



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Mountvue Place Rezone

**Proposal Address:** 14510 NE 20<sup>th</sup> St

**Proposal Description:** The applicant requests a Rezone from Bel-Red General-Commercial (BR-GC) to Bel-Red Commercial-Residential (BR-CR) to be consistent with a Comprehensive Plan Amendment previously approved to change the Comprehensive Plan designation from BR-GC to BR-CR zoning.

**File Number:** 14-123965-LQ

**Applicant:** Joseph Tovar

**Decisions Included:** Rezone  
(Process III LUC 20.30P)

**Planner:** Leah Chulsky, Associate Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** **DNS Issued on October 23, 2014 (File 14-123964-AC)**

**Director's Recommendation:** **Approval**  
Michael A. Brennan, Director  
Development Services Department

By: Carol V. Helland

Carol V. Helland, Land Use Director,

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Application Date:	January 31, 2014
Notice of Application Publication Date:	January 22, 2015
Recommendation Publication Date:	May 28, 2015
Project Appeal Deadline:	June 11, 2015
Hearing Date	June 18, 2015

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For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

## I. PROPOSAL DESCRIPTION

The applicant is proposing to rezone a single parcel within the Bel-Red General Commercial (BR-GC) zoning district to Bel-Red Commercial Residential (BR-CR). This rezone will align the parcel's Land Use zoning designation with the recently amended Comprehensive Plan Designation which was updated from BR-GC to BR-CR.

### Required Land Use Approvals

Rezoning is a Process III decision (LUC 20.35.300), which are quasi-judicial decisions made by the City Council. Decision criteria and decision criteria compliance is discussed in Section VIII. The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal and recommends an action to the City Council. The City Council makes a final decision based on the record established by the Hearing Examiner.

## II. SITE DESCRIPTION AND CONTEXT

**Background:** The property is split by its current zoning designations of BR-GC and BR-CR. A privately-initiated site-specific Comprehensive Plan Amendment was reviewed under permit number 14-123964-AC. The City Council on December 4, 2014 adopted proposed amendments to the Comprehensive Plan including the designation of the subject parcel from BR-GC to BR-CR as part of the 2014 Annual Amendments to the Comprehensive Plan to assure that the Plan continues to comply with the requirements of the Growth Management Act (GMA).

**Existing Site Conditions:** The site is 4.67 acres in size. This site is located on NE 20<sup>th</sup> St, west of the Fred Meyer and the intersection of NE 20<sup>th</sup> St and 148<sup>th</sup> Ave NE, and is developed with four buildings including various retail, office and storage warehouse land uses. The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under Bel-Red policy direction.

## III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

### A. General Provisions of Land Use Code

The site is currently developed in conformance with the general provisions of the Land Use Code. No redevelopment is proposed or approved under this application. Any future redevelopment is required to comply with all applicable Land Use Code requirements.

## IV. STATE ENVIRONMENTAL POLICY ACT

A Determination of Non Significance for Non-Project Action was issued October 23, 2014 under file number 14-123964-AC. If the Rezone is approved, any future redevelopment proposed for this site would be subject to project-specific SEPA review, and required approvals under the Bellevue City Code.

## V. SUMMARY OF TECHNICAL REVIEWS

### A. Utilities Review

Utilities Department technical staff confirms that there is sufficient capacity in existing utilities systems to provide service this site and there are no utilities related concerns regarding the proposed Rezone.

### B. Transportation Department Review

Under the current split designation of BR-CR and BR-GC maximum redevelopment would result in 190 residential units, 53,000 square feet of community retail, and 50,000 square feet of warehouse. Under BR-CR only, full site 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 and 80,000 square feet of community retail.

Transportation Impacts from future redevelopment under this change are expected to be relatively minor. 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 rezone 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).

Therefore, the Transportation Department has no need for further requirements, and has no Conditions of Approval for the proposed rezone.

## VI. PUBLIC COMMENT AND RESPONSE

*Application Date:* January 31, 2015  
*Public Notice (500 feet):* January 22, 2014 (Includes sign installation at the site)  
*Public Meeting Date:* February 4, 2015

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* January 22, 2014. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. A public meeting was held on February 4, 2015. No citizens attended the meeting and no comments were received.

**VII. CHANGES TO THE PROPOSAL DUE TO STAFF REVIEW**

None

**VIII. APPLICABLE DECISION CRITERIA**

The Director may approve or approve with modifications an application for a Rezone if the decision criteria listed in LUC Section 20.30A.140 can be met.

**A. The rezone is consistent with the Comprehensive Plan; and**

The site is located within the North Bellevue Subarea described within the City's Comprehensive Plan.

Following is a summary of relevant Comprehensive Plan policies.

**Land Use Element Policies:**

**Policy LU-5.** Ensure enough properly-zoned land to provide for Bellevue's share of the regionally-adopted demand forecasts for residential, commercial and industrial uses for the next 20 years.

**Policy LU-31.** Encourage and foster economic development in areas designated for commercial uses.

**Policy LU-36.** Encourage continued development of office uses in designated districts.

**Finding:** The proposal is consistent with the Land Use Element Policies. The Rezone will allow the site to meet the changing needs of Bellevue by expanding uses and redevelopment potential for the site. This rezone ensures consistency with the Land Use Map for the Bel-Red Subarea that identified this as appropriate for Bel-Red Commercial Residential zoning in the Comprehensive Plan per the GMA.

**Bel-Red Subarea Policies:**

**Land Use:**

**S-BR-2.** Promote a differentiated economic niche for Bel-Red, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Take advantage of opportunities afforded by Bel-Red's strategic location between Downtown Bellevue and Redmond's Overlake employment center, as well as the opportunities brought about by light rail and high capacity transit coming through the area.

**S-BR-5.** Develop land uses consistent with the Bel-Red Land Use Plan map.

**S-BR-8.** Encourage mixed use development, promoting opportunities to live, work, shop and recreate within close proximity.

**Finding:** The proposal is consistent with the Bel-Red Subarea Plan by encouraging redevelopment and revitalization of an existing commercial site to allow for continued economic growth.

**B. The rezone bears a substantial relation to the public health, safety, or welfare; and**

The Rezone proposal promotes the public welfare by permitting additional commercial uses within an existing commercial center. The surrounding area has already been developed and has received significant transportation and infrastructure improvements to support commercial uses. The proposal will not require new public facilities because there is capacity within the transportation network, the utility system, and other public services such as fire and police to accommodate additional development.

**C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and**

A Rezone is warranted to achieve consistency with the Comprehensive Plan and Land Use Code. The Comprehensive Plan was previously updated to change the parcel designation from Bel-Red General Commercial to Bel-Red Commercial Residential (File 14-123964-AC). The approved Rezone will align the Land Use zoning designation with the updated Comprehensive Plan.

**D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and**

The rezone will not be materially detrimental to the surrounding uses or properties. No redevelopment is proposed at this time and any future changes to the site will require subsequent Land Use review and approval. The Rezone is consistent and compatible with the surrounding area and achieves many of the City's goals and policies as described in this report.

**E. The rezone has merit and value for the community as a whole.**

The proposed Rezone is consistent with the Comprehensive Plan and other goals and policies of the City for urban growth and redevelopment. This includes goals for the Bel-Red Subarea, to develop a sustainable urban development pattern that dramatically reshapes the future of the Subarea, while allowing the area to transition gracefully from its past.

**IX. RECOMMENDATION OF THE DIRECTOR**

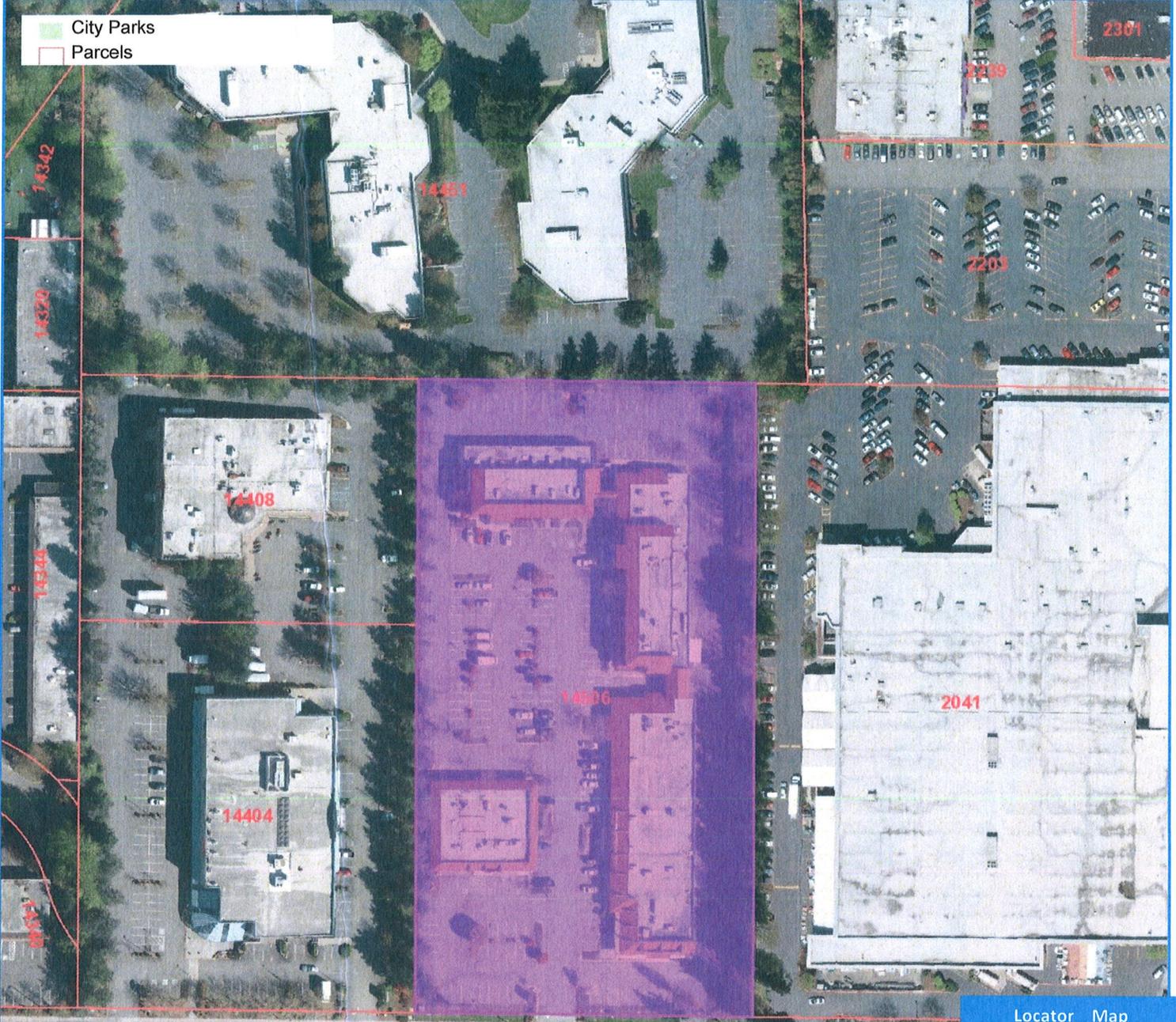
After conducting the various reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **RECOMMEND APPROVAL** of the Mountvue Place Rezone.

14-123965-LQ  
Mountvue Place Rezone  
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**Attachments**

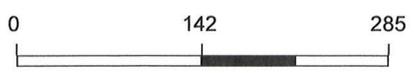
- A. Zoning Map**
- B. Vicinity Map**
- C. Ordinances**
- D. SEPA DNS**
- E. Legal Description**

City Parks  
Parcels



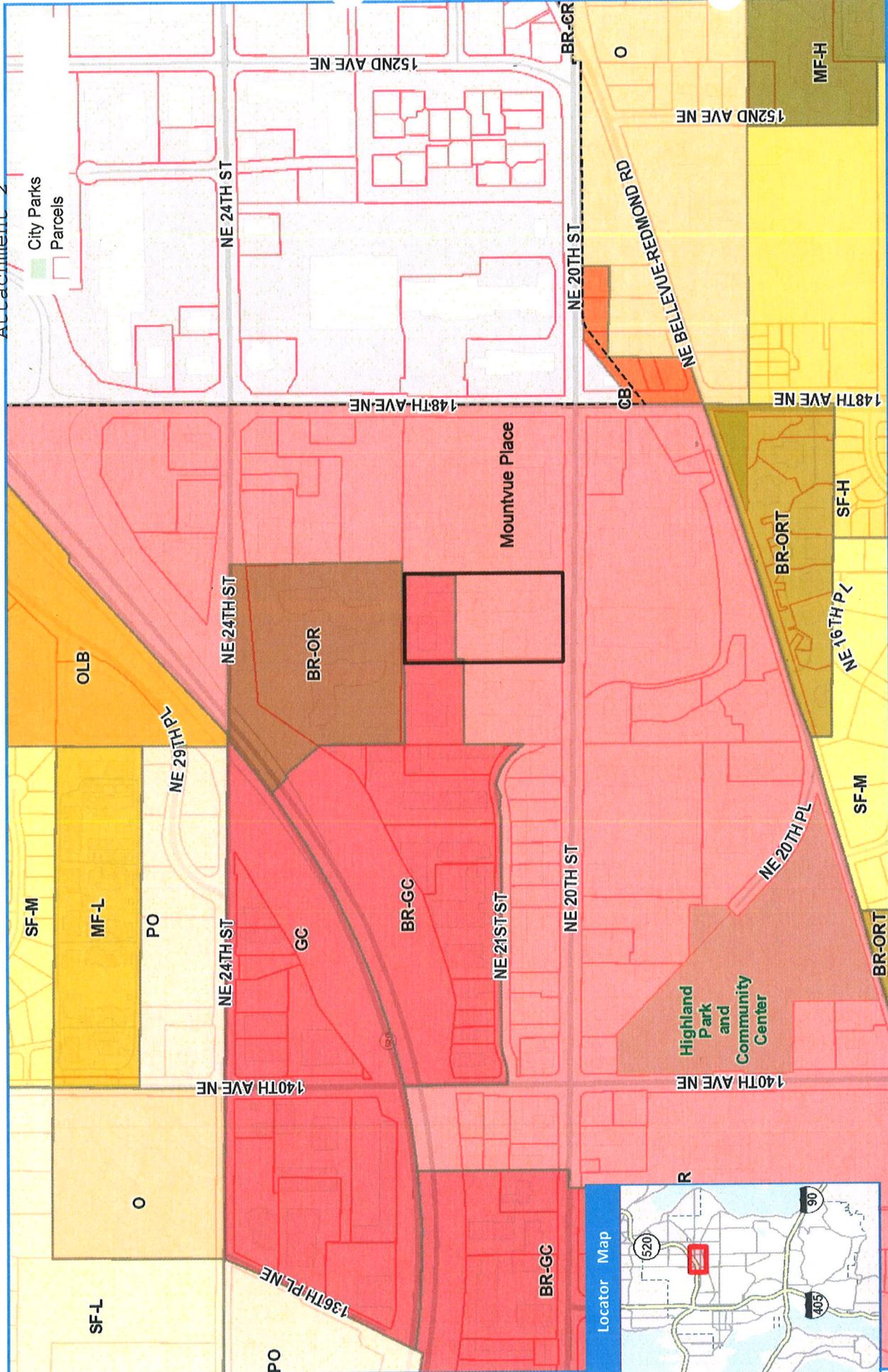
NE 20TH ST

Locator Map



Scale 1:1,710 Feet

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



**Mountvue Place CPA**

Locator Map

Scale 1: 6,048  
Feet



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> 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.

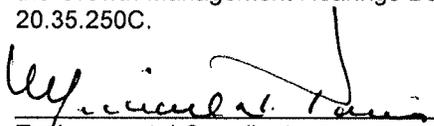
**FILE NUMBER(S):** 14-123964 AC to amend the map designation on this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential. The property at 14510 NE 20<sup>th</sup> St. is split by its current designations.

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

**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 20<sup>th</sup> 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 3<sup>rd</sup>)  
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:

Consistant 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*

**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:

*At Unknown - As Required*

**Received**

**JAN 31 2014**

**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

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Legal Description

*All of Parcels 2, 3 and 4 of City of Bellevue Short Plat No.78-92, filed under Recording No, 7812270837, in King County, Washington.*