2020 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

100 Bellevue Way SE

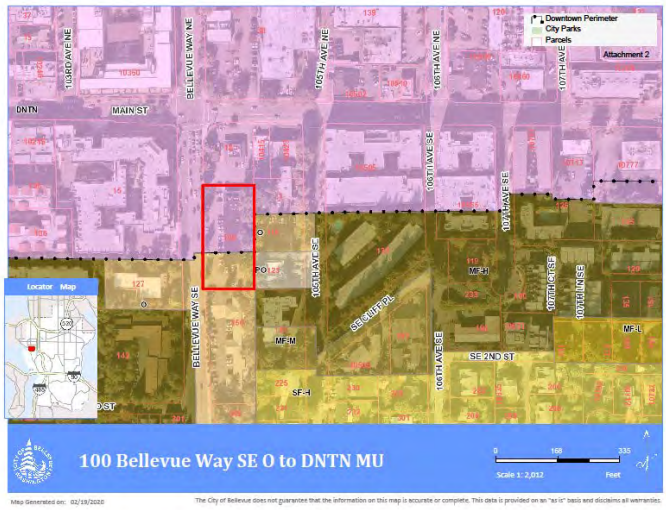
Staff Recommendation: *Include* the 100 Bellevue Way SE Comprehensive Plan Amendment in the 2020 annual work program. Do not expand the geographic scope.

Application Number: 20-102643 AC
Subarea: Downtown/Southwest Bellevue
Original Addresses: 100 Bellevue Way SE
Applicant: Christopher Leady

PROPOSAL
Threshold Review is the first step in Bellevue's two-part plan amendment review process. Its purpose is to determine which amendments should be included in the annual Comprehensive Plan Amendment work program. If included, the next step for the application would be Final Review evaluation and decision with staff review and recommendation, Planning Commission public hearing and recommendation, and City Council study and action.

100 Bellevue Way SE - 20 102643 AC
This privately-initiated application proposes a map amendment from a split Downtown (Mixed Use) DNTN-MU and Office (O) to a single DNTN-MU on a 0.87-acre site. See Attachment 1.

The application states the proposal would address a split-zone site condition here and that it would allow for improved potential redevelopment (combined with the site to the north) at this important location. The proposal would provide additional site flexibility for a design to respond to Comprehensive Plan goals, and allow the project to provide additional housing units. See Attachment 2.



OVERVIEW OF STAFF RECOMMENDATION
Staff recommends including this proposed amendment in the 2020 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment (LUC 20.30I.140). In particular, that the following decision criteria are met:

Threshold Review Decision Criteria	Meets/Does Not Meet
A – Appropriately addressed through Plan	Meets
B – Compliance with three-year limit	Meets
C – Does not raise policy issues outside CPA	Meets
D – Reasonably reviewed with resources	Meets
E – Addresses significantly changed conditions	Meets
F – Expand Geographic Scope	Meets
G – Consistent with current general Plan policies	Meets
H – State law, court or admin decision requires it	N/A

BACKGROUND

The site consists of a single retail strip building and associated parking. The site is on the east side of Bellevue Way SE and south of the closed Jack-in-the-Box restaurant at the southeast corner of the intersection of Bellevue Way SE and Main Street.

Staff recommends not expanding the geographic scope of the proposal. A majority of the Planning Commission at its June 10 study session agreed (see below, expansion of geographic scope decision criteria); the staff report reflects that.

The boundary between the Downtown and Southwest Bellevue Subareas splits the building. This boundary is not coterminous with a property or other surveyed line. Unlike the clearly defined west, north and east Downtown boundaries, the south boundary is jagged, splitting some parcels and buildings as it makes its way between 100th Avenue and 108th Avenue.

How did the boundary come to be, specific to the split property? Today's property boundaries derive from the original platting decisions during historical platting laid over the area south of Main Street, and by zoning decisions to define a growing business and commercial area developing in "old" Bellevue. This development saw Main Street as a *spine* rather than an *edge*, where the latter is typical for the other Downtown boundaries.

The first modern zoning of the evolving business district can be traced to 1953. As zoning changed so did the extent of the commercial district. By 1971 the commercial, business and office uses had solidified along Main Street and to the south. Rezoning in the area kept up in this decade as offices and apartments "layered up" approaching the southern edges of the commercial areas. Central Business District-Old Bellevue (CBD-OB) and Central Business District-Mixed Use (CBD-MU) zonings were established in 1981, after the 1979 establishment of the Downtown Subarea Plan. Today's southern Downtown boundary generally occurs where business, commercial and residential zoning diverged from this historical development pattern.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. A proposal must meet all of the criteria to be included in the annual work program. Community Development staff has concluded that the proposal should *be included* in the annual work program. This conclusion is based on the following:

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

   The proposal presents such a matter.

   The 2015 major Comp Plan Update amended four of the identified split parcels along the southern boundary line. The City Council initiated and adopted a 2017 plan amendment for property at the southwest corner of 108th Ave SE and Main St. These amendment actions established a consistent framework for addressing split parcels, and council action in both sets of amendment actions acknowledged community interest in making the boundary more regular and in resolving some of the odd parcel configurations, while maintaining the established policy direction of not extending Downtown development into the residential neighborhood to the south.

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

   The proposed amendment is in compliance. The 100 Bellevue Way SE site has not previously applied for a proposed plan amendment. The site—then known as Rodgers—was considered for 2015 major Plan Update initial review of Downtown boundary issues but it did not make it into scoped proposals. It is likely that the reason was a concern for amending sites with the minimum intrusion possible.

C. *The proposed amendment does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and*

The proposed amendment does not raise such issues.

During 2012 to 2014 scoping for the respective Downtown Livability and the major Comprehensive Plan Update (CPU) work programs, owners of property split by the southern Downtown boundary asked the city, based on previous individual Comprehensive Plan Amendment (CPA) submittals in 2008 and 2009, to examine the impact of adjusting the boundary. The City Council included the issue in the Comprehensive Plan Update work program for several sites and ultimately adopted individual plan amendments for those sites under the 2015 major Comprehensive Plan Update.

The proposal is consistent with the outsized role that community engagement, and stability and predictability emphasized by the plan play in comprehensive planning decisions. Deciding where lines are drawn always has citywide ramifications; the city continues to effectively use the plan amendment process to address geographic proximity and transition uses within existing development areas.

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

Given the work that has been done for previous southern boundary plan amendment review, staff determines **the proposed amendment can be reasonably reviewed.**

E. *The proposal addresses significantly changed conditions on the subject property or its surrounding area where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.*

> ***Significantly changed conditions.*** *Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and*

The proposed amendment **addresses significantly changed conditions (since the last time the pertinent CP map or text was amended)** affecting the subject property because of changes related to the pertinent Plan map or text. The split designation has created a constraint—a changed condition, since implementing the Comp Plan should not prevent compatible redevelopment—on realizing the land use vision for Downtown and adjacent neighborhoods. Implementing this vision has been resolved for other similarly-split properties.

There is a strong public interest and established policy in having a stable and predictable boundary for the city center. These changes seek to create comparable circumstances for property to redevelop. But, the Plan cannot function as an integrated whole if map designations attempt to implement one set of policies (protecting property) while preventing another set (redevelopment) for a specific area. This conflict should be addressed in the Comprehensive Plan, through the amendment process, since stability and predictability need to go both ways.

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*

Staff recommends no expansion of geographic scope.

The applicant and adjacent property owner submitted requests to expand the geographic scope of the proposal to include property adjacent to the east, and known as Radford. The requests note that adding this property will allow multiple parcels to be assembled into a development that more coherently represents plan intent for this gateway intersection. The full text of the requests are in the public comments.

The Radford addition does not share in the characteristic of being split by the Downtown boundary. There is thus no criterion applied of similarly-situated, at the minimum necessary to be included in an expansion of geographic scope.

There are other existing Office-designated properties adjacent to the west, south and east, with additional Professional Office and multi-family-designated properties to the east and southeast. The policy issue in this application, though, is about the consequence of amending a split designation.

The Planning Commission at its June 10 study session examined the request to expand the geographic scope to include the Radford property. Commissioners considered: additional options including other property to the south and east, the Radford property's existing parking lot use, existing land uses in the area as well as the potential for future land uses, and the potential for how boundary "jogs" on this southern edge between the Downtown and Southwest Bellevue subareas could or have impacted other property and the public process. A majority of the commission concluded that properties only actually split by the boundary would be the most appropriate to examine under this Threshold Review decision criterion.

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

The proposed amendment is consistent with current general policies and with CPP policy implementation.

The proposed amendment is consistent with Comprehensive Plan policies because it was the approach used to amend such split, similarly-situated designations through previous plan amendment actions; and it is consistent with "…a major objective of the Land Use Element to maintain the vitality, quality, and character of Bellevue's neighborhoods while recognizing that neighborhoods will continue to adapt even while maintaining their character." (Land Use Element – Residential Areas p. 42). This is because "the city's land use strategies work to ensure that new infill development appropriately fits into existing neighborhoods."

The city now has the policies and tools to successfully manage the hard line transitions between similarly situated Downtown neighborhoods and their adjacent, high-density neighborhoods; and it is adaptive to changing economic conditions by ensuring the city has the land use and building types that it needs to meet changing markets (Land Use Element - Vision p. 34).

Goal of the LU Element *and* ***LU-1***
It is the goal of the Land Use Element to maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods; and focuses development activity in Downtown and other commercial and residential centers.

LU-1*. Promote a clear strategy for focusing the city's growth and development as follows:*

1. *Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options.*
2. *Enhance the health and vitality of existing single family and multifamily neighborhoods.*
3. *Continue to provide for commercial use and development that serve community needs.*

Land Use Element p. 37. *Bellevue has sufficient land capacity to accommodate about 23,000 additional housing units and about 83,300 jobs, giving it more than enough capacity to meet is projected growth to 2035. About half of future housing and job growth is planned for Downtown Bellevue…*

Land Use Element p. 46. *Bellevue's land use pattern creates sufficient land capacity to achieve growth targets, while directing growth to appropriate areas.*

Successful and unsuccessful Downtown amendments:
Where the plan amendment process has treated attempts to successfully amend the Downtown boundary (2015: Southern Boundary adjustments Ordinance No 6251; and 2017: 10777 Main Ordinance No. 6394) it has done so with recognition of the existing boundary framework around existing zones. Where the plan amendment process has treated unsuccessful attempts to amend the Downtown boundary, e.g. a 2013 proposed amendment "Encouraging transit-appropriate development densities in existing non-Downtown OLB commercial districts adjacent to Downtown" (13-106261 AC) and withdrawn by the applicant, it has done so noting that non-existent designations need more than an annual plan amendment pass.

and:

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

State law or a decision of a court or administrative agency has **not** directed the suggested change.

PUBLIC NOTICE AND COMMENT
The 2020 annual proposed amendments were introduced to the Planning Commission with a February 26 introductory study session, and a June 10 study session examining the potential expansion of geographic scope for each of the privately-initiated applications.

Notice of the Application was published in the Weekly Permit Bulletin on February 21 and mailed and posted as required by LUC 20.35.420. Notice of the July 8 Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on June 18 and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the site receive official notice, as did people signed up to receive such notices.

Five public comments including the two requests to expand the geographic scope have been submitted on this application to date. One telephone call was received asking for information. See Attachment 3.

Effective community engagement, outreach, and public comments at Threshold Review
Despite the prohibitions placed on the review process by COVID-19 impacts, applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2020 annual review process. The city's early and continuous community engagement includes:

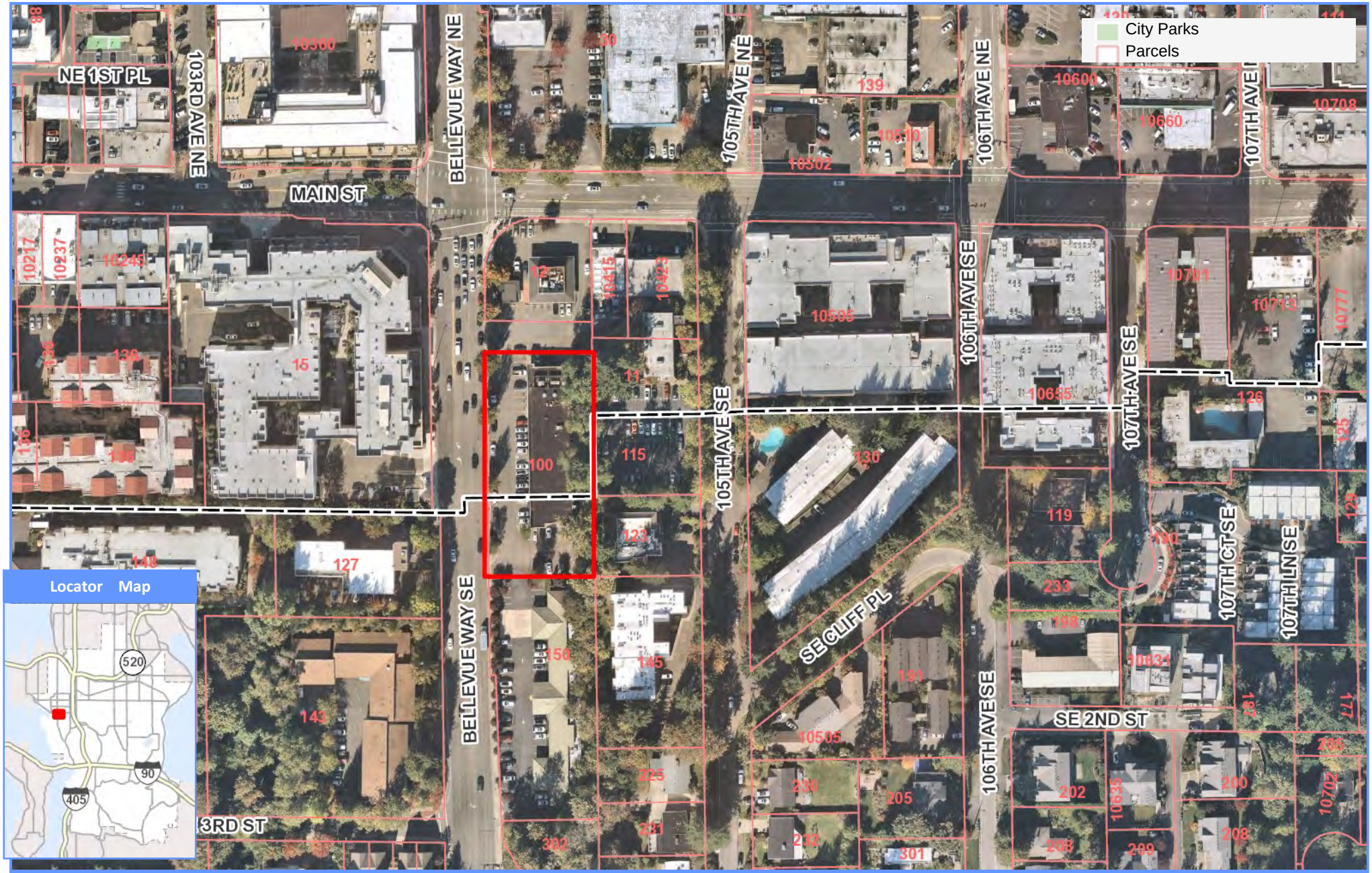
- Responsive early outreach to requests for information and to become parties of interest
- Responding in writing to each written public comment submitted and returning phone calls
- Expanded web page material at Comprehensive Plan Amendments with the review schedule, the applications list, and a "What's Next" timeline
- A February 26 "Comprehensive Plan Amendment Overview" Planning Commission study session
- A June 10 "Statutory process review" Planning Commission study session
- Official Weekly Permit Bulletin notice

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission, and are posted on the web site.

The next step in this continuous public engagement process includes the City Council's agenda item establishing the annual work program. After that, the city will take any proposed amendments into study and review during Final Review evaluation.

ATTACHMENTS

1. Site map
2. Application materials
3. Public Comments (online)



100 Bellevue Way SE O to DNTN MU

0 163 326

Scale 1: 1,955 Feet

Map Generated on: 02/26/2020

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.

Community Development

Comprehensive Plan Amendment

Application Date 1/27/2020

Application Name 104 Bellevue Way SE Comprehensive Plan Amendment

Applicant Name Jon O'Hare

Applicant Address 17479 7th Ave SW Normandy Park, WA 98166

Applicant Phone 425-301-9541 email jon@permitcnw.com

Agent Contact _____

Agent Contact Address _____

Agent Contact Phone _____ email _____

__X__ 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 522330-0065

Proposed amendment to change the map designation from existing split Office & DT-MU zone to proposed uniform Downtown Mixed-Use zone on the property

Site area (in acres or square feet) 38,041 square feet

Subarea name Downtown

Last date the Comprehensive Plan designation was considered 2015

Current land use district (zoning) Split zoned Office and Downtown Mixed-Use

Go to Block 3 Community Council: ___ N/A ____ 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.

N/A

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.

Please See Attached PDF.

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 20.30I.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF. Please See Attached PDF.

__X__ I have read the Comprehensive Plan Amendment and Procedures Guide.

__X__ I have contacted Community Development staff and have received an intake application letter (required before site-specific plan amendment application submittal; attach a copy of the letter to the application form when uploading documents).

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

Signature of applicant _____ Date _____

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 A
Comprehensive Planning Services

I. *Reason for the proposed Comprehensive Plan Map Amendment from Office to DT-MU*

The proposed Comprehensive Plan map amendment would address a split-zone site condition located at 100 Bellevue Way SE. Currently, the southern downtown zone boundary bisects an existing building and an existing parcel. The amendment would align the southern downtown zone boundary with the parcel line and allow for an improved potential redevelopment (combined with the site to the north) at the corner of Bellevue Way SE and Main Street.

As discussed below, redevelopment of the site with the Comprehensive Plan map amendment would allow a future redevelopment project to better meet the Comprehensive Plan goals for this important location because (1) it provides additional flexibility for the design to respond to the adopted Comprehensive Plan goals on what would otherwise be a very constrained corner site, and (2) it allows the project to provide additional housing units.

The full application will provide additional detail, but it is important to note at this stage what has changed in this location since the southern downtown zone boundary was last evaluated in 2015. First, the ownership structure has changed. There is the possibility for the entire corner (including the Jack in the Box site and this site) to come under common ownership. There are ongoing conversations about a street vacation that would allow the sites to be combined into a single development site. This means that redevelopment of the site located at 100 Bellevue Way SE could advance Comprehensive Plan goals for the both the important corner location and Main Street. Second, the housing affordability crisis facing the entire Puget Sound region has amplified since 2015. The Comprehensive Plan map amendment would allow for additional housing units to be built in this location. The proposal will still have a transition to the lower density to the south, but it is critical to provide additional housing opportunities close to downtown and transit. Finally, it is important to recognize the development trends in southern downtown and along Bellevue Way SE. This minor extension of the southern edge of the downtown boundary will not be an unsightly "tooth" sticking out at the southern edge of downtown. The southern boundary is already irregular. This extension would still be entirely buffered by Office zoning; there are no residential zoning adjacencies. Unlike other locations along the southern downtown edge, this site is along Bellevue Way SE, which long-range planning already acknowledges has a commercial character that could support denser urban development. This minor extension of the downtown zoning matches the surrounding zoning designation that extends down along Bellevue Way SE.

II. *Proposed Amendment Consistent with the Comprehensive Plan*

Additional detail will be provided in the full Comprehensive Plan map amendment application, but the following list of Comprehensive Plan policies are advanced by the proposed amendment. In general, the proposed map amendment increases the flexibility and opportunity for redevelopment of this important corner location in a way that (1) maximizes retail, (2) provides gateway elements at this corner, (3) allows more flexible development along Main Street, and (4) increases the production of housing units.

- S-DT-46, "Provide incentives for Bellevue Way to realize its vision as a Grand Shopping Street, with an exciting mix of retail shops, restaurants, hotels, offices, and residential units."
    - *The plan describes Bellevue Way and Main as Shopping Streets. This map amendment allows for a more thoughtful and flexible design that could provide retail at a corner where these two priority shopping streets intersect.*

- S-DT-48, "Provide for a sense of approach to Downtown at key entry points through the use of gateways and identity treatments that convey a sense of quality and permanence."
    - *The intersection of Bellevue Way SE and Main Street is identified as a gateway into downtown from the south. The redevelopment of this corner could create that gateway condition and mark the entry to downtown. The map amendment will allow for a design in this location that better achieves the Comprehensive Plan goals.*

- S-DT-94, "Encourage new development to provide open space amenities that are accessible to the public and function as neighborhood gathering places on the south side of Main Street, between 108th Avenue SE and Bellevue Way SE."
    - *The map amendment creates more opportunities for a comprehensive design approach to the larger site, rather than a constrained corner site. This will allow the exploration of amenities and a thoughtful public-facing design.*

- S-DT-94.1, "Consider studying a complementary route to the Grand Connection along Main Street to establish better multimodal connections between Downtown and the Wilburton Commercial Area, as well as community resources and amenities."
    - *The goal of creating a complementary route along Main Street will be advanced by a map amendment that allows a flexible and coordinated redevelopment of the corner of Main Street and Bellevue Way SE, which will likely be viewed as the start of this complementary route.*

- LU-1. "Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options."
    - *The split-zone condition on a parcel that is predominantly in the downtown zone does not further this goal because it limits the opportunity to efficiently plan for a "compact, mixed use development." The proposed map amendment advances this goal.*

- LU-6. "Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage."
    - *The anticipated development is a residential project. The split-zone condition means that the site does not meet its full potential and fewer units are provided in a location that is close to multimodal transit options.*

- LU-22. "Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers."

- *There has been an explosion of tech-industry jobs in Bellevue, particularly with upcoming development downtown. The supply of residential development must keep up. In order to respond to this trend, it is appropriate to concentrate density adjacent to downtown to encourage the production of housing units to support the growth.*

- HO-11. "Encourage housing opportunities in mixed residential/commercial settings throughout the city."
  - *The proposed amendment is ultimately about creating a better project at a gateway location to downtown that will provide more housing units in downtown Bellevue. The corner of Bellevue Way SE and Main Street is an excellent location for a mixed-use residential project. It will bring vitality to this key corner while increasing housing opportunities.*

City of
Bellevue

January 10, 2020

Holly Golden
Hillis Clark Martin & Peterson P.S.
999 Third Avenue Suite 4600
Seattle, WA 98104

SUBJECT: Intake Application letter for proposed 2020 Comprehensive Plan Amendment application, Leady Property, 100 Bellevue Way SE

Ms. Golden:

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 discussion was held on October 10, 2019, with follow-up email communications through the end of December 2019. You've indicated intent to apply for a proposed Downtown Mixed Use (DT-MU) Comprehensive Plan designation for this site that is now split by the Downtown (DT-MU) and Southwest Bellevue (O) subareas boundary. This boundary does not follow a property or lot line.

The Downtown and Southwest Bellevue Subarea Plans apply to this site. Policy applicable to this site includes but is not limited to S-SW-8, S-DT-38, S-DT-7, and the City Center South descriptive intent (p. 99 Downtown Subarea Plan.)

City staff advised you that the City Council amended the Downtown boundary in the Downtown and Southwest Bellevue Subarea Plans as part of the 2015 general Comprehensive Plan Update (and called the Downtown Southern Boundary work,12-127970 AC, Ordinance No. 6251.) The sites you mention (aka Rodgers) were given thought and review during this process but were ultimately specifically excluded from any boundary amendments. The amending action did amend three other sites. The 2015 amending actions were specific and limited to the ones amended. A follow up to this was a 2017 Comprehensive Plan Amendment known as The Old Seattle Times Building CPA (see Ordinance No. 6394.) This latter CPA went through separately because it had been considered with the 2015 amendments but the city had been unable to contact the property owner.

The issue of split designations features prominently in the city's long-range planning along the southern boundary of the Downtown. Staff advised you to research the 2015 Downtown Southern boundary amendments and the Old Seattle Times Building Comprehensive Plan Amendment applications.

City staff advised you that a 2020 annual plan amendment application for the site would need thoughtfulness, as the 2015 and 2017 applications reviewed different aspects and changed conditions for this issue of major importance to residents south of the Downtown boundary. This is affirmed in the Planning Commission's Transmittal to the City Council regarding the Old Seattle Times Building plan amendment recommendation (November 27, 2017, Extended Study Session):

> *Old Seattle Times Building Planning Commission Recommendation Summary:*
> *The Planning Commission finds that all the Final Review Decision Criteria have been met for this proposed CPA as set forth in the Land Use Code (LUC 20.30I.150). The Commission's recommendation highlights the following decision criteria conclusions:*
>
> - *The proposed amendment addresses the interests and changed needs of the entire City because the City now has the policies and tools to manage edge transitions between Downtown neighborhoods and their adjacent, high-density neighborhoods; and by ensuring the City has the land use and building types that it needs to adapt to changing markets.*
> - *The proposed amendment addresses significantly changed conditions (since the last time the pertinent Comprehensive Plan map or text was amended) affecting the subject property. There is a strong public interest and established policy in having a stable and predictable boundary for the City center. The split designation has created a constraint, since implementing the Comprehensive Plan should not prevent compatible redevelopment. Implementing this change has resolved the problem for other similarly-situated property.*

In general, the Comprehensive Plan framework draws from the Downtown and Southwest Bellevue Subarea Plans and from the Urban Design Element to provide protection between the various neighborhood densities, and assures an urban design focus on the relationship between Downtown and surrounding land uses through consistent perimeter densities, building scaling and pedestrian access. It intends to create viable, livable and memorable places to live, shop and work regardless of location along the boundary.

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.

Please let me know what else we can provide.

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

Development Services

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 100 Bellevue Way SE Comprehensive Plan Amendment
2. Name of applicant O'Hare
3. Contact person O'Hare Phone 425-301-9541
4. Contact person address 174 7th Ave SW, Normandy Park, WA
5. Date this checklist was prepared 1/16/2020
6. Agency requesting the checklist City of Bellevue Department of Development Services

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

Our proposal will be considered by the Bellevue Planning Commission and Bellevue City Council as part of the City's 2020 annual amendment cycle. A subsequent Land Use Code amendment would follow upon our proposal's approval.

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

Upon our proposal's approval and a subsequent change to the Bellevue Land Use Code, we anticipate developing a mixed-use multi-family residential building on the property.

A separate project-specific SEPA analysis for such future development would be prepared.

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

We do not know of any environmental information that has been, or is anticipated to be, prepared 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.

We are not aware of any current applications pending for governmental approvals of other proposals directly affecting the Property.

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

This non-project proposal requires City Council approval to amend the Comprehensive Plan land use map, and upon such Council approval, we will seek City Council approval for a Land Use Code zoning change for the Property.

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.)

This non-project proposal proposes amending the Comprehensive Plan land use map to redesignate the Property from an Office zone to a Downtown Mixed-Use zone. If the proposal and a subsequent Land Use Code change is approved, we anticipate providing mixed-use multi-family housing on the Property.

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.

The proposed rezone is located at 104 Bellevue Way SE. The parcel number is 5223300065.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other The site is generally flat with small areas containing steep slopes on the property edge.
2. What is the steepest slope on the site (approximate percent slope)? Indicated 40+%

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.

We do not know the soil character and composition on the site.

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

We are unaware of any surface indications or history of unstable soils in the immediate vicinity of the site. While GIS mapping indicates the property may contain steep slope areas, the mapping does not show any liquefaction critical areas or indicate any known slide events on the site.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any filling, excavation or grading of the property.

A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any clearing, construction, or other similar use.

A separate project-specific SEPA analysis for a future development is anticipated.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No change.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not, involve any actions that would lead to erosion or other impacts to the earth. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not create or involve emissions due to any construction, operation, or maintenance upon the property. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not create any off-site sources of emissions or odor. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any emissions or other impacts to the air. A separate project-specific SEPA analysis for a future development is anticipated.

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.

   There are no surface water bodies on or in the immediate vicinity of the Property.

   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.

   This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any work over, in or adjacent to any surface water.

   A separate project-specific SEPA analysis for a future development is anticipated. However, it does not appear there are any surface water bodies within 200 feet of the Property.

   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.

   This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any placement or removal of fill and dredge material.

   A separate project-specific SEPA analysis for a future development is anticipated.

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

   This non-project Comprehensive Plan amendment proposal neither requires nor involves any surface water withdrawals or diversions.

   A separate project-specific SEPA analysis for a future development is anticipated.

   e. Does the proposal lie within a 100-year floodplain? No, the proposal does not.
   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.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any discharges of waste materials to surface waters. A separate project-specific SEPA analysis for a future development is anticipated.

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.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve withdrawing water from a well. A separate project-specific SEPA analysis for a future development is anticipated.

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.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve discharging anything into the ground. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not involve nor affect runoff on the Property. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby neither involves nor affects runoff on the Property and would therefore not lead to waste materials entering ground or surface waters. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby neither involves nor affects drainage patters in the vicinity of the site. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby neither involves nor affects runoff or drainage patterns on the Property, and therefore includes no such measures. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not involve the removal or alteration of vegetation.

   A separate project-specific SEPA analysis for a future development is anticipated.

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

   We are not aware of any threatened or endangered species on or near the site.

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

   This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve landscaping.

   A separate project-specific SEPA analysis for a future development is anticipated.

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

We do not have knowledge of any noxious weeds or invasive species known to be on or near the site.

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 Urban birds.

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☑other Urban mammals.

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other None.

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

We are not aware of any threatened or endangered species on or near the site.

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

Yes, the entire Puget Sound region is within the Pacific Flyway, a major north-south flyway for migratory birds extending from Alaska to Patagonia.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect wildlife. Accordingly, this proposal does not include preservation measures.

A separate project-specific SEPA analysis for a future development is anticipated.

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

We are not aware of any invasive animal species on or near the site.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not have energy needs. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect the potential use of solar energy by adjacent properties. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not involve energy consumption. Accordingly, this proposal does not include energy conservation features. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not pose any environmental health risks. A separate project-specific SEPA analysis for a future development is anticipated.

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

We are not aware of any present or past contamination at the Property.

   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.

We are not aware of any existing hazardous chemicals/conditions that might affect future development or design.

   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 proposal is for a non-project Comprehensive Plan amendment and thereby does not involve the storage, use, or production of toxic or hazardous chemicals. A separate project-specific SEPA analysis for a future development is anticipated.

d. Describe special emergency services that might be required.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve any actions that would require any special emergency services.

A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not pose any environmental health hazards. Accordingly, our proposal does not include such measures.

A separate project-specific SEPA analysis for a future development is anticipated.

2. Noise

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

This proposal is for a non-project Comprehensive Plan amendment and thereby will not be effected by noise.

A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby neither creates noise nor causes noise to be created.

A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not create noise. Accordingly, our proposal does not include such measures.

A separate project-specific SEPA analysis for a future development is anticipated.

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 property currently contains a strip mall with a convenience store, cleaners, nail and spa salon, and an upholstery shop. To the north is a former drive-through fast food restaurant. The properties to the West, South, and East are all zoned Office or Professional Office and contain uses suitable for those zones.

This proposal is for a non-project Comprehensive Plan amendment that is consistent with surrounding development and Comprehensive Plan policies and thereby is unlikely to adversely affect current land uses on nearby or adjacent properties. Our proposal maintains a lower intensity Office zoned buffer between our proposed DT-MU property and any nearby residential zoned properties.

A separate project-specific SEPA analysis for a future development is anticipated.

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?

We do not believe this project site has been used as working farmlands or working forest lands.

   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?

As there is no working farm or forest land surrounding our site, our proposal will not affect or be affected by these lands.

3. Describe any structures on the site.

The comprehensive plan amendment-specific site contains a 12,000 square foot strip mall. The larger site which we plan to redevelop with mixed-use multi-family housing units also contains a 16,700 square foot drive-through fast food restaurant.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve the demolition of any structures.

A separate project-specific SEPA analysis for a future development is anticipated.

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

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?

The shoreline master program designation is not applicable to our site.

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

Small portions of the site, on its eastern border, appear to be classified as steep slope areas. We are not aware whether these areas are naturally occurring or human-created.

9. Approximately how many people would reside or work in the completed project? No Change

10. Approximately how many people would the completed project displace? Zero.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve actions that would displace individuals currently on the site.

A separate project-specific SEPA analysis for a future development is anticipated. However, as this future development contemplates providing multi-family mixed-use housing on a site currently containing a fast food restaurant and strip mall, displacement is highly unlikely.

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

This proposal is for a non-project Comprehensive Plan amendment and contemplates changing the land use code to allow future development to be compatible with the changed land use on the Property.

A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect any nearby agricultural or forest lands of long-term commercial significance.

A separate project-specific SEPA analysis for a future development is anticipated.

Housing

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not provide housing.

A separate project-specific SEPA analysis for a future development is anticipated. While this future development is likely to provide multi-family housing units, we are too early in the design process to provide the approximate number of housing units created.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not involve eliminating housing units.

A separate project-specific SEPA analysis for a future development is anticipated. However, as this future development contemplates providing multi-family mixed-use housing on a site currently containing a fast food restaurant and strip mall, we do not anticipate any housing units will be eliminated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not create any housing impacts.

A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby neither proposes nor involves the construction of any structures.

A separate project-specific SEPA analysis for a future development is anticipated.

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

No views in the immediate vicinity would be altered or obstructed as a result of this proposal.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not create any aesthetic impacts. A separate project-specific SEPA analysis for a future development is anticipated.

Light and Glare

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not produce any light or glare. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not produce any light or glare. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and is thereby no affected by any off-site sources of light or glare. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not produce any light or glare. Accordingly, this proposal has no such measures. A separate project-specific SEPA analysis for a future development is anticipated.

Recreation

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

Our property lies .2 miles away from Wildwood Park, .3 miles from Downtown Park and Inspiration Playground, and .3 miles from the Bellevue High School softball, baseball, and soccer fields.

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

This proposal would not displace any existing recreational uses.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not impact recreational opportunities. A separate project-specific SEPA analysis for a future development is anticipated.

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.

We are not aware of any buildings or sites located on or near the site that are listed in or eligible for listing in national, state, or local preservation registers.

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.

We are not aware of any landmarks, features, or other evidence of Indian or historic use or occupation on or near our site.

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.

To assess the potential impacts to cultural and historic resources on or near the project site, we consulted GIS maps and conducted internet research.

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.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect or disturb any historical or culturally significant areas. A separate project-specific SEPA analysis for a future development is anticipated.

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.

The Property is served by Bellevue Way SE.

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?

The site is surrounded by bus stops serving routes 249, 550, and 556. The closest bus stop is less than 300 feet away. Additionally, the Bellevue Transit Center is roughly .8 miles away. The future Downtown Bellevue LinkRail station will be approximately .9 miles away.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not impact parking. A separate project-specific SEPA analysis for a future development is anticipated. However, as this non-project Comprehensive Plan amendment proposal would increase density, we would expect some future increase in parking spaces.

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).

This proposal is for a non-project Comprehensive Plan amendment and thereby does not require any newly constructed or improved rights of way or transportation facilities. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby will not use these modes of transportation. A separate project-specific SEPA analysis for a future development is anticipated. However the site is near the future Downtown Bellevue LinkRail station, and residents/tenants of the future development would likely use LinkRail.

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 proposal is for a non-project Comprehensive Plan amendment and thereby will not impact the number of vehicular trips per day generated at the Property. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby will not interfere with, affect, or be affected by the movement of agricultural or forest products on roads or streets in the area. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby will not have any transportation impacts. A separate project-specific SEPA analysis for a future development is anticipated.

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 proposal is for a non-project Comprehensive Plan amendment and thereby does not require increased need for public services. A separate project-specific SEPA analysis for a future development is anticipated.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not have any impact on public services. A separate project-specific SEPA analysis for a future development is anticipated.

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.

This proposal is for a non-project Comprehensive Plan amendment and thereby does not contemplate site-related utilities. A separate project-specific SEPA analysis for a future development is anticipated.

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 _____

Position and Agency/Organization _____

Date Submitted _____

Development Services

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?

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect the discharge to water, emissions to air, the production, storage, or release of toxic or hazardous substances, or the production of noise. The proposed amendment allows for a slight increase in development capacity. This increase would not change the water, air, environmental, or noise impact of any future redevelopment.

A separate project-specific SEPA analysis for a future development is anticipated.

Indicate proposed measures to avoid or reduce such increases.

As no impacts are anticipated, mitigation is not necessary.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby does not affect plants, animals, fist or marine life.

A separate project-specific SEPA analysis for a future development is anticipated. Such future redevelopment would be consistent with existing buildings in the area and would therefore be unlikely to create any appreciable adverse effects on local flora and fauna.

The slight increase in development capacity allowed by the Comprehensive Plan Amendment would not fundamentally change the footprint of a future development.

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

As no impacts are anticipated, mitigation is not necessary.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby will not deplete energy or natural resources. The slight increase in development capacity would not create significant additional energy needs.

A separate project-specific SEPA analysis for a future development is anticipated.

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

As no impacts are anticipated, mitigation is not necessary.

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?

This proposal is for a non-project Comprehensive Plan amendment and thereby will not use or affect environmentally sensitive areas.

A separate project-specific SEPA analysis for a future development is anticipated. However, the property contains a small steep slope area and a future development would likely affect such area. This impact would be the same with or without the Comprehensive Plan Amendment.

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

As no impacts are anticipated, mitigation is not necessary.

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?

This proposal is for a non-project Comprehensive Plan land use map amendment and intends to increase the density allowed on the site. The Property is not within the Shoreline Overlay District.

A separate project-specific SEPA analysis for a future development is anticipated.

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

As no impacts are anticipated, mitigation is not necessary.

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

This proposal is for a non-project Comprehensive Plan amendment and thereby will not increase demands on transportation or public services and utilities. Slight increase in development capacity allowed by the Comprehensive Plan amendment could result in the generation of additional traffic in the future development. However, recent local infrastructure improvement, including the Downtown Bellevue LinkRail station and the Grand Connection, will help ameliorate possible increased demand on public transportation caused by future development.

A separate project-specific SEPA analysis for a future development is anticipated.

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

As no impacts are anticipated, mitigation is not necessary.

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

Our proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.