



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mountvue Place - Etsekson

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2014 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.

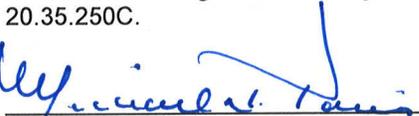
FILE NUMBER(S): 14-123964 AC to amend the map designation on this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential. The property at 14510 NE 20th St. is split by its current designations.

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


 Environmental Coordinator

October 23, 2014
 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
Land Use Staff Report**

Proposal Name: Mountvue Place Comprehensive Plan Map Amendment

Proposal Address: 14510 NE 20th Street

Proposal Description: Application for a privately-initiated site-specific amendment to modify the Comprehensive Plan map designation on this 4.67-acre site from Bel-Red-Commercial/Residential (BR-CR) and Bel-Red-General Commercial (BR-GC) to all Bel-Red-Commercial/Residential. Currently, the property is split into two Comprehensive Plan map designations. See Attachment 1 for a location map. The application was not recommended for geographic expansion.

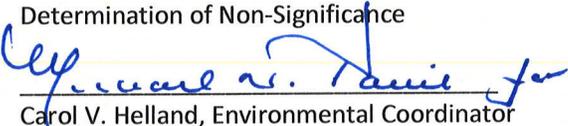
Applicant(s): Paul Etsekson

File Number: 14-123964 AC

Applicant: Paul Etsekson

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, Senior Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Application Date: January 31, 2014

Notice of Application Date: March 13, 2014

Decision Publication Date: October 23, 2014

Public Hearing Date: November 12, 2014

SEPA Appeal Deadline: An appeal of the SEPA Decision 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.

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Attachments

1. Site Plan – Attached
2. SEPA Environmental Checklist – Attached
3. Planning Commission Staff Report
4. Cumulative Impact Matrix

I. Proposal Description and Objectives

The proposal is for a privately-initiated site-specific comprehensive plan amendment that would alter the map designation on this 4.67-acre site from Bel-Red-Commercial/Residential (BR-CR) and Bel-Red-General Commercial (BR-GC) to all Bel-Red-Commercial/Residential. The property is split by its current designations. (See Attachment 1 for a location map.) This change would support a future rezone of the balance of the property to BR-CR. Bel-Red BR-CR Districts provide for a mix of housing, retail, office and service uses, with an emphasis on retail and service uses. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole. The property owner may seek to rezone the property immediately following the potential approval of the Comprehensive Plan amendment.

The objective is to eliminate the split zoning on the site so as to permit development in a cohesive manner according to policy direction spelled out in the Bel-Red Subarea Plan. This direction is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

Table 1: Dimensional Changes Inherent with Map Amendment to Bel-Red CR from Bel-Red GC

Zoning Provision	Existing Bel-Red GC	Proposed Bel-Red CR
Floor Area Ratio (for nonresidential uses)	1.0	2.0
Maximum Height	45'	70' (some exceptions)
Lot Coverage	75% (after all critical areas and critical area buffers)	75%(after all critical areas and critical area buffers)
Impervious Surface Coverage	75% (after all critical areas and critical area buffers)	75%(after all critical areas and critical area buffers)
Minimum Parking Requirement	Equivalent (based on use)	Equivalent (based on use)
Setbacks	0	0
Transition Area Overlay	No	No

II. Environmental Record

The environmental record consists of analysis based on the following documents and studies in the file or, if noted, incorporated by reference.

- *Final Environmental Impact Statement (FEIS) for the City of Bellevue Bel-Red Corridor Project* dated July 13, 2007. This FEIS addresses the impacts associated with this major land use change. The preliminary preferred alternative calls for development over the next 25 years

that would include up to 4.5 million square feet of additional commercial development and 5,000 new housing units – similar to Alternative 3 in the DEIS. New development would be clustered in four nodes centered on potential future light rail stations (these would be located at the west end of the corridor close to downtown, within the center of the corridor, and in Redmond). In addition to light rail, the FEIS identifies new roads, sidewalks, and bicycle lanes that would need be constructed within the Bel-Red Corridor to support the development

- *Addendum to the FEIS for City of Bellevue Bel-Red Corridor Project* dated February 12, 2009. The city issued an addendum to the final EIS to record additional information specific to Comprehensive Plan and Land Use Code amendments proposed for adoption. After the final EIS was published, the city developed specific policy, map and code amendments to implement the preferred alternative analyzed in the final EIS. The anticipated development program and proposed land use designations maintain the overall land use pattern and development documented by the final EIS, while land use designations and densities vary in specific locations from the preferred alternative.
- Environmental Checklist prepared by Paul Etsekson dated January 31, 2014.

III. **Proposed Timing and Phasing**

The Planning Commission is scheduled to hold a public hearing on the proposed amendment on November 12, 2014. The City Council will act on the amendment in the last quarter of 2014. If the Comprehensive Plan Amendment is approved, a rezone process will go forward to change the zoning designation. Furthermore, future development in the area affected by the Map Amendment will be subject to project level 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 purpose of the proposal is to eliminate existing split zoning so as to facilitate unified development of the site in keeping with the policy direction contained in the Bel-Red Subarea Plan.

Major Conclusions, Significant Areas of Controversy and Uncertainty

When compared to the existing comprehensive land use designation, the proposal to consolidate the Comprehensive Plan designation to BR-CR from the split designation of BR-GC and BR-CR will have the effect of changing the scale and character of future development in the area affected by the change. Buildings across the site will be higher and potentially more uniform and the mixture of uses less diverse. Estimated full “build-out” under the split designation of BR-CR and BR-GC may result in 190 residential units, 53,000 square feet of community retail, and 50,000 square feet of warehouse. Assuming consolidation of the site under BR-CR, full build-out may result in five six-story buildings each with about 80,000 gross square feet. This would include five floors of residential over one floor of community retail or 280 units at an average size of 1,100 square feet and 80,000 square feet of community retail.

There are no direct environmental impacts associated with this Comprehensive Plan Map change. Impacts from future development under this change are expected to be relatively minor, with the greatest concern focused on transportation and visual impact. For example, using trip generation rates of 0.32/1000 gross square foot for warehouse use, 0.49 per unit for residential, and 2.24/1000 gross square foot for retail, peak hour trip generation of 228 trips is expected under the current comprehensive plan map designation on the subject site, and 316 trips under the proposed designation. Both of these scenarios assume a reasonable build out on the site. Currently, there is controlled access to the site from NE 20th Street, in the form of channelization and c-curb. As a result, access is limited to right-in, right-out, with left-in provided at a turn pocket near the center of the site's frontage along NE 20th Street. As a result, staff does not expect that the predicted increase in trips from the proposed comprehensive plan amendment would create unacceptable traffic impacts at the access point. A concurrency analysis would be required with application for development per the Traffic Standards Code (BCC 14.10).

The increase in height associated with future development associated with this change may result in modest visual impacts. Visual impacts associated with future development in the Bel-Red Subarea were previously analyzed in the *Final Environmental Impact Statement (FEIS) for the City of Bellevue Bel-Red Corridor Project* dated July 13, 2007.

Issues to be Resolved, Including Environmental Choices to be Made between Alternative Courses of Action

None identified

Environmental Impacts of the Proposal

The environmental review suggests no probability of significant adverse environmental impacts occurring because of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts that are less than significant are usually subject to City Code or Standards that are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts that 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.

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
JAN 31 2014
Permit Processing
City of Bellevue

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Paul Etsekson - Mountvue Place LLC
 Proponent: Paul Etsekson - Landlord
 Contact Person:
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)
 Address: 14510 NE 20th Street - Suite 205 Bellevue, WA 98007
 Phone: (425) 746-1500

Proposal Title:

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

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: ~~Mixed Use Residential Apartments~~ Amending the Comprehensive Plan
2. Acreage of site: 4.67 Acres
3. Number of dwelling units/buildings to be demolished: ~~4 Buildings~~ N/A
4. Number of dwelling units/buildings to be constructed: ~~up to 473 Apartments~~ N/A
5. Square footage of buildings to be demolished: ~~58,615 SF~~ N/A
6. Square footage of buildings to be constructed: Unknown
7. Quantity of earth movement (in cubic yards): Unknown
8. Proposed land use: BR-CR
9. Design features, including building height, number of stories and proposed exterior materials:
Standard 5 over 1 Apartment Buildings
10. Other

Estimated date of completion of the proposal or timing of phasing: N/A

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

N/A

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

Phase 1 (year 2006, February 3rd)
environmental

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.

N/A

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.

N/A

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)? Negligible 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

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.

Unknown

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. NO

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

Unknown - AS permitted

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

Unknown - AS required

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

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

No

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

None

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. **No**

- (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. **N/A**

- (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. **N/A**

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

- (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. **UNKNOWN**

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. **UNKNOWN**

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.

unknown

(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:

N/A

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:

unknown

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: *None*

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.

NO

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.

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: *Unknown*

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.

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)? *None*

(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.

Unknown

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

Unknown - As required

8. Land and Shoreline Use

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

Commercial

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

No

c. Describe any structures on the site.

4 Buildings - 58,615 SF Total

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

e. What is the current zoning classification of the site? BR-CR (2/3) - Front/Portion of Parcel
South

f. What is the current comprehensive plan designation of the site? BR-CG (1/3) - Back/Portion of Parcel
North

BR-CR & BR-CG

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

Unknown

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

No

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

Unknown

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

None

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

N/A

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

Consistent with Comprehensive Plan & Existing Zoning

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 473 units possible - mix of middle & low income housing
- 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: 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? Unknown
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None
- 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? None
- d. Proposed measures to reduce or control light or glare impacts, if any: None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *None*
- 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: *None*

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 20th Street*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO
- c. How many parking spaces would be completed project have? How many would the project eliminate?
UNKNOWN - AS required
- 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. *Between Bellevue 130th Transit Station & Overlake Microsoft Transit Station. Approximately 3/4 mile from each station.*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *UNKNOWN*
- g. Proposed measures to reduce or control transportation impacts, if any:
AS required

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.

N/A

16. Utilities

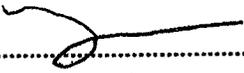
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

Unknown

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.....

Date Submitted.....*1-31-14*

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*

As Required

Proposed measures to avoid or reduce such increases are:

Unknown - As Required

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

N/A

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?

N/A

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

As Unknown - As Required

Received

JAN 31 2012

Permit Processing
City of Bellevue

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?

N/A

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

~~AAA~~ NONE - AC Required

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?

Unknown

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

Unknown - As Required

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

N/A

Received

JAN 31 2014

City of Bellevue



DATE: October 23, 2014

TO: Bellevue Planning Commission

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

SUBJECT: Mountvue Place Comprehensive Plan Amendment (14-123945 AC)
November 12, 2014, Final Review Public Hearing (LUC 20.301.A.1.b)

I. PROPOSAL

This privately-initiated site-specific application would amend the map designation on this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential. The property is split by its current designations.. See Attachment 1 for a location map. The application was not recommended for geographic expansion.

Permit Number: 14 123964 AC
Subarea: BelRed
Address: 14510 NE 20th St
Applicant(s): Etsekson

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 this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential.

III. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated Mountvue Place Comprehensive Plan Amendment (CPA) on September 8, 2014.

This site is located on NE 20th, west of the Fred Meyer and the intersection of NE 20th Ave NE and 148th Ave NE, and is developed with four buildings including various retail, office and storage warehouse land uses, according to the King County Assessor.

The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This direction is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

Policy S-BR-40 Encourage a diversity of housing types, from high density, multistory housing in transit nodes, to medium density housing outside nodes, to other innovative housing forms, such as live/work and work/live units.

Mixed use retail/Housing Area Policy S-BR-94 Promote additional development of retail uses in these areas, together with mixed use development that incorporates housing.

Policy LU-4 Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-13 Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

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 applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This would advance implementation of the Bel-Red Subarea Plan.

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

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

The proposal does address significantly changed conditions resulting from 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.

amendment to the Bellevue Comprehensive Plan was provided to state agencies on October 7, 2014, 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. BelRed Subarea
4. Public comments

