



Comprehensive Plan Amendment

Application Date 1/29/2020

Application Name Kapela Property Redesignation

Applicant Name Overlake Farm BLK III, LLC

Applicant Address 6619 132nd Ave NE #270 Kirkland, WA 98033

Applicant Phone 425-881-4499 email info@davisinvestors.com

Agent Contact The Bachman Group LLC (Laura Bachman)

Agent Contact Address 94 Pike Street, Suite 36, Seattle, WA 98101

Agent Contact Phone 206-499-1489 email bachmanconsulting@gmail.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal
(Go to Block 1)

This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal
(Go to Block 2)

Block 1	
Property address and/or 10-digit King County parcel number	<u>1525059269 and 1525059247</u>
Proposed amendment to change the map designation from existing	<u>SF-L</u>
to proposed	<u>MF-L</u>
Site area (in acres or square feet)	<u>30.03 Acres</u>
Subarea name	<u>Bridle Trails</u>
Last date the Comprehensive Plan designation was considered	<u>1988</u>
Current land use district (zoning)	<u>R-1</u>
Go to <u>Block 3</u>	Community Council: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> East Bellevue

Block 2

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

See Attachment A.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities) Land Use

Last date the Comprehensive Plan policy or text was considered 1988

Go to Block 3

Block 3

Support for the proposed amendment. Explain the need for the amendment. Why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision. Include any data, research or reasoning that supports the proposed amendment. Submit additional pages as PDF.

See Attachment B.

Go to Block 4

Block 4

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

See Attachment C.

I have read the Comprehensive Plan Amendment and Procedures Guide.

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 11/30/2020

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the owner all acts required to enable the city to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature  Date 11/30/2020
Owner or Owner's Agent

ATTACHMENT A

BLOCK 2

This amendment is for approximately 30 acres of the 40-acre parcel referenced in Comprehensive Plan Policy S-BT-54.

S-BT-54. The approximately 40-acre parcel on the west side of 140th Avenue N.E. north of N.E. 55th Street should retain the existing Single-family Low-density residential designation.

The requested amendment is to redesignate the two tax parcels that comprise the 30.03 acres as Multi-family Low-density for the development of up to 250 units of senior congregate care and/or nursing home uses.

The request is for redesignation of all of the approximately 30 acres because it is not yet known where the best location is for the proposed senior housing facility although only 10 to 12 acres will be used for the senior housing.

The remaining approximately 10 acres of the 40-acre parcel is not owned by the applicant so is not part of this application.

ATTACHMENT B

BLOCK 3

The proposed amendment is appropriate as there have been a number of substantial changes since Policy S-BT-54 was adopted in 1988, over 31 years ago.

The Growth Management Act was adopted in 1990 and provides for growth to occur only inside the Urban Growth Boundaries which is where the subject property is located. Moreover, the greatest density is to occur in or near the urban growth areas. The site is situated proximate to two urban growth areas, Downtown Bellevue and the Overlake Business and Technology area which is a major employment area and the location of Microsoft's World Headquarters. The current R-1 zoning is not appropriate for this property given the provisions of the Growth Management Act and the diminishing supply of developable land in Bellevue.

Since 1988, the number of people eligible for living in senior congregate care and nursing facilities has grown substantially and will grow even more as the Baby Boomer generation becomes senior citizens.

Another significant change is the development of light rail within 1.5 miles of the site. This mass transit system can easily serve the site through provision of shuttle services between the senior housing development and the light rail facility.

The proposed amendment is consistent with the Comprehensive Plan Vision as it is specifically consistent with the "Discussion" that accompanies Policy S-BT-54 in the Comprehensive Plan.

ATTACHMENT B

BLOCK 4

The proposed amendment is consistent with the Threshold Decision Review Criteria in LUC 20.301.140:

- A. The proposed amendment is appropriately addressed only through an amendment to the Comprehensive Plan. There is no other means to achieve the desired goal.
- B. The proposal is consistent with the three-year limitation rule as no request to amend the Comprehensive Plan has been made in the last three years.
- C. There is no ongoing work program that would address the policy or land use issues presented by the requested Comprehensive Plan amendment.
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
- E. As reviewed in Block 2 above, there are significant changed conditions since the Comprehensive Plan for this property was last considered in 1988.
- F. No expansion of the geographic scope of an amendment is being proposed.
- G. The proposed amendment is specifically consistent with the "Discussion" that accompanies Policy S-BT-54 in the current Comprehensive Plan. The proposed amendment is also consistent with the Growth Management Act, as discussed in Block 3 above, as well as Countywide Planning Policies, state and federal law, and the Washington Administrative Code.



City of Bellevue

January 9, 2020

Donald E. Marcy
Cairncross & Hempelmann
524 2nd Avenue, Suite 500
Seattle, WA 98104

SUBJECT: Intake Application letter for proposed 2020 Comprehensive Plan Amendment application, Dugoni/ 5652 132nd Avenue NE/ AFN 1525059247 and 1525059269

Mr. Marcy:

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 December 3, 2019. You've indicated intent to apply for up to a proposed Multifamily-Low (R-10) Comprehensive Plan designation for some or all of the acres associated with these two property AFNs in the Bridle Trails Subarea.

The Bridle Trails Subarea Plan applies to this site. Policy applicable to this site includes S-BT-54.

The subarea policy reflects a longstanding intent to retain a Single Family-Low designation. The policy's discussion narrative elaborates on when specific land uses (senior congregate care and nursing home)—and their appropriate densities—would be appropriate.

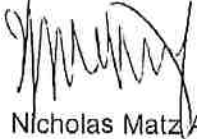
The subarea plan policy is specific about potential development outcomes and the regulatory, rezone, and special conditions tools that would accomplish them. It is silent on the comprehensive plan amendment process, although that has logic since the subarea plan policy predates the GMA-directed use of comprehensive plan amendments to implement plan density changes.

A Comprehensive Plan amendment (CPA) application would be required to realize congregate care and/or nursing home land uses on this site. Such land uses are not permitted in single-family residential districts, but are permitted in multifamily districts. A rezone and additional regulatory review would follow. It would be a useful exercise of the CPA process to clarify what S-BT-54 intended for appropriate site development, as well as to identify later opportunities to implement [Affordable Housing Strategies \(B3, C3, and D3\)](#).

The site includes areas designated and regulated as environmentally critical. Staff have advised you to discussed potential R-10 dwelling unit capacities in light of density constraints due to the critical areas. Staff have advised you to talk to Development Services/Land Use staff regarding this.

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



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 Kapela Property Redesignation
2. Name of applicant Overlake Farm BLK III, LLC
3. Contact person Laura Bachman Phone 206-499-1489
4. Contact person address 94 Pike Street, Suite 36, Seattle, WA 98101
5. Date this checklist was prepared 1/27/2020
6. Agency requesting the checklist City of Bellevue

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

If proposed amendment is approved, development applications will be submitted in 2021 or 2022.

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

If proposal is approved, there will be subsequent development applications to implement the proposal.

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

Wetland Delineation Study, The Watershed Company, 2010; Stream Evaluation, The Watershed Company, 2016; Boundary and Topographic Survey, Allied Land Surveying, 2019.

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.

No, there are not.

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

Comprehensive Plan Amendment
Rezone

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.)

Proposal is a comprehensive plan amendment to redesignate the site as MF-L in order to construct up to 250 units of congregate care senior housing and nursing home.

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 site is comprised of King County Tax Parcel Nos. 1525059269 and 1525059247. A legal description of the site is provided on Attachment A. The site is located in the south west quadrant of the intersection of 140th Avenue NE and NE 60th Street. The 60-01 Condominiums are located immediately north of the site and 140th Avenue NE is the eastern boundary of the site.

Environmental Elements

Earth

1. General description of the site:

- Flat
 Rolling
 Hilly
 Steep Slopes
 Mountainous
 Other _____

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

Sandy loam and gravelly sandy loam.

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

No.

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.

Unknown at this time.

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

No.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown at this time.

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

Standard erosion and sedimentation control measures will be used.

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.

During construction dust and exhaust emissions from equipment will occur. During operation and maintenance, vehicle emissions and exhaust emissions from small equipment will occur.

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

No.

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

Construction equipment will be shut off when not in use and dust control measures will be implemented.

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 is a short seasonal stream on the south end of the property, and there are two wetland areas.

- 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.

Unknown at this time.

- 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.

None.

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

No.

- e. Does the proposal lie within a 100-year floodplain? No.
If so, note the location on the site plan.

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

No.

2. Ground Water

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

No withdrawal of groundwater and no discharge to groundwater.

- 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.

No septic systems will be used.

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.

There will be storm water runoff from impervious surfaces which will be collected treated and conveyed in accordance with applicable storm water regulations.

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

No.

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

No.

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

Unknown at this time.

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?

Unknown at this time.

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

None.

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

Unknown at this time.

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

None.

Animals

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

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

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

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

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

None.

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

The site is located in the Pacific Flyway.

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

Unknown at this time.

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

None.

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.

Electric energy will be used to heat, cool, and light the completed project.

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

No.

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.

Unknown at this time.

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.

During construction there could be an accidental fuel spill while refueling construction equipment.

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

None known.

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

None known.

- 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.

Cleaning and maintenance products may be used and stored during the operating life of the project.

d. Describe special emergency services that might be required.

None.

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

Any hazardous materials will be used and stored in accordance with applicable regulations.

2. Noise

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

None.

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.

Construction noise and noise from vehicles entering or leaving the completed project.

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

Noise levels will comply with applicable regulations.

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.

Current use is vacant land. The following uses are on adjacent properties: golf course, high-density residential, and low-density residential. The proposal will not affect current uses on adjacent parcels.

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?

No working forest lands. Horses are boarded on adjacent tax parcel(s). No conversion of agricultural or forest land of long-term commercial significance will occur.

None of the property has farm land or forest land tax status, but it does have "open space" status for taxation purposes.

- 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?

No.

3. Describe any structures on the site.

There is a small loafing shed for horses on the site.

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

Unknown at this time.

5. What is the current zoning classification of the site? R-1

6. What is the current comprehensive plan designation of the site? SF-L

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

N/A.

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

There are two wetlands, one seasonal stream, and one steep slope on the site.

9. Approximately how many people would reside or work in the completed project? Unknown.

10. Approximately how many people would the completed project displace? None.

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

None.

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

The proposal will be buffered from adjacent uses to the extent there is any incompatibility with existing uses.

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

None.

Housing

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

Unknown but probably no more than 250.

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

None.

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

None.

Aesthetics

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

Unknown at this time.

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

None.

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

None.

Light and Glare

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

Light will be visible in the windows after dark and the parking areas will be lit after dark.

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

No.

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

None.

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

Exterior lights will be shielded to prevent light spillage off-site.

Recreation

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

Bellevue Municipal Golf Course is across 140th Avenue NE from the site.

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

No.

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

None.

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.

No.

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

None.

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.

Conversation with the owners of the site who have owned the site for 77 years.

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.

If any resources are uncovered during construction, excavation and grading will be halted and the department of archeology and historical preservation will be notified.

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.

140th Avenue NE.

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?

Yes, there is public transit service on 140th Avenue NE. In 2023, Light Rail service will be approximately 1.5 miles from the site.

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

Unknown at this time.

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).

No, except for internal private driveways/roads.

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

No.

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?

Unknown at this time.

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.

No.

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

None.

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.

No.

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

None.

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.

Sanitary sewer service will be extended to serve the site.

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 *Laura Bach*

Name of signee LAURA BACHMAN

Position and Agency/Organization Owner's Agent

Date Submitted 1/30/2020



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

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

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will ultimately result increase emissions to air as a result of HVAC equipment and car/truck traffic. Noise will be produced by HVAC operation and car/truck traffic.

Indicate proposed measures to avoid or reduce such increases.

The HVAC operation and car/truck traffic will conform to applicable air quality and noise regulations.

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

Some plants will be removed as a result of clearing and grading activities when development of the site occurs.

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

Clearing and grading will be done in conformance with applicable regulations.

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

Implementation of the proposal will use energy and natural resources during construction of the facility. Energy will be used for operation of the facility.

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

Unknown at this time.

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. There are some wetlands but they will be treated in accordance with applicable laws.

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

Comply with applicable regulations.

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?

The proposal will not affect land and shoreline use as there are no shoreline in or adjacent to the location of the proposal.

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

N/A.

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

The proposal will ultimately utilize public services and utilities as well as the land and regional transportation system. The increased demand will be no more than similar developments.

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

A sanitary sewer extension from the south will be constructed to serve the site.

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

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

ATTACHMENT A

ALL OF PARCEL A AND PARCEL B OF CITY OF BELLEVUE SEGREGATION OF LAND RECORDED IN VOLUME 199 OF SURVEYS, PAGE 121, RECORDED UNDER RECORDING NO. 20060213900004, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B;
THENCE N01°12'08"E ALONG THE WEST RIGHT OF WAY OF 140TH AVENUE
NORTHEAST, A DISTANCE OF 596.01 FEET;
THENCE N88°24'09"W, 560.85 FEET;
THENCE S01°12'08", 226.68 FEET;
THENCE N88°24'09"W, 139.42 FEET;
THENCE S01°12'08"W, 237.94 FEET;
THENCE S63°36'26"W, 279.97 FEET TO THE SOUTH LINE OF SAID PARCEL B;
THENCE S88°24'09"E ALONG THE SOUTH LINE OF SAID PARCEL B, 948.40
FEET TO THE POINT OF BEGINNING.

