. The subject site sits deep within this area. Because of this, changes to the BR-MO would be necessarily part of an extensive review process. Although the city will engage in the five-year review of the Bel-Red Subarea Plan starting in 2014, it would be very early in the timeline of the new Bel-Red Subarea Plan, and there is no clear evidence that circumstances warrant such review for BR-MO.*

- 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 site is located almost in the center of a 90-acre swath of a BR-MO zoned area which extends from SR 520 to NE 12<sup>th</sup> St. and from I-405 to the former BNSF right-of-way. There is essentially no boundary line at which to stop consideration of the expansion of geographic scope to include this entire BR-MO zoned area.*

*Contemplating such a large area for amendment is more appropriately done through the Subarea review process.*

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

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

*Staff believes the proposal will likely prove inconsistent with current general policies in the Comprehensive Plan that focus opportunities for the Bel-Red Subarea Plan to develop a sustainable urban development pattern that reshapes the future of the Subarea.*

*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**

No public comment has been received as of April 18, 2013. Several property owners in the vicinity of this site have made telephone inquiries about its status.

## **ATTACHMENTS**

1. Application materials
2. Site map



Application for  
**COMPREHENSIVE PLAN AMENDMENT**

CPA YEAR 2013 APPLICATION DATE: <u>1/31/13</u>	TECH INITIALS <u>BF</u>	AMANDA PROJECT FILE: <u>13 106273AC</u>
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- Project name 1835 1827 116th Avenue NE, Bellevue
- Applicant name Overlake Investors LLC Agent name Kim Faust
- Applicant address 11415 Slater Avenue NE, Suite 100, Kirkland, WA 98033
- Applicant telephone (425) 298-0240 fax (425) 968-5887 e-mail kfaust@mspgroupllc.com
- Agent telephone (425) 985-7734 fax (425) 968-5887 e-mail kfaust@mspgroupllc.com

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number 1827 116th Ave NE (532800 0015)  
 Proposed amendment to change the map designation from existing BR-MO to proposed BR-CR  
 Site area (in acres or square feet) 34,997 sf (.80 Acres)  
 Subarea name Bel Red Medical Office-Overlake Medical corridor  
 Last date the Comprehensive Plan designation was considered \_\_\_/\_\_\_/\_\_\_  
 Current land use district (zoning) BR-MO  
 Is this a concurrent rezone application?  Yes  No Proposed land use district designation BR-CR  
 Go to **BLOCK 3** Community Council:  N/A  East Bellevue

**BLOCK 2**  
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.  
 PLEASE SEE ATTACHED DOCUMENT  
 Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):  
 Last date the Comprehensive Plan policy or text was considered \_\_\_/\_\_\_/\_\_\_  
 Go to **BLOCK 3**



*Application for*  
**COMPREHENSIVE PLAN AMENDMENT**

**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 DOCUMENT

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 DOCUMENT

**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.

PLEASE SEE ATTACHED DOCUMENT

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 Kim Faust Date 1/30/13  
Overlake Investors, LLC

*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 Kim Faust, Overlake Date 1/30/13  
(Owner or Owner's Agent) investors, LLC

COMPREHENSIVE PLAN AMENDMENT APPLICATION ATTACHMENT/INSERTION  
OVERLAKE INVESTORS LLC  
1827 116<sup>TH</sup> AVE NE

**EXECUTIVE SUMMARY**

This Land Use Study provides background information in support of an amendment to the Bellevue Comprehensive Plan Land Map to allow for re-designation of approximately +/- .80 Acres of land located at 1827 116<sup>th</sup> Avenue NE, from Bel-Red Medical Office (BR-MO) to Bel-Red-Commercial/Residential (BR-CR) (See attached maps). This request can be scoped to include all of the parcels in this BR-MO district (+/- 97 Acres), but is not intended as an application for this level of district amendment. Adjacent property owners will be contacted by applicant to determine their support for this request. The proposed amendment would support a future rezone of the property to land use designation BR-CR which allows for greater density and development flexibility.

It is Applicant's intent to develop the property in the future to its highest & best use inclusive of any number of potential users from medical office/commercial to multi-family residential that will be consistent with the City of Bellevue's long range Bel Red Corridor vision. As currently zoned, the allowed FAR is insufficient to support development of this and other properties in the district. It is the applicant's belief that this whole sub-district from 120<sup>th</sup> Avenue NE West to I-405 will need and support a higher density of development than originally proposed, particularly in light of the removal of over 4,000,000sf of developable capacity in the adjoining properties, East of 120<sup>th</sup> Avenue NE by the likely conversion of the underlying properties (approximately 30 Acres) to a light rail storage and maintenance yard in support of Eastlink light rail. (See attached exhibits)

**SITE INFORMATION/EXISTING CONDITIONS**

The property is located along the West side of 116<sup>th</sup> Avenue NE, just North of the new Children's Hospital Ambulatory & Urgent Care Center. The property is located NW of the Hospital Perimeter Development Area (DA3) sub-district. The Applicant has discussed this request with their adjacent neighbors, all of whom support this request to amend the Comprehensive Plan (CP) and, ultimately, the land use designation for these properties in order to encourage redevelopment of projects that are consistent with the Bel Red Corridor vision as a ground-breaking transit-oriented district that encourages commercial and residential densities that support the planned high capacity transit (Sound Transit Light Rail) (HCT) that will provide ease of access in and out of this sub-district of Bellevue. The property is a short distance from one of the proposed HCT stations, the 120<sup>th</sup> Avenue Station, in the heart of the proposed Spring District master development.

**Application Block 3**

The status of this property, along with the majority of the properties on the North Side of NE 12<sup>th</sup> Street, was designated BR-MO (Bel-Red-Medical Office) in an effort to provide future development capacity in support of the growing Medical district inclusive of Overlake Hospital, Group Health & Children's Hospital. With the expansion of Children's Hospital into the area North of NE 12<sup>th</sup>, it is likely that the district will require greater density than that offered by the BR-MO zone. This district should comfortably support multi-story development, particularly between I-405 and 116<sup>th</sup> Avenue NE allowing the district to develop to a scale equal to the medical district development south of NE 12<sup>th</sup>.

Applicant is seeking a change to the CP designation BR-CR, to provide ample FAR and flexibility to encourage development of the property and offset some of the lost development capacity occurring to the East of the property & district due to Eastlink maintenance facility encroachment. The parcel in question

is bordered by BR-MO zoned/CP designated properties all of which are converted SFRs that likely will not be redeveloped anytime soon due to the limited development capacity available to these commercial property owners. Many of the properties within the BR-MO zone have relatively small lot square footages so without an increase in density or an assemblage of properties, development will not be feasible in the next 5-10 years. With a higher density allowance, property assemblages may start to make economic sense and further development is more likely to occur. There are no residentially zoned or CP designated properties abutting/adjoining/existing in the BR-MO district. Additionally, the closest residentially zoned/CP designated property, located to the East of the BR-MO district, across 120<sup>th</sup> Avenue NE, is slated for high density residential, but will never be developed in this manner due to its likely designation as a light rail maintenance and storage facility. It would be beneficial to the overall Bel-Red plan/vision to allow flexibility in the district currently designated BR-MO. With a CPA of this site, and potentially others, to BR-CR, it will be possible to replace a fair portion of the lost residential density from the BR-R & BR-OR-2 land located East of the Property that will be taken by Sound Transit/Eastlink. BR-CR CP designation and zoning will provide greater flexibility and encourage a broader mix of uses.

Applicant contends that this property, located at the center of the current BR-MO district, can be a catalyst property in encouraging the redevelopment of a commercial district that is primarily obsolete wood structure SFRs and small office buildings. This property, if developed to the projected maximum FAR of 2.0 (BR-CR), would aid in the fulfillment of the expanded medical district, North of Children's Hospital and future clinical and diagnostic centers, along with the development of mid to high density multi-family in support of the greater Bel Red vision, consistent with the overall development of the most intriguing transit-oriented development in the United States.

#### **Application Block 4a – Evaluation of the Proposed Amendment**

##### **20.30I.140 Threshold review decision criteria.**

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

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

*Applicant Response: It is the applicant's opinion that the proposed amendment to the City of Bellevue Comprehensive Plan Land Use Map is a matter that is appropriately addressed through the Comprehensive Plan amendment process.*

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

*Applicant Response: The proposed amendment has not been the subject of a comprehensive plan amendment proposal within the past 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

*Applicant Response: Applicant believes that the annual Comprehensive Plan Amendment process is the most appropriate means by which the City Council should address the proposed change. This request also supports the City's planned revisit of the overall Bel-Red plan within 5 years of adoption (2014), through identifying potential deficiencies and significantly changed conditions that have occurred since the adoption of the Bel-Red plan as codified in 2009.*

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

*Applicant Response: The proposed amendment represents a relatively small segment of the recently approved Bel Red Corridor Comprehensive Plan Map (.80 Acres of 900+ total acres) and should not require an exorbitant amount of time or resources to review.*

- E. 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

*Applicant Response:*

*There are a number of changed conditions since amendment/revision of the overall CP for Bel-Red in 2009 –*

*In late 2012, Sound Transit came forward and announced that they will be establishing a rail maintenance and storage yard in Bellevue, likely in the Bel Red area. This yard is proposed to take up to 30 Acres of land. Upon the analysis of the sites remaining under consideration, the taking will diminish the potential development capacity, as adopted in the Bel Red plan, by up to 4,500,000sf of vertical improvements, both residential and commercial. Additionally, the projected tax revenues, property, sales & B&O from these potential developments will no longer be available to the City. This capacity has to be replaced somewhere within the corridor to stay consistent with the vision adopted in 2009.*

*When the Bel Red Plan was proposed and adopted in the later part of the past decade, the economy was moving along at a positive clip, with land valuations, business growth, real estate development and values etc. all growing and having grown for most of the 6 to 7 years prior. In 2008-09, we entered into an unprecedented economic downturn that has impacted all sectors of the economy, while hitting real estate and property particularly hard. This downturn has proven to be the worst since the great Depression and may well end up being compared with same. In an effort to move forward the City's vision for the Bel-Red Corridor, it is critical that there be incentive to redevelop the properties that make up the corridor, and maintenance of the densities,*

*both commercial and residential, projected in this visioning. With Sound Transit's likely taking of 30+ acres of land, currently zoned to allow high density residential and commercial development, it is critical that Bellevue retain this capacity in the Bel Red area. The BR-MO sub-district, is well served from an in-place infrastructure perspective and can/will be redeveloped successfully and can/will help offset the negative development impact of Sound Transit's unanticipated taking, if greater density and flexibility is provided to meet this need. As we all know, the significant infrastructure projects that are required to move the development of the spine of Bel Red (The Spring District masterplan) will be exceedingly difficult to fund over the next decade. At this point, the most likely areas that will redevelop to move this vision forward are properties that don't require multi-million dollar infusions of public money to make them a reality. This property, and others in the BR-MO sub-district, fall right into the "ready to go" category. The economic and financial horizons have changed in a manner no one anticipated. The applicant would like to develop the property, but as currently designated/zoned, it is not financially feasible to do so and, if developed as currently zoned, will become obsolete in a relatively short period of time and the DA3 district to the South likely expands in support of the major medical institutions in the district.*

- 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

*Applicant Response: The current comprehensive plan designation and land use designation are the result of the Bel Red Corridor plan adopted at the end of the last decade. In applicant's conversations with neighbors they support and have an interest in effective development of the site, which applicant contends requires a revision of the Comprehensive Plan Map. Applicant will engage in further discussions with neighbors as an adjunct to this application..*

- 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, other state or federal law, and the Washington Administrative Code; or

*Applicant Response: This proposed amendment is consistent with the above-referenced policies. Additionally, by recapturing some of the density lost through Sound Transit's likely taking of 30+ acres of developable land in the Bel Red area, this CPA is a step forward in maintaining consistency with GMA long range requirements for the City of Bellevue.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.  
(Ord. 5650, 1-3-06, § 2)

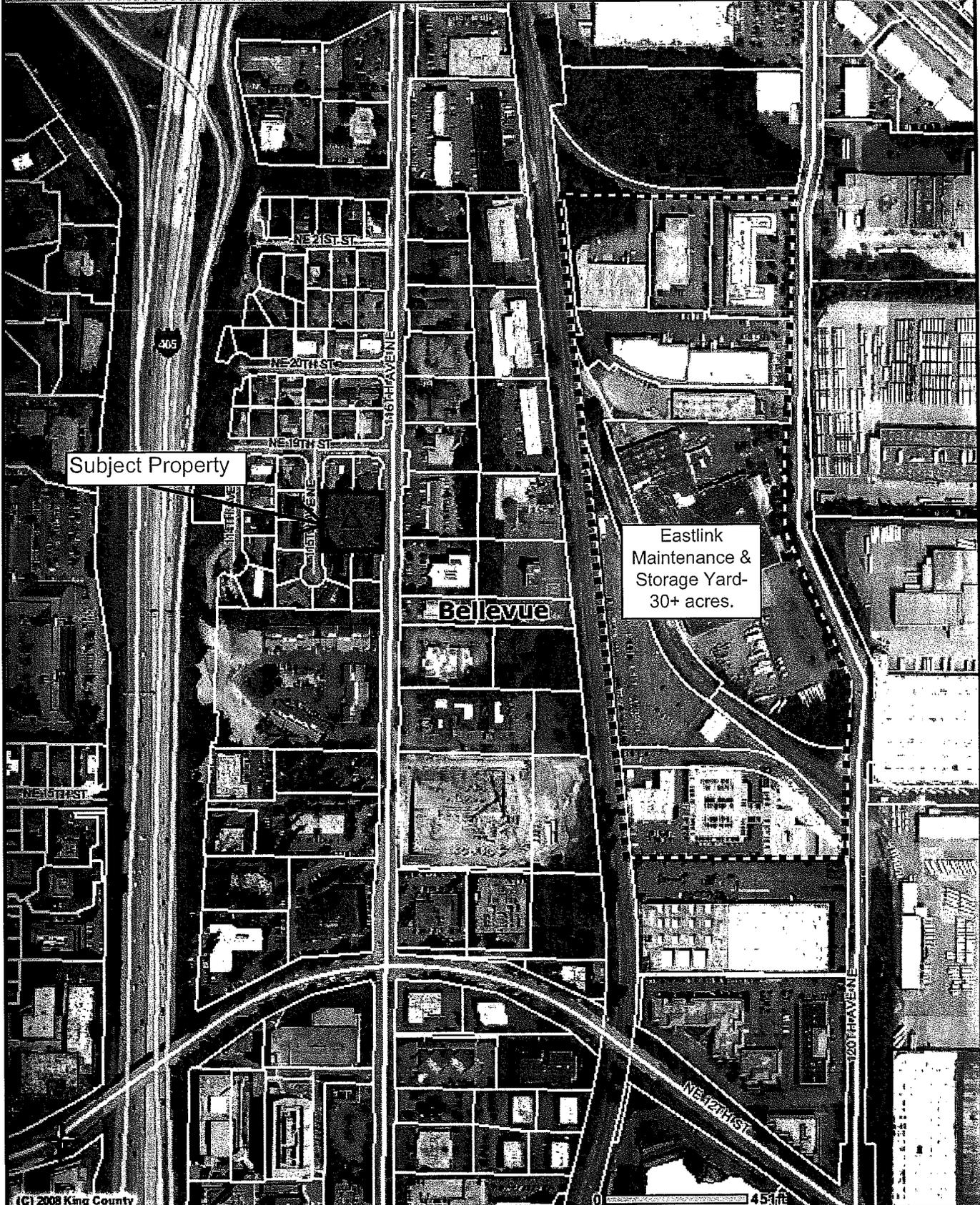
*Applicant Response: Applicant is not aware of any action(s) taken by any of the entities referenced above that might direct this change.*

**EXHIBITS ATTACHED:**

- Aerial Photo of subject property (Multiple)
- Copy of current comprehensive Land Use Map, site specific
- Identification of current zoning of subject & surrounding properties
- Identification of the Rail Maintenance Yard sites still under consideration by Sound Transit
- Dimensional Aerial of International Paper Rail Maintenance Site Option
- Analysis of Lost development capacity from Sound Transit takings, Maintenance Yard
- Overview of impacts of the Rail Maintenance yard taking by Sound Transit
- Property Data -Metroscan, including Legal Description
- Environmental Checklist (27a)
- Supplemental Sheet for Nonproject Action (28)
- "Bill To" Form, completed



# Aerial-Overlake Investors Site-Zoomed in



(C) 2008 King County

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Date: 1/28/2013 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



# Aerial-Overlake Investors Site, zoning



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Date: 1/28/2013

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



Eastlink Maintenance  
& Storage Yard site.

Subject  
Property

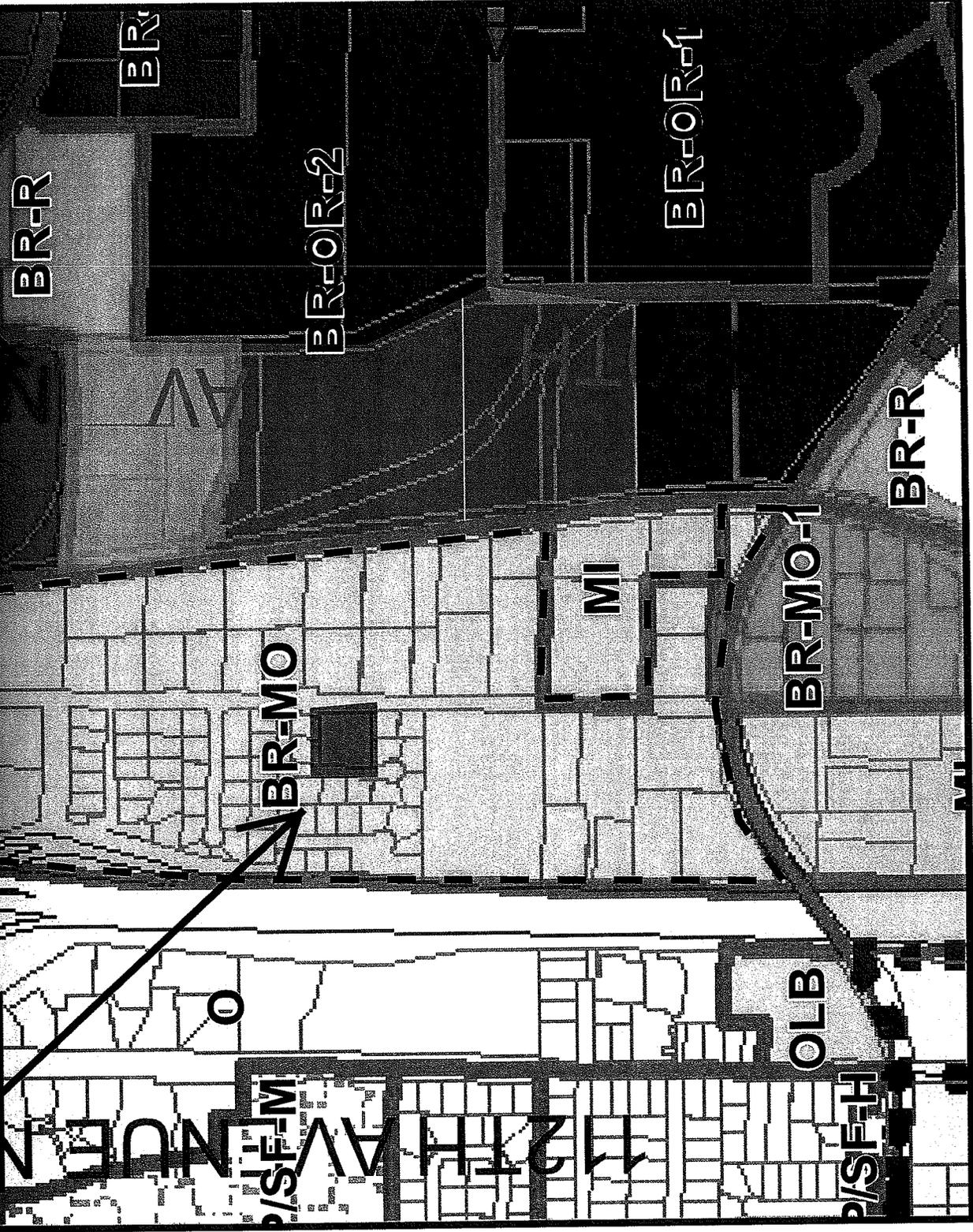


Chart 20.25D.080.A

**Dimensional Requirement in Bel-Red Districts.**

Bel-Red Land Use District (19)	Tower Type (1) (17)	Minimum Setbacks/Stepbacks (3) (5) (7) (8) (10)			Gross SF/Floor Above 40 ft. (gsf/f) (16) (20) (21)	Gross SF/Floor Above 80 ft. (gsf/f) (16) (20) (21)	Maximum Impervious Surface/Lot Coverage (6)	Building Height (4)(22)		Floor Area Ratio (4) (9)	
		Front	Rear	Side				Base	Max.	Base	Max.
MO-1 OR-1 RC-1	Nonresidential Residential	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	28,000 9,000	75%	45	150	1.0	4.0
OR-2 RC-2	Nonresidential Residential	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	28,000 9,000	75%	45	125	1.0	4.0
RC-3 (15)	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	45 (13)	70 (13)	1.0	4.0
OR (15)	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	45 (13)	70 (13)	1.0	4.0
R	Nonresidential Residential	0 (2)	0	0	NA	NA	75%	30	45	1.0	2.0
MO OR	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	70	70	1.0	1.0
GC	Nonresidential Residential	0 (2)	0	0	NA	NA	75%	45	45	1.0	1.0
ORT	Nonresidential Residential	20	30	20	NA	NA	75%	45(12)	45 (12)	0.75	0.75
All	Parking (12) (18)				NA	NA	75%	30	30	0.5	0.5

Notes: Chart 20.25D.080.A Dimensional Requirement in Bel-Red Districts.

(1) For the purposes of this chart, a tower is determined to be nonresidential or residential if more than 50 percent of the gross floor area of the tower is devoted to that use. This distinction does not apply to the requirement for providing FAR amenities per this Part.

## 20.10.375 Bel-Red. SHARE

### A. Purpose and Intent.

Bel-Red is a major mixed use employment and residential area characterized by a transit-oriented, nodal development pattern, over time replacing the area's original low intensity light industrial and commercial past. The City will encourage land uses in the Bel-Red area which promote employment, retail and residential opportunities. More intense uses and greater heights are concentrated in designated nodal development areas along the NE 15th/16th corridor; these areas are intended to be served by high capacity transit. New development in these designated nodal areas is expected to have a transit-supportive and pedestrian-friendly form. The entire Bel-Red area will be distinguished by environmental and community amenities that serve residents and employees in the area, as well as nearby neighborhoods and the entire city. New development is expected to make significant contributions to these amenities, and to the infrastructure needed to support redevelopment.

Redevelopment of the Bel-Red area will occur over decades, and the City encourages a graceful transition of land use over time. Therefore special provisions are appropriate for existing uses that may not be part of the area's long-term envisioned future.

1. Bel-Red-Medical Office (Bel-Red-MO). The purpose of the Bel-Red-MO Land Use District is to provide an area for office uses, with an emphasis on medical office.
2. Bel-Red-Medical Office Node (Bel-Red-MO-1). The purpose of the Bel-Red-MO-1 Land Use District is to provide an area for the most intense medical office uses. The district is located within the core of a nodal area, and is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.
3. Bel-Red Office/Residential (Bel-Red-OR). The purpose of the Bel-Red-OR Land Use District is to provide an area for a mix of office, housing and retail uses, with office as the predominant use.
4. Bel-Red-Office/Residential Node 1 (Bel-Red-OR-1). The purpose of the Bel-Red-OR-1 Land Use District is to provide an area for a mix of office, housing and retail uses within the core of a nodal area, with offices as the predominant use. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.
5. Bel-Red-Office/Residential Node 2 (Bel-Red-OR-2). The purpose of the Bel-Red-OR-2 Land Use District is to provide an area for a mix of office, housing and retail uses, with office as the predominant use. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.
6. Bel-Red-Residential/Commercial Node 1 (Bel-Red-RC-1). The purpose of the Bel-Red-RC-1 Land Use District is to provide an area for a mix of housing, retail, office and service uses within

the core of a nodal area, with an emphasis on housing. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.

7. Bel-Red-Residential/Commercial Node 2 (Bel-Red-RC-2). The purpose of the Bel-Red-RC-2 Land Use District is to provide an area for a mix of housing, retail, office and service uses. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.

8. Bel-Red-Residential/Commercial (Bel-Red-RC-3). The purpose of the Bel-Red-RC-3 Land Use District is to provide an area for a mix of housing, retail, office and service uses, with an emphasis on housing. The district is located within a node but in close proximity to mature, stable neighborhoods, and is thus appropriate for transitional heights.

9. Bel-Red-Commercial/Residential (Bel-Red-CR). The purpose of the Bel-Red-CR Land Use District is to provide an area for a mix of housing, retail, office and services. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.

10. Bel-Red-Residential (Bel-Red-R). The purpose of the Bel-Red-R Land Use District is to provide an area for residential uses. Limited retail and service uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.

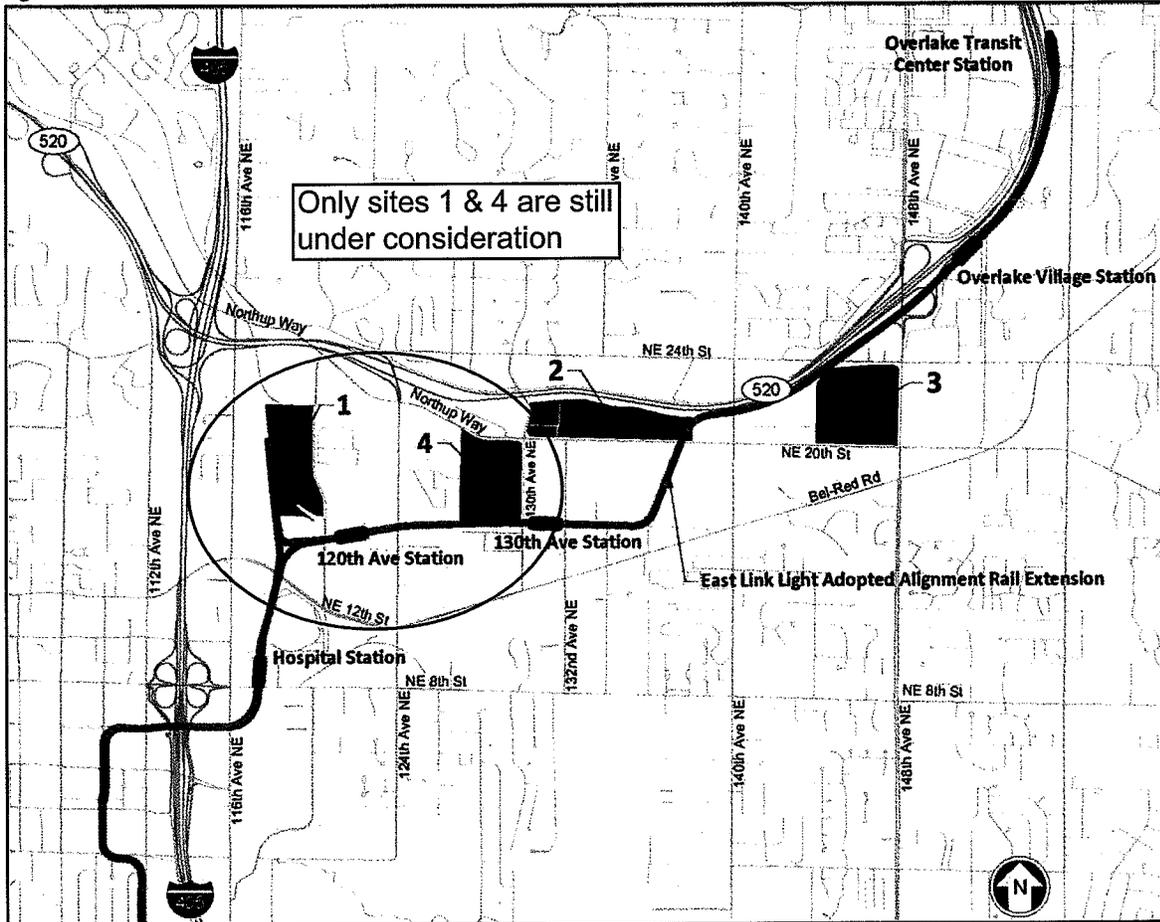
11. Bel-Red-General Commercial (Bel-Red-GC). The purpose of the Bel-Red-GC Land Use District is to provide an area for a wide variety of business activities that provide goods and services to other businesses and the general public.

12. Bel-Red-Office/Residential Transition (Bel-Red-ORT). The purpose of the Bel-Red-ORT Land Use District is to provide an area for low-intensity offices and uses and low density multifamily residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties.

### East Link Corridor Sites

A description of the four potential sites in the East Corridor are presented below and shown in Figure 3.

Figure 3 Potential East Corridor Sites



**Site 1: East of BNSF:** site is located between the former BNSF railway corridor on the west and 120<sup>th</sup> Avenue NE on the east, south of SR 520 and north of NE 12<sup>th</sup> St in the City of Bellevue. This site is approximately 27.8 acres, comprised of 10 parcels with 8 individual property owners. There is a bike path planned to the west of the site in the BNSF corridor.

# Int'l Paper Eastlink Maintenance Yard Site



(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



**King County**

**EXHIBIT-DEVELOPMENT CAPACITY NEGATIVE IMPACT-LIGHT RAIL MAINTENANCE & STORAGE YARD**

<b>ST EASTLINK TAKING - MAINTENANCE YARD- INT'L PAPER</b>					
<b>PARCEL #</b>	<b>OWNER</b>	<b>SIZE (ACRES)</b>	<b>ZONE</b>	<b>FAR POTENTIAL</b>	
2825059182	INTERNATIONAL PAPER	10.50	BR-OR-2	4.00	1899 120TH AVE NE
1099100011	BARRIER AUDI	3.70	BR-OR-2	4.00	1533 120TH AVE NE
1099100104	CITY OF BELLEVUE/ROW	1.08	BR-OR-2	4.00	
2825059070	BARRIER AUDI	3.42	BR-OR-2	4.00	
2825059294	JTN PROPS	1.67	BR-R	2.00	1917 120TH AVE NE
2825059326	CPSRTA	1.92	BR-OR-2	4.00	
2825059213	LEGACY KELSEY CREEK LLC	3.22	BR-R	2.00	2019 120TH AVE NE
2825059218	PBI INTERPRISES LLC	2.10	BR-R	2.00	2045 120TH AVE NE
2825059156	MD INVESTMENTS II LLC	1.55	BR-R	2.00	2035 120TH AVE NE
2825059307	BELLEVUE TRADE CENTER LLC	2.20	BR-R	2.00	2023 120TH AVE NE
		31.36			
TOTAL POTENTIAL DEVELOPMENT (SF)					
<b>4,528,498</b>					

**MAJOR CHANGED CONDITION-RAIL MAINTENANCE YARD WILL REMOVE DEVELOPABLE DENSITY FROM BEL-RED DISTRICT - LIKELY 4,500,000SF+ OF POTENTIAL DENSITY THAT CANNOT BE BUILT, PER ORIGINAL PLAN**

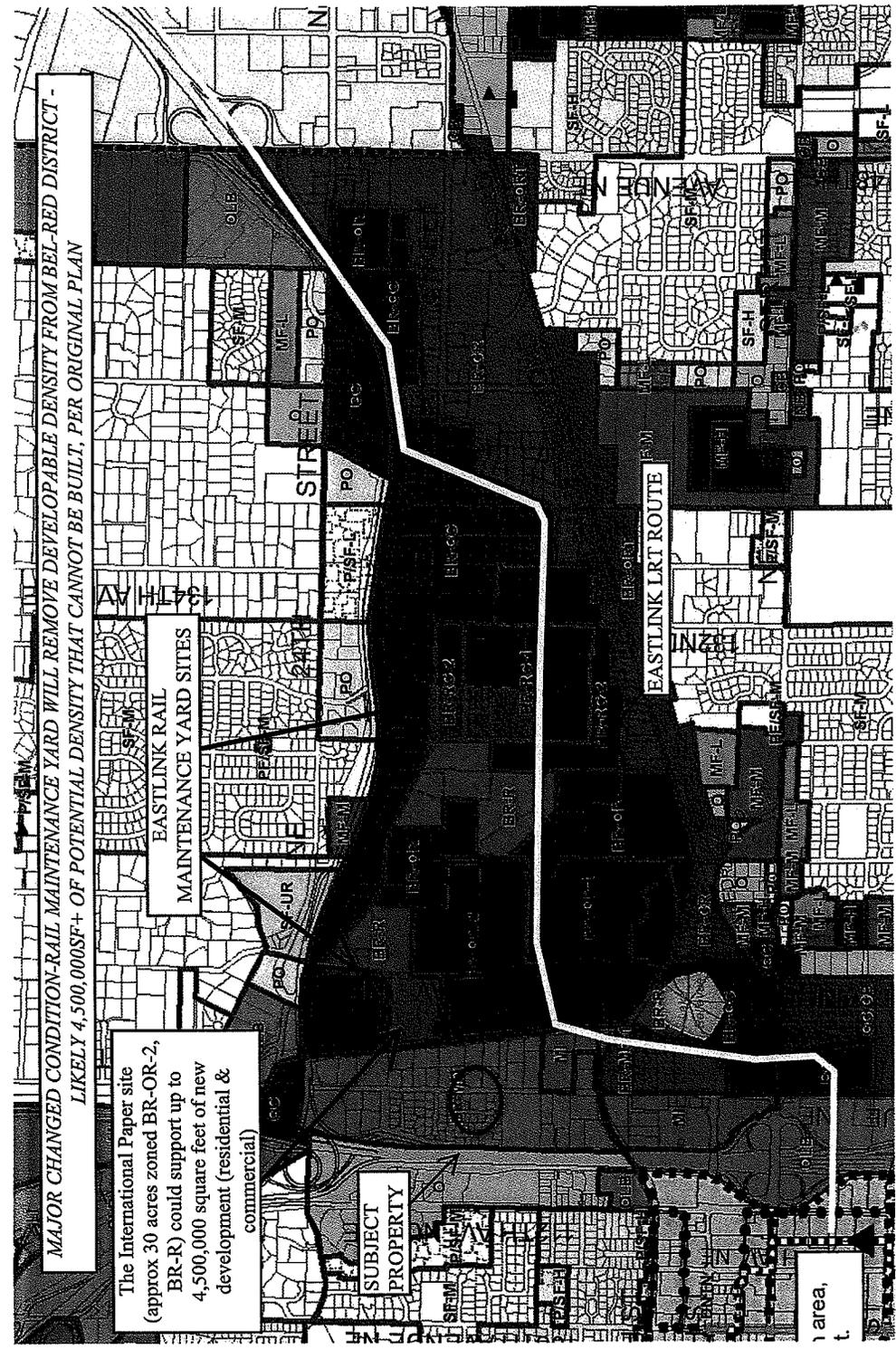
The International Paper site (approx 30 acres zoned BR-OR-2, BR-R) could support up to 4,500,000 square feet of new development (residential & commercial)

EASTLINK RAIL MAINTENANCE YARD SITES

SUBJECT PROPERTY

EASTLINK LRT ROUTE

area, t



**=METROSCAN PROPERTY PROFILE=  
King (WA)**

**OWNERSHIP INFORMATION**

*Parcel Number* : 532800 0015 07      *Q*:NE *S*:29    *T*:25N *R*:05E  
*Parcel Type* : Platted  
*Building Id #* :  
*Owner/Taxpayer* : Overlake Investors LLC  
*CoOwner* :  
*Site Address* : 1835 116th Ave NE Bellevue 98004  
*Mail Address* : 411 108th Ave NE #1970 Bellevue Wa 98004  
*Owner Phone* :

**SALES AND LOAN INFORMATION**

<i>Recording Date</i>	: 05/23/2008	<i>Loan Amount</i>	: \$3,050,000
<i>Auditors Fee #</i>	: 1506	<i>Lender</i>	: Miscellaneous
<i>Sale Price</i>	: \$3,000,000	<i>Loan Type</i>	: Conventional
<i>Deed Type</i>	: Special Warranty	<i>Interest Rate</i>	: Fixed
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

**ASSESSMENT AND TAX INFORMATION**

<i>Taxable Land</i>	: \$1,749,800	<i>% Improved</i>	:
<i>Taxable Structure</i>	:	<i>2012 Taxes</i>	: \$16,203.37
<i>Taxable Total</i>	: \$1,749,800	<i>Exempt Code</i>	:
<i>Appraised Land</i>	: \$1,749,800	<i>Excise Tax #</i>	: 2347381
<i>Appraised Structure</i>	:	<i>Levy Code</i>	: 0330
<i>Appraised Total</i>	: \$1,749,800		

**PROPERTY DESCRIPTION**

*Census* : *Tract*: 237.00      *Block*: 3  
*Map Grid* : 566 E3  
*Neighborhood Cd* : 080070  
*Zoning Code* : BRMO  
*Land Use* : 309 Vacant,Commercial  
*Legal* : LOT 3,4,7,8 MC GRATHS ADD PER  
: BELLEVUE DECLARATION OF LOT  
: COMBINATION REC #20031009001915  
*Sub/Plat* : Mc Graths Add  
*REC #* : 20031009001915  
*Short Plat* :  
*Building Name* :  
*Volume/Page* : 53 / 97  
*Jurisdiction* : Bellevue  
*Mobile Home* : No

Profile-Page 1 of 2

**=METROSCAN PROPERTY PROFILE=  
King (WA)**

Parcel # : 532800 0015 07

Bldg Id # :

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1st Floor SF</i> :	<i>Year Built</i> :
<i>Bath Full</i> :	<i>2nd Floor SF</i> :	<i>Eff Year</i> :
<i>Bath 3/4</i> :	<i>3+ Floor SF</i> :	<i>Garage Type</i> :
<i>Bath 1/2</i> :	<i>Half Floor SF</i> :	<i>Bsmnt Type</i> :
<i>Fireplace</i> :	<i>Above Grnd SF</i> :	<i>Bsmnt Grade</i> :
<i>Deck</i> :	<i>Finished SF</i> :	<i>Bldg Matl</i> :
<i>Porch</i> :	<i>Fin Bsmnt SF</i> :	<i>Bldg Cond</i> :
<i>Pool</i> :	<i>Unfin Bsmnt SF</i> :	<i>Bldg Grade</i> :
<i>Stories</i> :	<i>Total Bsmnt SF</i> :	<i>%Brck/Stone</i> :
<i>Units</i> :	<i>Bsmnt Park SF</i> :	<i>Heat Source</i> :
<i>Elevator</i> :	<i>Building SF</i> :	<i>Heat Type</i> :
<i>Nuisance</i> :	<i>Deck SF</i> :	<i>Wtr Source</i> : Water District
<i>Design Type</i> :	<i>Attached Grg SF</i> :	<i>Sewer Type</i> : Public

LAND INFORMATION

*Lot Acres* : .80  
*Lot SF* : 34,997  
*Lot Shape* :  
*Tide/Upland* :  
*Topo Probs* :  
*Sprinkler* :  
*Water Front* :  
*WtrFrntAccss* :  
*Wtr Frnt SF* :  
*Golf Adjcnt* :  
*Easements* :

VIEW INFORMATION

*View* : None  
*View-Seattle Skyline* :  
*View-Lake/River* :  
*View-Lake Sammamish* :  
*View-Lake Washington* :  
*View-Puget Sound* :  
*View-Mountain* :  
*View-Mt. Rainier* :  
*View-Olympics* :  
*View-Cascades* :  
*View-Territory* :  
*View-Other* :

STREET INFORMATION

*St Surface* : Paved  
*St Access* : Public

**COMMERCIAL BUILDING SECTION FEATURES**

<u>USE/DESCRIPTION</u>	<u>STORIES</u>	<u>STORY HT</u>	<u>GROSS SQ FT</u>	<u>NET SQ FT</u>
1.				
2.				
3.				
4.				
5.				

Recorded at the Request of  
And after Recording Return to:

Overlake Investors LLC  
411 108<sup>th</sup> Avenue NE, Ste. 1970  
Bellevue, WA 98004



**20080523001506**

COMMONWEALTH L WD 45.00  
PAGE001 OF 004  
05/23/2008 14:58  
KING COUNTY, WA

Legal Description (abbreviated):

**COMMONWEALTH LAND TITLE**

*Rm 40016614*

Lots 3, 4, 7 and 8, McGrath's Add (Vol 53 Plats, Pg 97),  
King County, WA.

Additional legal description(s) are on Schedule A of this  
document. *163*

Assessor's Tax Parcel ID No.

532800-0015-07.

*4145*

**SPECIAL WARRANTY DEED**

THE GRANTOR, CAMWEST BELLEVUE WAY LLC, a Washington limited liability company, whose address is 9720 NE 120<sup>th</sup> Place, Suite 100, Kirkland, Washington 98034, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells conveys and confirms to OVERLAKE INVESTORS LLC; a Washington limited liability company ("Grantee"), the property situated in the County of King, State of Washington described as Schedule A attached hereto, SUBJECT ONLY TO the matters described on Schedule B attached hereto.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantors and not otherwise, they will forever warrant and defend the real estate.

DATED: 5.22, 2008.

CAMWEST BELLEVUE WAY LLC, a  
Washington limited liability company

By *Eric Campbell*  
Eric Campbell, Its Manager

**E2347381**

05/23/2008 14:43  
KING COUNTY, WA  
TAX \$53,405.00  
SALE \$3,000,000.00 PAGE001 OF 001

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On May 22, 2008, before me personally appeared ERIC CAMPBELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Linda S. Gulick  
Signature of Notary  
LINDA S. Gulick  
Printed Name of Notary  
Residing at RENTON, WA  
My Appointment Expires 4-27-09

**SCHEDULE "A"**

LOTS 3, 4, 7 AND 8 OF MCGRATH'S ADDITION, AS PER PLAT RECORDED IN VOLUME 53 OF PLATS, PAGE 97, RECORDS OF KING COUNTY;  
(AS COMBINED UNDER DECLARATION OF LOT COMBINATION RECORDED UNDER RECORDING NO. 20031009001915.)

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

**SCHEDULE "B"**

NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.

CITY/COUNTY/AGENCY: CITY OF BELLEVUE  
 RECORDED: NOVEMBER 9, 1977  
 RECORDING NO.: 7711090948

NOTICE OF CHARGES BY WATER, SEWER, STORM AND SURFACE WATER UTILITIES.

CITY/COUNTY/AGENCY: CITY OF BELLEVUE  
 RECORDED: DECEMBER 20, 1996  
 RECORDING NO.: 9612200938

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: WATER PIPELINES  
 AREA AFFECTED: A PORTION OF SAID PREMISES  
 RECORDING NO.: 4651079

ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF MCGRATH'S ADDITION.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED OCTOBER 21, 1955 UNDER RECORDING NOS. 4626540 AND 4628975.

DECLARATION OF LOT COMBINATION IMPOSED BY INSTRUMENT RECORDED ON OCTOBER 9, 2003, UNDER RECORDING NO. 20031009001915.

**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: OVERLAKE INVESTORS LLC

Proponent: OVERLAKE INVESTORS LLC

Contact Person: Kim Faust, Main Street Property Group, LLC  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11415 Slater Avenue NE, Suite 100, Kirkland, WA 98033

Phone: 425.298.0240, ext. 101

Proposal Title: COMPREHENSIVE PLAN AMENDMENT REQUEST

Proposal Location: 1827 116TH AVENUE NE (KCTP#532800 0015)  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: RAW LAND
2. Acreage of site: +/- .80 ACRES
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: TBD
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: TBD
7. Quantity of earth movement (in cubic yards): TBD
8. Proposed land use: TBD
9. Design features, including building height, number of stories and proposed exterior materials: TBD
10. Other

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

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **NOT AT THIS TIME**

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

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.  
**DO NOT KNOW**

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.  
**UNKNOWN AT THIS TIME**

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

b. What is the steepest slope on the site (approximate percent slope)? **N/A**

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.  
**UNKNOWN-LIKELY GLACIAL TILL**

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

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
NOTHING PLANNED AT THIS TIME

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
UNKNOWN-NOT LIKELY

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

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

## 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.  
UNKNOWN AT THIS TIME. PROPOSER KNOWS THAT ANY NEW CONSTRUCTION PROJECT WILL NEED TO MEET SEPA GUIDELINES.

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

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

## 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.

UNKNOWN

- (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.

NOTHING PLANNED AT THIS TIME

- (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.

N/A

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

UNKNOWN

- (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.

NOTHING PROPOSED AT THIS TIME

b. Ground

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

THERE IS NO PLANNED PROJECT AT THIS TIME

- (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.

N/A

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.

N/A

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

UNKNOWN

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
**NO PROJECT PLANNED AT THIS TIME. ANY PROJECT WILL NEED TO MEET SEPA GUIDELINES.**

**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?

UNKNOWN

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

N/A

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

**NOTHING PLANNED AT THIS TIME**

**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.

N/A

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

UNKNOWN

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

N/A

**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.

UNKNOWN

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

UNKNOWN

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:

NOTHING PLANNED AT THIS TIME

**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.

NOT TO PROPONENT'S KNOWLEDGE

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

N/A

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

N/A

b. Noise

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

UNKNOWN

- (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.

UNDETERMINED. NO PROJECT IS PLANNED AT THIS TIME

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

N/A

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
VACANT LAND- ADJACENT PROPERTIES, SMALL COMMERCIAL OFFICES  
CONVERTED SINGLE FAMILY RESIDENCES

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

- c. Describe any structures on the site.  
NONE

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

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

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

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

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

- i. Approximately how many people would reside or work in the completed project?  
UNDETERMINED. NO PROJECT IS PLANNED AT THIS TIME.

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

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

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

ANY PROJECT THAT MIGHT BE PLANNED WOULD NEED TO MEET SEPA THRESHOLDS

## 9. Housing

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

UNDETERMINED

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

THERE ARE NO IMPROVEMENTS ON THE SITE AT THIS TIME

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

N/A

## 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? UNDETERMINED

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

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

DESIGN REVIEW & SEPA WOULD BE PART OF ANY PLANNED PROJECT

## 11. Light and Glare

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

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

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

UNKNOWN

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

N/A

## 12. Recreation

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

LIMITED IF ANY

- 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:

N/A

## 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.

NONE

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

N/A

## 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.

NO PROPOSED CHANGES TO ACCESS AT THIS TIME

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

YES

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

UNDETERMINED

- 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).

UNDETERMINED, BUT NOT LIKELY

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

UNDETERMINED

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

NO PROJECT PLANNED FOR THIS SITE AT THIS TIME.

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

N/A - SEPA WILL GUIDE DEVELOPMENT, WHEN PROPOSED

**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.

UNKNOWN

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

N/A

**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.

UNDETERMINED

**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..... *Kim Fausb, overlake investors, llc*

Date Submitted..... *1/30/13*

**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?

UNKNOWN. NO PROJECT IS PROPOSED FOR THIS SITE AT THIS TIME.

Proposed measures to avoid or reduce such increases are:

N/A

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

UNKNOWN. NO PROJECT IS PLANNED FOR THIS SITE AT THIS TIME.

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

N/A

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

UNKNOWN

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

ANY PLANNED PROJECT WILL BE SUBJECT TO SEPA THRESHOLDS

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?

NOT APPLICABLE. NO PROJECT IS PROPOSED FOR THIS SITE AT THIS TIME.

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

N/A

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?

N/A

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

N/A

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

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

N/A

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

UNDETERMINED. NO PROJECT IS PLANNED FOR THIS SITE AT THIS TIME.



# Overlake Investors CPA

