



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Janet Lewine, City of Bellevue

LOCATION OF PROPOSAL: Citywide

DESCRIPTION OF PROPOSAL: 2020 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent. This amendment would add policy to the Housing Element supporting by-right density incentives whose application to qualifying faith-owned, nonprofit housing corporation, or publicly surplus properties would be regulated in the Land Use Code.

FILE NUMBERS: 20-112885-AC

SEPA PLANNER: Heidi M. Bedwell

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Only persons who submitted written comments before the DNS was issued may appeal the decision. This DNS is only appealable as part of the City's action on the amendment to the Comprehensive Plan. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead

Environmental Coordinator

10/8/2020

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / MARI461@ECY.WA.GOV;
sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe glen.stamant@muckleshoot.nsn.us Fisheries.fileroom@muckleshoot.nsn.us

SEPA ENVIRONMENTAL CHECKLIST

Affordable Housing Strategy Action C-1 Comprehensive Plan Amendment (20-112885 AC)

Purpose of checklist:

Governmental agencies use 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 for applicants:

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

Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Affordable Housing Strategy Action C-1 Comprehensive Plan Amendment (20-112885 AC)

2. Name of applicant:

City of Bellevue – Community Development Department

3. Address and phone number of applicant and contact person:

Janet Lewine AICP

City of Bellevue

Community Development Department

P.O. Box 90012

Bellevue, WA 98009-9012

(425) 452-4884

4. Date checklist prepared:

August 17, 2020

5. Agency requesting checklist:

City of Bellevue

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

Comprehensive Plan amendments prepared as part of the City's 2020 annual amendment cycle. The proposal be reviewed by the Planning Commission as part of the Final Review process in LUC 20.30I, and be acted on by City Council by the end of 2020.

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

No.

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

Environmental information that has been prepared related to this proposal includes: Determination of Non-Significance for 2017 Affordable Housing Strategy.

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

Proposed policy addresses housing density on potential qualifying properties outside of the city's Downtown, BelRed, and Eastgate TOD Employment Centers. There are no known applications pending for government approvals directly affecting these qualifying properties.

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

N/A

11. Give 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.)

On July 20, 2020 City Council initiated the C-1 Comprehensive Plan Amendment into the 2020 annual CPA work program. C-1 is a strategy in the adopted Affordable Housing Strategy that would implemented through the plan amendment process. City Council also initiated an associated Land Use Code Amendment (LUCA) that would implement through future regulatory action the policy direction in the proposed plan amendment. The proposed plan

amendment would add policy to the Housing Element supporting by-right density incentives whose application to qualifying faith-owned, nonprofit housing corporation, or publicly surplus properties would be regulated in the Land Use Code.

A future LUCA will amend LUC Section 20.20.128 Affordable Housing and other applicable sections which will establish qualifying properties and the type and amount of density incentive.

12. 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 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.

Properties that are potentially eligible and will be examined as part of the review include:

- *Public surplus property in multifamily and mixed-use residential districts*
- *Non-profit housing property in multifamily and mixed-use residential districts*
- *Faith-owned property in multifamily and mixed-use residential districts*
- *Faith-owned property in single family residential districts*

Properties that are not potentially eligible and will not be examined as part of the review:

- *Properties in districts where LUC 20.20.128 does not apply. This includes all property in Downtown, BelRed, and Eastgate TOD Area.*
- *Parks & Community Services Department-owned property*

B. Property owned by quasi-public utilities, e.g. PSE Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. 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.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

2. Air

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

N/A

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

N/A

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

N/A

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

N/A

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

N/A

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

N/A

- b. Ground Water:

- 1) 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.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

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

N/A

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

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. Plants

a. 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, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

N/A

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

N/A

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

N/A

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

N/A

5. Animals

- a. 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

- b. to be on or near the site.

N/A

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

N/A

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

N/A

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

N/A

6. Energy and Natural Resources

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

N/A

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

N/A

- c. 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:

N/A

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

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

N/A

- 2) 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.

N/A

- 3) 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.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

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

N/A

- 2) 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.

N/A

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

N/A

8. Land and Shoreline Use

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

See Question 12 for description of potentially eligible properties. The proposed plan amendment will not affect current land use on adjacent properties.

- b. 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 nonfarm or nonforest use?

N/A

- 1) 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:

N/A

- c. Describe any structures on the site.

N/A

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

N/A

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

Potential qualifying properties are zoned with single family and multifamily residential districts, and other districts that allow for residential use. These latter are frequently but not always mixed use districts. See LUC 20.50 as applicable.

The proposed plan amendment and future land use code amendment directly support the provisions of state legislation adopted in 2019 (SHB 1377) that directs cities to provide a density

bonus for affordable housing on properties owned by religious organizations.

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

Potential qualifying properties are designated with single family and multifamily Comprehensive Plan residential designations, and other designations that allow for residential use. These latter are frequently but not always mixed use designations. See the Glossary – Comprehensive Plan as applicable.

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

N/A

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

N/A

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

N/A

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

N/A

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

The documented lack of affordable housing production in Bellevue due to a robust housing market, cost of land, and lack of development incentives displaces people from being able to affordably live in Bellevue. The proposed amendment directly addresses this displacement impact by adding policy language within the City's Housing element in support of density incentives for affordable housing. Existing regulations and bonus provisions currently in place have not resulted in substantive affordable housing development, since the incentives do not provide the requisite bonuses that would result in affordable housing development that is economically viable.. Development utilizing the C-1 incentive would be targeted to underutilized land owned by faith groups, non-profit housing groups and surplus public property.

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

The underlying Comprehensive Plan designation (and consistent Land Use zoning district) on potential qualifying properties would not change as a result of the proposed amendment. Citywide housing capacity potential will be documented in the proposed amendment, consistent with the Housing Element and the Affordable Housing Strategy. Potential traffic and other environmental impacts associated with proposed density bonus provisions will be evaluated through the Land use code amendment (LUCA) and future development review processes. Review will also evaluate potentially eligible properties to determine the appropriate density incentive that would balance the city's documented affordable housing need while remaining compatible with existing and projected land uses and plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long- term commercial significance, if any:

N/A

9. Housing

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

The Affordable Housing Strategy estimates that between 200 and 1,000 affordable homes could be added to the city's housing stock by implementing Action C-1, with specific focus on households earning less than 50 percent of the area median income (\$59,700 annually for a family of four—Census data shows a need in Bellevue for 5,500 homes affordable at 50 percent of area median income with the latest American

Community Survey data from the Census Bureau (2012-2016) showing a 5,500-housing unit gap in Bellevue between the number of households earning less than 50 percent AMI and the number of units affordable to them here) , depending on incentive offered and participation of property owners.

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

There would be no net loss of housing units. Affordable housing non-profits could use the C-1 incentive to redevelop their existing properties where an increase in affordable housing units could be achieved.

- c. Proposed measures to reduce or control housing impacts, if any:
The documented lack of affordable housing production in Bellevue due to a robust housing market, cost of land, and lack of development incentive displaces people from being able to affordably live in Bellevue. The proposed amendment directly addresses this displacement impact by adding policy to the City's Housing Element of the Comprehensive Plan in support of density bonus incentives on public owned surplus and faith owned properties. Development utilizing the C-1 incentive would be targeted to underutilized land owned by faith groups, non-profit housing groups and surplus public property.

10. Aesthetics

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

N/A

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

N/A

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

11. Light and Glare

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

N/A

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

N/A

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

N/A

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

12. Recreation

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

N/A

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

N/A

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

N/A

13. Historic and cultural preservation

- a. Are there any 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? If so, specifically describe.

N/A

- b. 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.

N/A

- c. 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.

N/A

- d. 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.

N/A

14. Transportation

- a. 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.

N/A

- b. 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?

N/A

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

N/A

- d. 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).

N/A

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

N/A

- f. 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?

As a non-project action, the C-1 proposal would not directly impact transportation volume. However, affordable housing projects envisioned by the proposal could result in increased traffic volumes, consistent with any development proposed on land regulated by the Land Use Code and by SEPA provisions. The city will identify the potential affordable housing units that could be produced through this policy and subsequent code implementation efforts, and will monitor production under this potential so as to influence the application of incentives.

Site-specific traffic impacts will be identified and regulated as part of individual site specific land use review processes; the 6 percent increase in the city's adopted 15,800 housing unit target caused by adding up to an additional 1,000 housing units by 2035 does not create a significant impact because the city's housing target is not a capacity target, and the impacts captured in the AHS DNS documenting the 5,500 unit affordable housing need.

- g. 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.

N/A

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

N/A

Public Services

- a. 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.

As a non-project action, the C-1 proposal would not directly impact need for public services. However, affordable housing projects envisioned by the proposal could result in increased need for public services, consistent with any development proposed on land regulated by the Land Use Code. Analysis of the impacts of the C-1 proposal will be reviewed for these potential impacts. Future housing development that may result in such impacts would be reviewed consistent with local provisions, including the Bellevue Land Use Code and SEPA provisions.

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

The proposed C-1 will consider availability of public services when establishing the qualifying properties and amount of density incentive.

15. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other stormwater drainage
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. 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.



Recoverable Signature

X Thara Johnson for

Janet Lewine AICP

Senior Planner

Signed by: tmjohnson@bellevuewa.gov

Position and Agency/Organization: Senior Planner, City of Bellevue

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

Proposed measures to avoid or reduce such increases are:

N/A

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

As a non-project action, the proposal would not directly impact plants, animals, fish or marine life. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

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

N/A

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

As a non-project action, the proposal would not directly deplete energy or natural resources. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

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

N/A

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?

No parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, or prime farmland are proposed as qualifying properties.

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

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Please see responses to question 8 in Part B.

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

N/A

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

As a non-project action, the C-1 proposal would not directly impact transportation volume. However, affordable housing projects envisioned by the proposal could result in increased traffic volume. Analysis of the impacts of the proposed C-1 will be reviewed to city traffic models for availability of capacity as part of the future LUCA associated with the density bonus provisions. Also, future housing development that may result in such impacts would be reviewed consistent with local provisions, including the Bellevue Land Use Code and SEPA provisions.

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

N/A

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

Development realized through the proposal would comply with all local, state and federal laws and requirements for the protection of the environment.

2020 Comprehensive Plan Amendments



Attachment 2

