



Comprehensive Plan Amendment

Application Date 1/28/2020

Application Name Safeguard Self Storage Comprehensive Plan Map Amendment

Applicant Name Lake Hills Business Associates LLC

Applicant Address 58-106 Napoonala Place, Haleiwa, HI 96712

Applicant Phone (808) 781-3981 email tiafergusson@lhballc.com

Agent Contact Larry Martin

Agent Contact Address 929 108th Avenue NE, Suite 1500, Bellevue WA 98004

Agent Contact Phone (425) 646-6153 email larrymartin@dwt.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	<u>1015 164th Ave NE, Bellevue, WA 98008</u>
Proposed amendment to change the map designation from existing	<u>Office Use (O)</u>
to proposed	<u>Community Business Use (CB)</u>
Site area (in acres or square feet)	<u>6.42 acres</u>
Subarea name	<u>Crossroads Subarea District E</u>
Last date the Comprehensive Plan designation was considered	<u>1988</u>
Current land use district (zoning)	<u>Office (O)</u>
Go to Block 3	Community Council: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> East Bellevue

Block 2

Proposed amendment language. This can be either conceptual or specific amendatory language. Please be as specific as possible so that your proposal can be adequately evaluated. Specific wording changes proposed, should be shown in ~~strike out~~/underline format. Submit additional pages as PDF.

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](#)

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. Include any data, research or reasoning that supports the proposed amendment. Submit additional pages as PDF.

See Attachment 1

Go to [Block 4](#)

Block 4

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF.

See Attachment 2

I have read the Comprehensive Plan Amendment and Procedures Guide.

I have held a preapplication conference (required before plan amendment application submittal) with Community Development and other city staff. (Attach a copy of the comment letter.)

Notice of Completeness: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 1/28/2020

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  Date 1/28/2020
Owner or Owner's Agent

**ATTACHMENT 1
APPLICATION FOR SAFEGARD SELF STORAGE
COMPREHENSIVE PLAN AMENDMENT**

Explain the need for the amendment. Why is it being proposed?

Our self-storage business is not a permitted use under the current Office land use designation and zoning. Legal restrictions on nonconforming uses limit our ability to expand and improve this business.

We are asking the City to amend the land use plan to facilitate redevelopment of this property into a walkable, mixed use multifamily neighborhood. We believe we can maximize both private and public benefit by providing public pathways, open space, sidewalks and streets that connect the neighborhood with the surrounding park and recreation facilities, and that connect with Crossroads Shopping Center and other nearby retail and service businesses. By providing housing with a mix of complimentary small retail and neighborhood-serving businesses, we will create a high quality addition to the community that supports the vitality of the Shopping Center and that facilitates access to the Park and Crossroads Shopping Center. Please see our conceptual plan (Exhibit F) and supporting exhibits set out in the PDF titled "Safeguard Comp Plan Amendment Exhibits" that accompanies this application.

Describe how the amendment is consistent with the Comprehensive Plan Vision.

The amendment will support redevelopment of the Safeguard site into a walkable, mixed use multifamily neighborhood with connections to the park and Crossroads Shopping Center. It will promote redevelopment that contributes to the economic vitality of the Shopping Center and surrounding retail and commercial business by concentrating additional housing adjacent to, and connected with these businesses.

Mixed use housing. Bellevue encourages creative and innovative uses on commercial and mixed use land to increase the housing supply. Mixing housing and commercial uses can enhance the vitality of commercial areas by encouraging foot traffic to support neighborhood shops and provide "eyes on the street." Over time, portions of Downtown and areas of BelRed, Factoria, Crossroads, and Eastgate could become distinct mixed use neighborhoods.

Comprehensive Plan, Housing element, page 92.

The Safeguard site is located in Crossroads Subdistrict E. The Comprehensive Plan (and recent amendments to the land use code) clarify that mixed use multifamily housing is a part of the Comprehensive Plan vision for Subdistrict E:

***POLICY S-CR-79.** Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.*

Discussion: Multifamily residential uses have traditionally been prohibited in District E north of NE 8th Street to avoid impacts on the surrounding neighborhood and to maintain the commercial focus of the Crossroads commercial area. At the time of the prohibition, multifamily uses tended to

be stand-alone residential buildings. Today, multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.

Redesignation of the Safeguard site to Community Business will facilitate a multifamily component with maximum density of thirty units per acre—the same density as the Multifamily High designation of the neighborhood adjacent on the north—while also allowing inclusion of a mix of neighborhood serving retail and service business uses. The recent redevelopment of the Top Foods site provides an example of a site in Subdistrict E designated Community Business that has been redeveloped, increasing housing, connecting the area with the park, and adding vitality to the neighboring retail and other commercial uses.

The current Office land use designation of the Safeguard site does not facilitate redevelopment to mixed use housing. The Office land use designation and implementing zoning require that 50% of all building space be devoted to office uses unless a conditional use permit is issued to allow a lesser percentage. The intent of the Office designation is to provide areas for business, financial and professional service offices located on arterial or commercial access streets. The Safeguard site is not located on these types of major streets. The nearest major street, 164th Avenue NE, is accessible only via a private access easement over the Salvation Army Community Center property. The site abuts NE 11th Street, a local access street that serves the adjacent multifamily residential neighborhood. The street dead ends at the Park. Our conceptual redevelopment plan includes improving NE 11th Street as a Park Street, consistent with the Park Streets identified in the Crossroads Center Plan Long Range Organizing Principles, FIGURE S-CR-2 (See conceptual plan and FIGURE S-CR-2 in the PDF titled “Safeguard Comp Plan Amendment Exhibits” that accompanies this application.)

ATTACHMENT 2
APPLICATION FOR SAFEGARD SELF STORAGE
COMPREHENSIVE PLAN AMENDMENT

Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140:

LUC 20.301.140 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

The Land Use Code and City procedures provide that a change in the land use designation of a specific property must be addressed through an amendment to the Comprehensive Plan.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.301.130.A.2.d; and

The land use designation of the site has not been considered since 1988.

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

We are not aware of any ongoing work program that addresses policy or land use issues raised by our proposed amendment.

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

Review of our proposed amendment does not require unusual resources or time that exceeds the capacity of the Work Program.

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

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

The City has changed land use policy and the land use code with respect to Crossroads Planning District E to recognize that mixed use multifamily development can be beneficial for the neighborhood and can further important land use objectives. However, the current Office land use designation and zoning make the high quality mixed use multifamily development envisioned by the policy infeasible.

POLICY S-CR-79. Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.

Discussion: Multifamily residential uses have traditionally been prohibited in District E north of NE 8th Street to avoid impacts on the surrounding neighborhood and to maintain the commercial focus of the Crossroads commercial area. At the time of the prohibition, multifamily uses tended to be stand-alone residential buildings. Today, multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.

The Safeguard Site is particularly well situated with respect to redevelopment into a walkable, mixed use multifamily neighborhood connected with the Park, Crossroads Shopping Center and associated commercial businesses. Redevelopment that meets the criteria and objectives identified in Policy S-CR-2 on the Safeguard Site will encourage reinvestment in the nearby commercial area. The current Office designation and its implementing Office zoning make it infeasible to provide the type of high quality multifamily mixed use development that is envisioned by Policy S-CR-79. For example, under the current designation and zoning, 50% of building space must be devoted to office use and multifamily development is limited to 20 units per acre.

Given the changed condition—adoption by the City of an exception to the prohibition on multifamily development in Crossroads Planning District E—amendment of the land use plan designation to Community Business is appropriate and will integrate the land use plan map with the new policy.

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

Not applicable.

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

Our proposed amendment is consistent with the Comprehensive Plan, Countywide Planning Policies, the Growth Management Act and other applicable laws and regulations, all of which favor increase in housing supply close to employment areas, and particularly in walkable locations with easily accessible nearby facilities and services. The location of the Safeguard Site makes it a prime candidate for redevelopment of this type of smart growth.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

Not applicable.

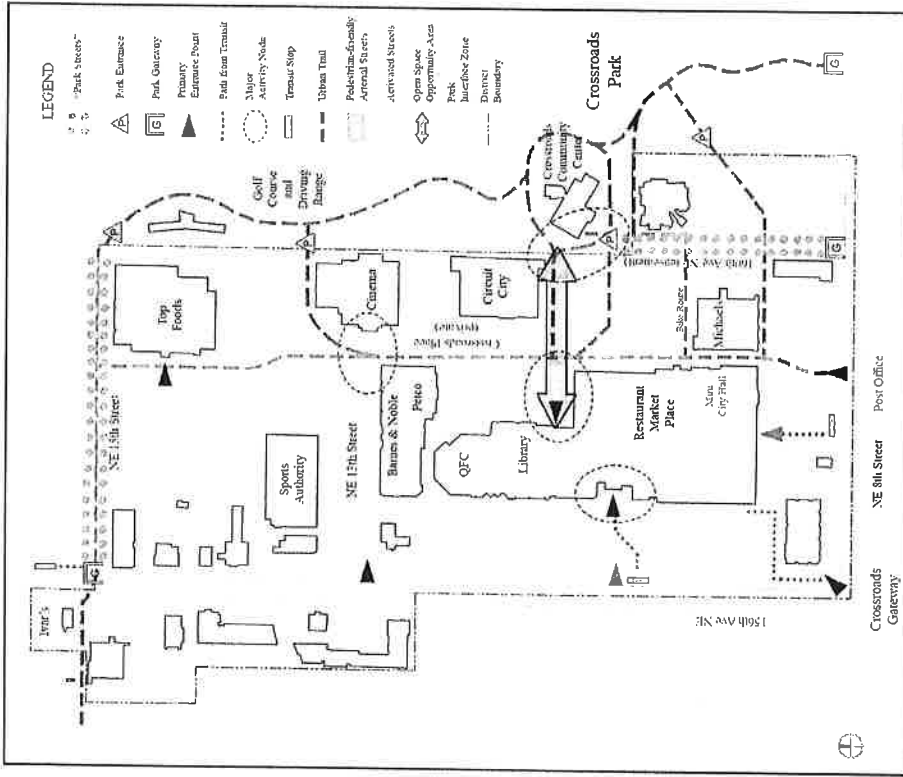
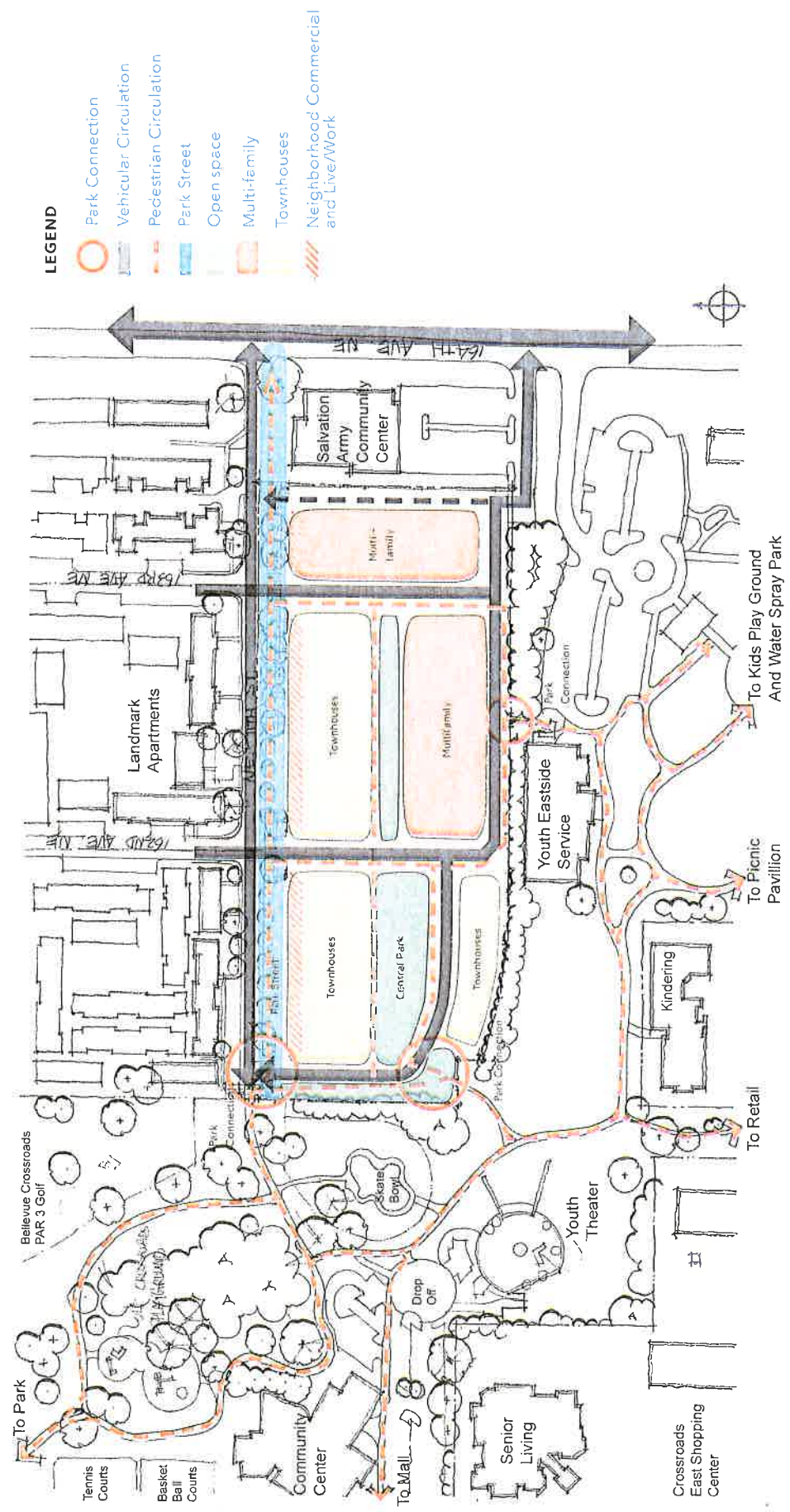


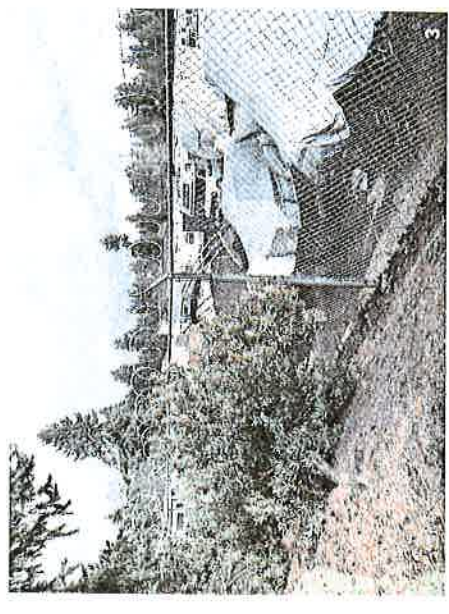
FIGURE S-CR.2

Crossroads Center Plan Long Range Organizing Principles
 The Long Range Organizing Principles are intended to guide new development over time. Figure S-CR.2 is illustrative based on existing site features. The implementation of policies and regulations should provide sufficient flexibility to support various forms of development that are generally consistent with the Long Range Organizing Principles.

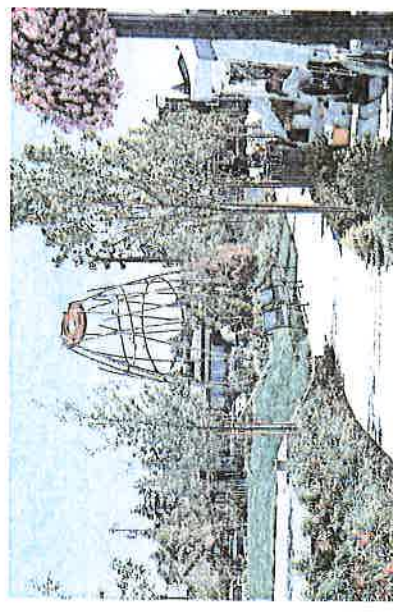
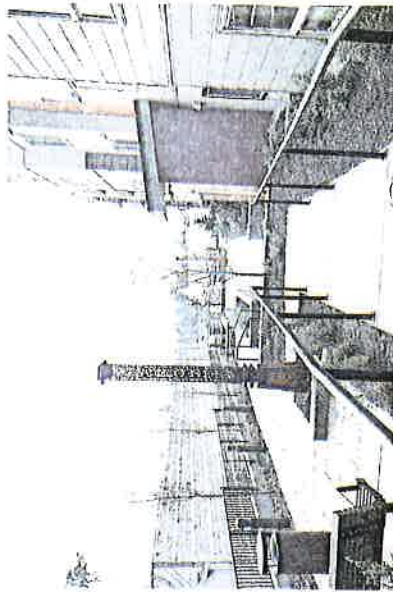
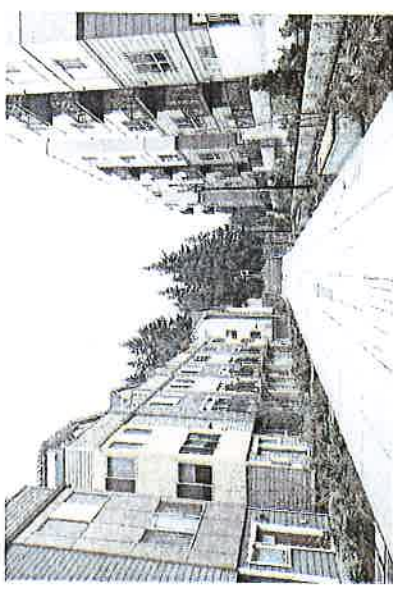


SAFEGARD COMPREHENSIVE PLAN AMENDMENT EXHIBITS | SITE IMPROVEMENT OBJECTIVES

EXISTING CONDITION / PARK CONNECTION AND INTERFACE



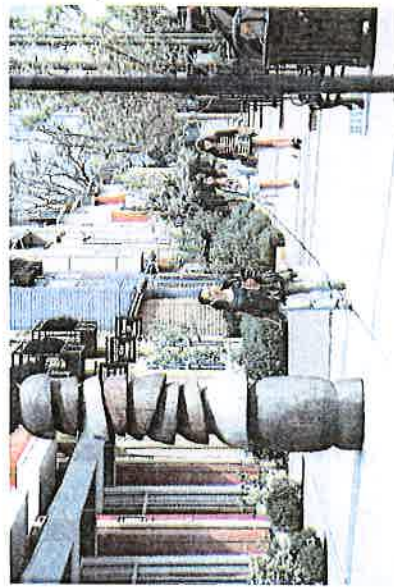
DEVELOPMENT OBJECTIVES / ENHANCED PARK CONNECTIONS WITH LANDSCAPE FURNITURE AND PUBLIC ARTS



EXISTING CONDITION / NE 11TH STREET



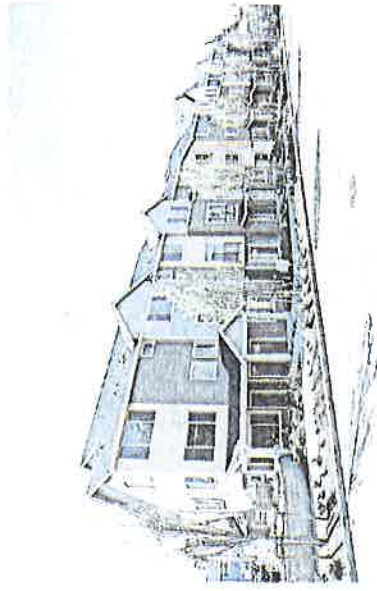
DEVELOPMENT OBJECTIVES / PARK STREET WITH GROUND FLOOR COMMUNITY BUSINESS



EXISTING CONDITION / MINI STORAGE, BOAT AND RV STORAGE



DEVELOPMENT OBJECTIVES / HUMAN SCALE TOWNHOMES, WALKUPS AND/OR MULTIFAMILY COMMUNITY WITH ONE CENTRAL PARK AND POCKET PARKS





City of Bellevue

January 16, 2020

Larry Martin
Davis Wright Tremaine LLP
929 108th Avenue NE Suite 1500
Bellevue WA 98004

SUBJECT: Intake Application letter for proposed 2020 Comprehensive Plan Amendment application, Shurgard Storage, 1015 164th Avenue NE

Mr. Martin:

This is the intake application letter you must submit with your application materials to separately apply for a proposed site-specific comprehensive plan amendment.

An "intake application" letter from Community Development staff is required before a site-specific plan amendment application will be accepted (a non-site-specific, or policy amendment, does not require the letter.) Please contact Community Development staff to have a discussion regarding a proposed site-specific plan amendment. This discussion--by phone, email, or in-person--will result in the "intake application" letter necessary to separately apply for the site-specific plan amendment application.

This required discussion was held on January 2, 2020. You've indicated your client's intent to apply for a proposed Community Business (CB) Comprehensive Plan designation for this approximately 6.2 acre site addressed at 1015 164th Avenue NE.

The Crossroads Subarea Plan applies to this site. Policies applicable to this site include but are not limited to S-CR-8, S-CR-19, S-CR-20, S-CR-78, S-CR-79, S-CR-81, and District E narrative and policies.

City staff advised you that the 2008 Crossroads Subarea Plan update brings policies S-CR-79, -80, and -81 to bear when proposing multifamily uses in District E. Note 6 at LUC 20.10.440 (Residential Uses) requires the use of a Development Agreement to realize mixed use multifamily construction. The likely timeline where S-CR-80 milestones would apply suggest that the assessment required by this policy will need to be done in 2022.

Staff noted that the 2008 Crossroads Subarea Plan redevelopment policy focuses on housing redevelopment to revitalize the mall and enhance connectivity between the mall, Crossroads Park, and other social and public services and uses. Affordability remains a citywide issue but is not germane to District E redevelopment.

However, as a component of strengthening mall redevelopment, a focus on adding housing can include senior housing types for affordability, plus community-serving senior services as part of the commercial mix of a mixed-use project. The Community Business Services LUC

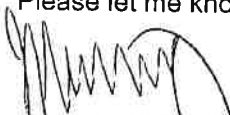
permitted uses table can be examined as an alternative to remaining with conventional retail uses to provide that mixed use component.

Staff noted that the Crossroads Village project represents an appropriate example and template for realizing S-CR-81, with the Village focus on attractive components like scale, walkability, and alley-loaded parking.

You noted a desire for additional understanding of allowed capacity with a mixed-use design; with realizing the “dash” connections in the Subarea Plan Figure S-CR.2; and with dimensional standards regarding height bonuses and parking requirements. These issue areas are generally discussed in Design Review and Development Agreement stages, but staff encouraged you to provide Slide 21 of your presentation to help frame general intent at the Comprehensive Plan stage.

You have advised the city that you have read the Comprehensive Plan Amendment Procedures Guide and that you and your client are fully aware of the application procedures including the start of the three-year limit once an application is considered complete. The three-year limit—if applied to a 2020 proposed site-specific application—would prevent consideration of the site’s Comprehensive Plan designation until the 2023 plan review year. The 2023 year will be shortened, focusing on meeting GMA requirements for the next periodic update. Likely to occur between 2020 and 2023 are the possibilities of the required S-CR-80 assessment (and where density would be examined) and a Great Neighborhoods review of the Crossroads Subarea Plan (where density would not.) Both of these planning events have the possibility of impacting your client’s project schedule.

Please let me know what else we can provide.



Nicholas Matz AIQP
Senior Planner, Comprehensive Planning
nmatz@bellevuewa.gov
425 452-5371



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Safegard CPA Map Amendment and Rezone
2. Name of applicant Lake Hills Business Associates LLC
3. Contact person Larry Martin Phone 425-646-6153
4. Contact person address 929 108th Avenue NE, Suite 1500, Bellevue WA 98004
5. Date this checklist was prepared 1/28/2020
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

A Comprehensive Plan amendment and a rezone application will be processed as part of the City's 2020 annual Comprehensive Plan amendment cycle.

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

A conceptual plan for redevelopment of the site under the Community Business land use designation and Zoning is attached to the application for amendment of the Comprehensive Plan.

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

We are not aware of any environmental information directly related to this proposal.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

11. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment to change the land use designation of the Safeguard Self Storage property in Crossroads Subarea District E from Office use to Community Business use.

Rezone from Office (O) to Community Business (CB)

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose that the Comprehensive Plan Map be amended to change the Safeguard Self Storage site designation from Office (O) to Community Business (CB).

We proposed that the Official Zoning Map be amended to reclassify the the Safeguard Self Storage site from Office (O) to Community Business (CB).

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1015 164th Avenue NE, Bellevue, Washington
See attached site map and survey

Environmental Elements

Earth

1. General description of the site:

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other _____

2. What is the steepest slope on the site (approximate percent slope)? Not applicable

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Unknown

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

None Known

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? See response to question 5 on this page.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

None known or observed.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

This is a non-project action. No mitigation is proposed or required. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Water

1. Surface Water

- a. 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.

None known or observed.

- b. 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

- c. 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 the fill material.

N/A

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

No

- e. Does the proposal lie within a 100-year floodplain? The site is not in a floodplain.
If so, note the location on the site plan.

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

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. 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.

None

3. Water Runoff (including stormwater)

- a. 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.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that affect stormwater. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that could affect drainage patterns. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Plants

1. Check the 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
- orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- water plants: water lily eelgrass, milfoil, other _____
- other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that remove or alter vegetation. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

3. List any threatened and endangered species known to be on or near the site.

None known

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction, and may incorporate measures to preserve or enhance vegetation on site. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

5. List all noxious weeds and invasive species known to be on or near the site.

None known

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other _____

2. List any threatened and endangered species known to be on or near the site.

None known

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

None known or observed.

4. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction and may incorporate measures to preserve or enhance wildlife. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

5. List any invasive animal species known to be on or near the site.

None known or observed.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. The proposal will not directly result in any direct change in energy needs. Approval of the proposal may facilitate future project-specific development proposals. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures..

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Environmental Health

1. 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.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

- a. Describe any known or possible contamination at the site from present or past uses.

None known or observed.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known or observed.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The proposal will not directly result in any development or construction. Approval of the proposal may facilitate future project-specific development and construction proposals. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

- d. Describe special emergency services that might be required.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may affect needs for emergency services. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

- e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

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

No significant noise is observed.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that could generate noise typically associated with construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

None. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that generates noise. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use is self storage and outdoor storage of boats and other recreational vehicles. Crossroads Community Park on the south and west. Landmark Apartments on the north. The Salvation Army Community Center is adjacent on the East. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction that could affect adjacent land uses. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Not in recent history.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

There are no surrounding farm or forest sites.

3. Describe any structures on the site.

Twelve self storage buildings and an office/manager's residence building totaling approximately 77,000 square feet of structures.

4. Will any structures be demolished? If so, what?

No. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

5. What is the current zoning classification of the site? Office (O)

6. What is the current comprehensive plan designation of the site? Office

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

Not in a shoreline area.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None known

9. Approximately how many people would reside or work in the completed project? Not applicable

10. Approximately how many people would the completed project displace? Not applicable

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals will be required to address compatibility with surrounding land uses. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

The site is not near any forest or agricultural lands.

Housing

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. The conceptua plan attached to the application for amendment of the Comprehensive Plan indicates that approximately 200 housing units can be accomodated on the site under the Community Business land use and zoning designations.

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

Future redevelopment is likely to eliminate the one existing residence on the site (manager's residence).

3. Proposed measures to reduce or control housing impacts, if any.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

3. Proposed measures to reduce or control aesthetic impacts, if any

This is a non-project action. The proposal will not directly result in any aesthetic impacts. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures. See response to Earth question 5

Light and Glare

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

None known or observed.

4. Proposed measures to reduce or control light and glare impacts, if any.

This is a non-project action. The proposal will not directly result in any light or glare impacts. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Recreation

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

The site is adjacent on two sides to Crossroads Community Park, a 34-acre park that provides extensive recreational opportunities, including basketball courts, tennis courts, a horse shoe pit, skate bowl, play areas, picnic shelters, paved trails, jogging path, open space, community Pea-Patch garden, community center offering numerous recreation events, par-3 nine-hole golf course, water spray playground and Bellevue Youth Theater.

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

No. Any redevelopment of the site under the amended land use plan and zoning will be required to provide open space, enhance the interface with the park, and provide pedestrian connections with the park, where appropriate.

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

The proposal will not displace or negatively impact any existing recreation. Redevelopment of the site under the amended land use plan and zoning will be required to provide open space and include pedestrian connections with the Park

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None known or observed.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known or observed.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Historic maps and GIS data was reviewed by the project team.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed or required. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See attached site map.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is bus service on NE 8th St & 164th Ave NE within 0.25 mile (5 min walk) from the site.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal will not directly result in provision of parking spaces or other site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals will include parking. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. The conceptual plan attached to the application for amendment of the Comprehensive Plan identifies potential street and pedestrian/bicycle facility improvements. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

This is a non-project action. The proposal will not directly result in any use of transportation facilities. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include uses that require use of transportation facilities. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action. The proposal will not directly result in any vehicular trips. Approval of the proposal may facilitate future project-specific development proposals with associated vehicular trips. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

No mitigation is proposed or required. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals may include site modification and/or construction. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Redevelopment of the site under the proposed land use plan designation and zoning could add approximately 200 homes, increasing demand for schools, transit and services as is typical for mixed use multifamily neighborhoods. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

Redevelopment of the site under the proposed land use plan designation and zoning could add approximately 200 homes, increasing demand for schools, transit and services typical for mixed use multifamily neighborhoods. Redevelopment of the site under the proposed land use plan designation and zoning will be subject to development impact fees and other impact mitigation per applicable development regulations and SEPA review.

Utilities

1. Check the utilities currently available at the site:

- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

2. 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.

None. This is a non-project action. The proposal will not directly result in any site modification. Approval of the proposal may facilitate future project-specific development proposals. Those proposals will include construction of utilities. Future proposals will be reviewed consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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 

Name of signee Larry C. Martin

Position and Agency/Organization Davis Wright Tremaine

Date Submitted 1/28/2020



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which 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.

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?

The Comprehensive Plan amendment and rezone will facilitate future redevelopment of the Safeguard Self Storage property. The redevelopment concept is a walkable, mixed use multifamily neighborhood connected with the Park and Crossroads Shopping Center. All future proposals for redevelopment will be reviewed for consistency with the Comprehensive Plan and Land Use Code, and will be evaluated under SEPA and other applicable local and state regulations. Any increases would be limited to the typical impacts of mixed-use multifamily development in compliance with applicable water, air quality, and other environmental regulations as compared to the current use as a self storage facility.

Indicate proposed measures to avoid or reduce such increases.

Future development will comply with all applicable local, state and federal regulations, and will be reviewed under SEPA.

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

When redevelopment of the site occurs under the new land use designation and zoning, landscaped and open space areas will be required. As currently developed, the site does not provide these features. Redevelopment will be in compliance with current storm water and other water quality regulations that are more stringent than those applicable to current development. The relative effect of redevelopment on plants, animals, fish and marine life is likely to be less than the impact of the site as currently developed.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Compliance with all applicable environmental and site development regulations. See response to immediately preceding question 2.

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

Energy consumption and conservation measures will be consistent with applicable regulations at the time redevelopment occurs. Consumption of energy and natural resources will likely be less than many commercial and residential developments in Bellevue because of the highly walkable location. City zoning regulations require connections to the adjacent Park with its numerous recreational and community facilities. Redevelopment will provide the site and surrounding neighborhood with pedestrian connections with the wide range of retail and service businesses in Crossroads Center and the adjacent commercial areas. It is anticipated that redevelopment will provide a "walk-to" community with less need for reliance on automobile travel than typical neighborhoods.

Indicate proposed measures to protect or conserve energy and natural resources.

See answer to preceding question 3.

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?

The proposal does not affect environmentally sensitive areas. The proposed amendment will facilitate neighborhood access to Crossroads Community Park. Amendment of the land use plan and zoning will facilitate development of housing in a walkable, mixed-use setting. As illustrated by the conceptual plan included with the application, residents of new homes, and customers of small neighborhood serving businesses will be connected with the Park by pathways open to the public, increasing park usage and enhancing safety.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

See answer to preceding question 4.

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?

Amendment of the land use plan and zoning as proposed will facilitate redevelopment of the site as a walkable, mixed use multifamily neighborhood. The current site use is self storage and outdoor storage of boats and other recreational vehicles. The proposed mixed use multifamily development is more compatible with the adjacent residential neighborhood and Crossroads Park. It will support the existing shopping and service business area. Redevelopment will enhance pedestrian sidewalk and pathway and connections with the park.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

The proposal will not directly result in any site modification. Approval of the proposal is likely to facilitate future project-specific development proposals. Future proposals will be reviewed for land use impacts consistent with applicable federal, state and local requirements, including the Bellevue Land Use Code and SEPA procedures.

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

Approval of the proposal is likely to facilitate future project-specific development proposals. The redevelopment concept plan accompanying the application for amendment of the Comprehensive Plan indicates that the site can support approximately 200 homes. New residents would be expected to use transportation and other public services and utilities similar to other mixed use multifamily developments.

Indicate proposed measures to reduce or respond to such demand(s).

Future redevelopment would comply with all applicable land use, transportation, building and energy code standards, and will be reviewed under SEPA.

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

The proposed land use plan and zoning amendments are intended to facilitate walkable, mixed use multifamily development that will implement the city's vision for crossroads District E. Development will be required to conform will all applicable laws and regulations.

