

NOTICE OF DETERMINATION OF SIGNIFICANCE (DS),

NOTICE OF ENVIRONMENTAL IMPACT STATEMENT (EIS), PUBLIC SCOPING COMMENT PERIOD AND PUBLIC SCOPING MEETINGS

Project Name: City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Proponent: City of Bellevue Community Development Department

File Number: 22-116423-LE

Location of Proposal: City of Bellevue – citywide

Lead Agency: The City of Bellevue

Description of the Proposal: The City of Bellevue is updating its Comprehensive Plan in accordance with the requirements of the state Growth Management Act (GMA). The prior periodic update in 2015 established the City's overall growth strategy with a focus on a majority of new growth in both Bellevue's Downtown, which is a designated Regional Growth Center, and BelRed with less growth planned for other mixed-use areas such as Eastgate and Factoria. This growth strategy has resulted in investments in transportation with planning around six new light rail stations as well as other infrastructure and capital facilities.

The proposed update to the City's Comprehensive Plan will plan for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044. The EIS will consider a range of approaches to distributing the growth that aligns with regional requirements for equity, climate change, and housing as well as recently adopted City Council vision and priorities. Amendments to the Comprehensive Plan could include changes, such as those defined in the City Council directed [scope](#).

The programmatic EIS will include development of plan alternatives, environmental analysis of those alternatives, and identification of impacts and mitigation measures. The EIS will include subarea-specific analysis for future land use and associated environmental impacts for the Wilburton study area (consists of portions of the Wilburton/NE 8th St and BelRed Subareas).

A Draft Environmental Impact Statement (DEIS) was prepared for the Wilburton study area (referred to as the "Wilburton Commercial Area") in February 2018, followed by the Wilburton Commercial Area Study in July 2018. The study identified a "preferred alternative" for the future state of Wilburton. Due to changed circumstances and the City's desire to incorporate the Wilburton-specific environmental analysis within the City-wide Comprehensive Plan analysis to ensure a cumulative evaluation of potential environmental impacts, the EIS for the Comprehensive Plan Periodic Update will complete the environmental review for the Wilburton study area.

The City is also soliciting feedback from the public relating to amendment requests associated with specific properties which may include desired changes to the plans, policies, or land use map for specific properties. Formal Community Initiated Amendment Requests for changes to the City's Comprehensive Plan land use map, plans or policies related to a particular property will be

considered as part of the plan update, but changes to the land use designations that apply to individual properties will be considered in the context of the community's vision for the plan.

Determination of Significance (DS) and EIS Required: The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. The lead agency has identified the following areas for possible discussion in the programmatic EIS:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic Resources
- Relationship to plans, policies, and regulations
- Population, employment, and housing
- Transportation (Traffic)
- Public services
- Utilities
- Displacement analysis
- Equitable impacts analysis
- Economic analysis

Alternatives: The EIS will analyze several alternatives. The Alternatives include a No Action Alternative and three Action Alternatives. The alternatives being proposed below include ideas to be analyzed which will lead to development of specific alternatives. The City anticipates having all the alternatives analyzed and brought forward for future discussion.

For purposes of the No Action Alternative, it is assumed that development would occur within the City of Bellevue based on the existing Comprehensive Plan land use, zoning and development standards. It is anticipated that the action alternatives will be based on variations of elements such as the amount and distribution of growth, and the implementation of new policies and infrastructure.

The action alternatives are described in more detail on the project webpage found at <https://bellevuewa.gov/2044-environmental-review>.

EIS Scoping: Agencies, affected tribes and members of the public are invited to comment on the scope of this proposed EIS. You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. Methods for presenting your comments are described below. The expanded scoping process is being provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and will include two public scoping meetings. Due to continued precautions for COVID-19, one of the meetings will be held virtually and one will be held in-person.

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any

City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425-452-6168.

Members of the public, agencies, Tribes, businesses, and organizations are invited to comment on the scope of the EIS. Comments will be accepted on:

- EIS Growth alternatives
- EIS elements of the environment
- Probable significant adverse impacts
- Mitigation measures

Comment Deadline: The 30-day EIS public scoping comment period begins 8:00 AM on Thursday, September 29, 2022 and ends at 4:30 PM on Monday, October 31, 2022 Pacific Standard Time (PST). All comments related to project scoping must be submitted by this date. Comments may be submitted in writing or orally at the scoping meetings. A valid physical mailing address is required to establish status as an official party of record.

EIS Comments may be submitted in writing by:

Online at <https://comment-tracker.esassoc.com/bellevue/index.html>.

By email: CompPlan2044EIS@bellevuewa.gov

By mail to:

City of Bellevue Development Services Department

Attn: Reilly Pittman

450 110th Avenue NE

Bellevue, WA 98004

Virtual EIS Public Scoping Meeting: An EIS Scoping meeting is scheduled from 6:00-8:00 pm PST, Thursday, October 13, 2022. The purpose of the meeting is to present information about the proposed Comprehensive Plan Periodic Update, the SEPA process, and to provide a verbal comment opportunity on the scope of the proposed EIS. To participate in the scoping meeting attendees are requested to register in advance and may sign up to provide an official scoping comment using the following meeting link: bit.ly/bellevuecomp . Attendees who do not sign up to provide a scoping comment in advance may still make a verbal scoping comment at the meeting. A court reporter will be in attendance to transcribe comments.

In-Person EIS Public Scoping Meeting: An in-person EIS Scoping meeting is scheduled at the City of Bellevue City Hall, Council Chambers (1E-126) at 450 110th Avenue NE, Bellevue, WA 98004 from 6:00-8:00 pm PST, Tuesday, October 18, 2022. There will be an opportunity to provide public comment and a court reporter will be in attendance to transcribe comments.

Project-related information can be reviewed on the project website at:

[Bellevue 2044 Environmental Review](#). For more information on this process, and to submit comments directly to the Comprehensive Plan Update team, please consider attending upcoming public meetings listed in this notice.

If an individual is planning on attending one of these meetings and needs alternate formats, interpreters, language assistance, or reasonable accommodation requests, please phone at least 48 hours in advance 425-452-6930 (voice) or email bbrod@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

If you have any questions regarding the ADA statement above or need help please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

Contact Information:

Project Manager

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SEPA Lead Agency Contact

Elizabeth Stead, Land Use Director and SEPA Responsible Official, estead@bellevuewa.gov