



Comprehensive Plan Amendment

Application Date 1/30/2020

Application Name NE 8th Street Partners Comprehensive Plan Amendment

Applicant Name Tong-Chin "TC" Wu

Applicant Address 9500 Roosevelt Way NE, Suite 100 Seattle, WA 98115

Applicant Phone 206-849-8858 email tcwu@wpirealestate.com

Agent Contact Harold Moniz

Agent Contact Address Collins Woerman /710 Second Ave Ste 1400 Seattle WA 98104

Agent Contact Phone 206-245-2016 email hmoniz@collinswoerman.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>13635/13655 NE 8th Street</u>
Proposed amendment to change the map designation from existing	<u>Office (O) zoning</u>
to proposed	<u>Residential High-Density</u>
Site area (in acres or square feet)	<u>40,570 SF or 0.93 acres</u>
Subarea name	<u>Wilburton / NE 8th Street</u>
Last date the Comprehensive Plan designation was considered	<u>1995</u>
Current land use district (zoning)	<u>Office (O)</u>
Go to Block 3	Community Council: <input type="checkbox"/> N/A <input checked="" 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 attached letter.

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

Last date the Comprehensive Plan policy or text was considered _____

Go to [Block 3](#)

Block 3

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

See attached letter.

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.

See attached letter.

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 01/29/2020
1/29/2020 9:05:46 PM PST

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 01/29/2020
1/29/2020 9:05:46 PM PST Owner's Agent

January 29, 2020

City of Bellevue
Attn: Development Services
450 110th Ave NE
Bellevue, WA 98004

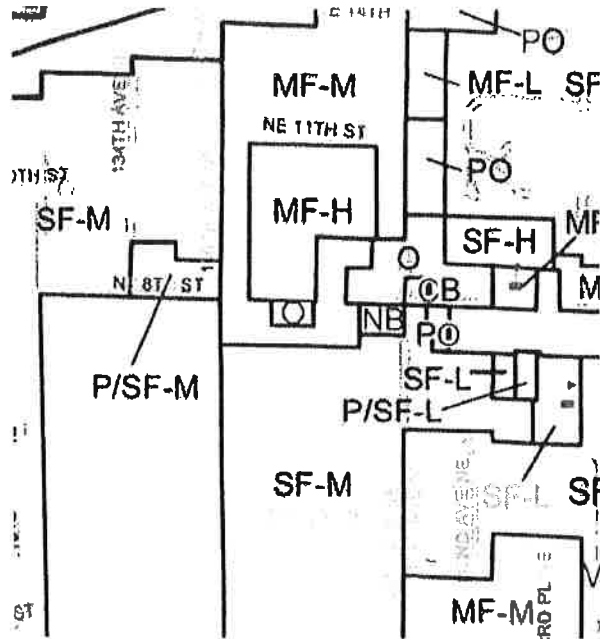
RE: Bellevue Comprehensive Plan Amendment

The Site

The property proposed for a Comprehensive Plan Amendment (“CPA”) is located at 13635 and 13655 N.E. 8th Street, Bellevue Washington, assigned King County parcel numbers 3425059103 and 3425059246 (the “Property”).

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.

The Property is currently designated Office (“O”) in the City of Bellevue’s (“City”) Comprehensive Plan, and also Office (“O”) on the City’s land use district map. The proposal is to amend the Property’s Comprehensive Plan designation to Multifamily High (“MF-H”), followed by a rezone to Multifamily Residential 30 (“R-30”), consistent with the surrounding properties and to better align the Property’s land use designation with the City’s vision and success in supporting NE 8th Street as a key transit corridor. The Comprehensive Plan Amendment and Rezone Applications are referred to collectively herein as the “Application.” The Property is highlighted yellow in the image below, taken from the current Wilburton/NE 8th Street Subarea Plan.



The Property was zoned “office” by King County before the Lake Hills Annexation to the City of Bellevue under Ordinance No. 1326 in 1969. When the City adopted the Wilburton/NE 8th Subarea Plan (or, the “Plan”) in 1993, the Property was designated MF-M, consistent with the surrounding properties. *See* Attachment A, 1993 Wilburton/NE 8th Street Subarea Plan.

However, in approximately 1995, the City subsequently amended the Property’s Comprehensive Plan designation back to Office despite the fact that the surrounding areas were designated as Multifamily Medium. This appears to be driven, at least in part, by the then owners’ request. The result was an isolated “donut” hole of Office designated land use surrounded by established multifamily residential areas and disconnected from other major business and commercial districts.

Since the City’s planning efforts in the mid-1990s, the NE 8th Street corridor has moved towards successful implementation of the vision for multifamily residential housing along the corridor. Given the City’s planned efforts to develop NE 8th Street as a transit corridor serving multifamily over the past two decades, it’s an appropriate time to correct the “donut” hole and adopt a MF-H designation for the Property to: (1) reflect the surrounding land use patterns; (2) align the City’s land use map with the Comprehensive Plan’s vision to promote pedestrian friendly, transit-oriented multifamily residential development along NE 8th Street. The Wilburton/NE 8th Street Subarea Plan is guided by the following overall vision:

Goal:

- To separate residential, recreational, and open space areas from commercial areas and to protect open space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown, such as large retail and auto sales; that provide mixed-use opportunities; and that provide convenient shopping for the adjacent neighborhoods.

Discussion: The Wilburton/NE 8th Subarea Plan seeks to support the residential and non-residential uses in the subarea by protecting residential, recreation and open space areas from encroachment of commercial and other non-residential uses (except for those normally permitted in residential areas, such as parks, churches, schools, utilities, and home occupations). Non-residential development, such as retail activity, medical uses and auto sales, should be concentrated in existing non-residential areas. While this vision seeks to protect residential areas from encroachment, it supports integrating residential uses with commercial development (i.e. mixed-use) in some commercial areas.

Pursuant to this vision, the Wilburton/NE 8th Subarea Plan provides for intentional development of commercial areas along Auto Row (the 116th Avenue Corridor between SE 8th Street and NE 8th Street), a “retail village” and more intense commercial areas between the BNSF and I-405 corridor, and generally west of 122nd Ave NE. Policies S-WI-2, S-WI-3 address this. The Plan also states:

The eastern portion of the subarea includes small commercial sites that primarily serve the immediate neighborhood.

Policy S-WI-2. The Property may be considered a small commercial site serving the neighborhood, although few commercial uses currently exist in part due to its isolation amongst multifamily residential uses. However, the properties further west on NE 8th Street and north along 140th Ave NE have become more vibrant commercial sites serving the neighborhood. The Property remains relatively isolated and is not connected or walkable to the other Office-zoned properties in the area. We also note that one of the stated purposes of the Office District is to serve as a buffer between major commercial districts and residential areas. LUC 20.10.260. As a donut hole of Office use surrounded by Multifamily-High (R-30) zoned properties, the Property does not serve the intended buffering function that was contemplated for Office uses in the City.

Furthermore, the eastern portion of NE 8th Street corridor near the Property is not specifically addressed in the Plan’s Land Use Policies. While NE 8th Street was identified as a transit corridor in the Plan, conditions have changed significantly particularly in the eastern subarea near the Property, as it is becoming a major transit corridor serving multifamily development. The RapidRide B line now has two stops within two blocks of the Property, and there is a shared bike lane along NE 8th Street. The City got it right back in the early 1990s when it identified this Property for Multifamily land use designation. Given the City’s implementation of the NE 8th

Street strategy to support transit-oriented development, now is the time to align the Property's land use designation with the Comprehensive Plan and provide opportunities for more housing choices.

City of Bellevue's Comprehensive Plan

The Application is consistent with City of Bellevue's Comprehensive Plan as follows;

LAND USE GOAL To develop and 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.

Policy LU-6 Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-15 Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

Policy LU-16 Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

Policy LU-33 Preserve open space and key natural features through a variety of techniques, such as sensitive site planning.

HOUSING GOAL To maintain the vitality and stability of single family, multifamily and mixed-use neighborhoods, and promote a variety of housing opportunities to meet the needs of all members of the community.

Policy HO-11 Encourage housing opportunities in mixed residential/commercial settings throughout the city.

WILBURTON The vision for the Wilburton Neighborhood Subarea prioritizes residential development, including multifamily development along the NE 8th Street corridor, and clearly defined non-residential areas. The Application is consistent with the following policies:

POLICY S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Discussion: This plan establishes appropriate areas for non-residential uses. Beyond these areas, non-residential uses, except for those normally permitted in residential areas, (such as parks, churches, schools, utilities, and home

occupations) should not be permitted to encroach into residential areas. This does not limit the potential for development that mixes residential uses with commercial, institutional or other uses in areas that are predominately non-residential.

POLICY S-WI-2. Support the provision of commercial services in Wilburton that complement Downtown such as large retail and auto sales; mixed use opportunities; and services that provide convenient shopping for the adjacent neighborhoods. Implement this through zoning and development regulations.

Discussion: The Wilburton/NE 8th Street subarea includes a variety of commercial areas. Reference the Wilburton/NE 8th Street Subarea Plan Page 283. The eastern portion of the subarea includes small commercial sites that primarily serve the immediate neighborhood. The western portion of the subarea includes more intense commercial areas between 116th and 120th Avenues and near Lake Bellevue that serve the broader community. Some of these areas may be ready for redevelopment into new commercial or mixed uses. The area west of the BNSF corridor is appropriate for auto and motorcycle sales, large retail uses, office and hotel uses. The vision for the area on the west side of 120th Avenue, between NE 8th Street and the existing Home Depot property is for the development of a “retail village” that is an inviting, attractive, and pedestrian friendly retail area comprised of a mixture of community-oriented and neighborhood-oriented retail and residential uses.

RESPONSE The Application furthers the above goals by creating the opportunity for added multifamily, transit-oriented development along N.E. 8th Street. The N.E. 8th Street corridor provides a mix of residential and commercial uses that are served by a range of transportation opportunities. Given the extensive multifamily development in the area, the Application would not interfere with the existing neighborhood character. The additional housing will contribute to the Comprehensive Plan’s anticipated 15,800 housing units needed by 2035. We note that the remaining Land Use Policies in the Wilburton/NE 8th Street Subarea Plan address specific areas or sites which do not apply to the Property. Similarly, the Plan also includes policies related to the NE 8th Street corridor which apply to the western portion of the street and to Auto Row.

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

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

The Property is currently designated Office (“O”) in the City of Bellevue’s (“City”) Comprehensive Plan, and also Office (“O”) on the City’s land use district map. The proposal is to amend the Property’s Comprehensive Plan designation to Multifamily High (“MF-H”), followed

by a rezone to Multifamily Residential 30 (“R-30”), consistent with the surrounding properties. Thus, this application is appropriately addressed through the Comprehensive Plan Amendment process.

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

No application for a Comprehensive Plan Amendment has previously been submitted for the Property.

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

We are not aware of any other current comprehensive planning process which addresses this eastern portion of the Wilburton/NE 8th Street Subarea. The boundaries of the Wilburton Citizens Advisory Committee planning process do not extend this far east.

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

The Property is comprised of only two parcels which are 21,736 s.f. and 18,933 s.f., so this small area can be reasonably reviewed within the timeframe for annual comprehensive plan amendments.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of “Significantly Changed Conditions”; and

The Application addresses significantly changed conditions for two primary reasons.

First, the City’s successful implementation of the NE 8th Street transit corridor raises unanticipated consequences for the Property. For context, the City designated the Property as Multifamily Medium in the early 1990s. The Property was quickly designated back to Office – apparently at the then Owner’s request – to result in the current “donut” hole of Office lands surrounded Medium and High Multifamily uses. The City has experienced medium and high density multifamily residential uses emerging along the corridor – including surrounding all sides of the Property – that provide housing in proximity to the City’s multimodal transit investments and help connect housing in the neighborhood to jobs in the City’s growth centers. The Comprehensive Plan review cycle is the appropriate forum to revisit the City’s planning level evaluation of whether the decisions last made for this Property 25 years ago still work to advance the City’s housing, transportation and land use goals. The Applicant believes the City got it right the first time when it designated this Property for Multifamily land uses.

Second, the City's investment in multimodal transportation infrastructure is a significantly changed condition. The King County Metro RapidRide B Line now stops two blocks west of this Property, which greatly enhances the multimodal connectivity for residents to access to Downtown and the Bellevue Transit Center. That means the Property is only steps away from rapid, predictable transit that can connect residents to jobs and locations throughout the Puget Sound. The City has invested in dedicated bike lanes and sidewalks that connect the Property to Downtown and beyond. These investments were not contemplated the last time the City evaluated the land use designation for the Property. Given the City's planned efforts to develop NE 8th Street as a transit corridor serving multifamily over the past two decades, a MF-H designation for the Property would be more consistent with the Comprehensive Plan's vision to promote pedestrian friendly, transit-oriented multifamily development along NE 8th Street. The Property's current land use designation is a holdover from pre-transit planning and doesn't reflect the success and implementation of these transit infrastructure investments. The Wilburton/NE 8th Street Subarea Plan is guided by the following overall vision:

Goal:

- To separate residential, recreational, and open space areas from commercial areas and to protect open space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown, such as large retail and auto sales; that provide mixed-use opportunities; and that provide convenient shopping for the adjacent neighborhoods.

Discussion: The Wilburton/NE 8th Subarea Plan seeks to support the residential and non-residential uses in the subarea by protecting residential, recreation and open space areas from encroachment of commercial and other non-residential uses (except for those normally permitted in residential areas, such as parks, churches, schools, utilities, and home occupations). Non-residential development, such as retail activity, medical uses and auto sales, should be concentrated in existing non-residential areas. While this vision seeks to protect residential areas from encroachment, it supports integrating residential uses with commercial development (i.e. mixed-use) in some commercial areas.

Lastly, the Wilburton/NE 8th Subarea Plan provides for intentional development of commercial areas along Auto Row (the 116th Avenue Corridor between SE 8th Street and NE 8th Street), a "retail village" and more intense commercial areas between the BNSF and I-405 corridor, and generally west of 122nd Ave NE. Reference Policies S-WI-2 and S-WI-3. The Property's designation as Office does not further the City's intended housing, commercial and transit-oriented strategy. The Plan also states:

The eastern portion of the subarea includes small commercial sites that primarily serve the immediate neighborhood.

Policy S-WI-2. The Property may be considered a small commercial site serving the neighborhood, although few commercial uses currently exist onsite and those that do are isolated from the core commercial areas. However, the properties further west on NE 8th Street and north along 140th Ave NE have become more vibrant commercial sites serving the neighborhood. The Property remains relatively isolated and is not connected to the other Office-zoned properties in the area. We also note that one of the stated purposes of the Office District is to serve as a buffer between major commercial districts and residential areas. LUC 20.10.260. As a donut hole of Office use surrounded by Multifamily-High (R-30) zoned properties, the Property does not serve the intended buffering function that was contemplated for Office uses in the City.

Lastly, the eastern portion of NE 8th Street corridor near the Property is not specifically addressed in the Plan's Land Use Policies. While NE 8th Street was identified as a transit corridor in the Plan, conditions have changed significantly particularly in the eastern subarea near the Property, as it is becoming a major transit corridor serving increased multifamily development. The Metro RapidRide B line now has two stops within two blocks of the Property, and there is a shared bike lane along NE 8th Street. The City got it right back in the early 1990s when it identified this Property for Multifamily land use designation. Given the City's implementation of the NE 8th Street strategy to support transit-oriented development, now is the time to align the Property's land use designation with the Comprehensive Plan and provide opportunities for more housing.

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

N/A.

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

The proposed CPA is consistent with the Comprehensive Plan and Wilburton/NE 8th Street Subarea Plan as described in detail above. As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the Urban Growth, Economic Development, Property Rights, Environmental Protection, and Sprawl Reduction planning goals.

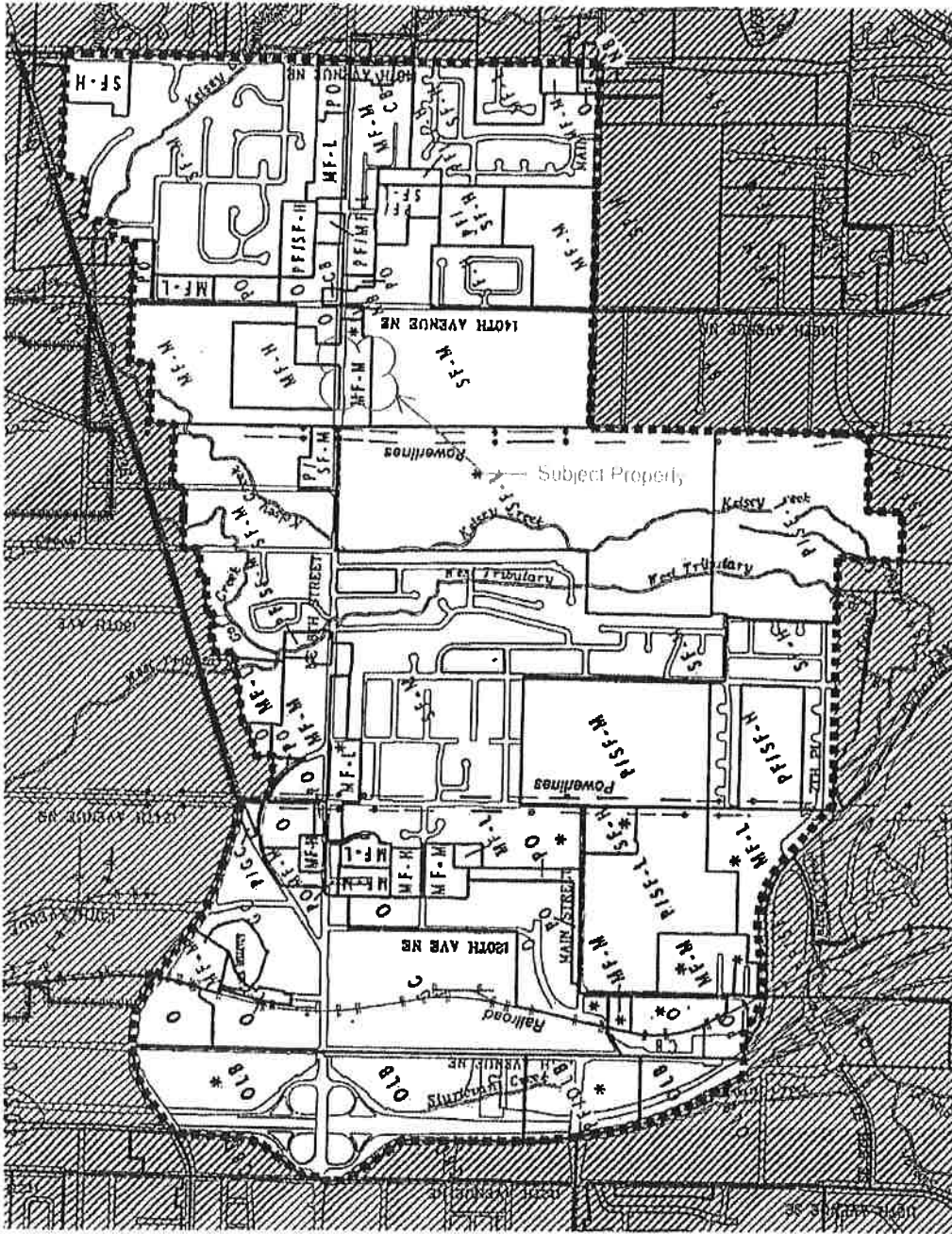
The proposed amendment is also consistent with the King County Countywide Planning Policies, including Development Patterns (DP-2, DP-3) and Housing (H-12).

H. State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)

N/A.

Wilburton/N.E. 8th Street Subarea Plan - Bellevue Comprehensive Plan
ADOPTED - 12/6/93

A-7




* See Applicable Policies

NORTH 

SF Single Family	O Office
MF Multi-Family	PO Professional Office
-L Low Density	OLB Office, Limited Business
-M Medium Density	GC General Commercial
-H High Density	NB Neighborhood Business
-UR Urban Residential	CB Community Business
PF Public Facility	LI Light Industrial
	P Park

 Planning District  Subarea boundary

WILBURTON
Land Use Plan



City of Bellevue, Office of Policy Planning

This map is a graphic representation of the land use envisioned in the Comprehensive Plan. This map should not be relied on for survey accuracy; it is not intended to specify acreages, dimensions or exact densities of development. Any reproduction or sale of this map, or portions thereof, is prohibited without express written authorization by the City of Bellevue. This material is owned and copyrighted by the City of Bellevue.

MEMORANDUM

Date:	January 28, 2020	TG:	1.20021.00
To:	TC Wu, NE 8th Street Partners, LLC		
From:	Michael Swenson, PE, PTOE & Maris Fry – Transpo Group		
Subject:	NE 8th Street Comprehensive Plan Amendment Trip Generation Analysis		

This memorandum summarizes the trip generation comparison conducted for the proposed comprehensive plan amendment for the following parcels:

- 13635 NE 8th Street – Parcel No. 342505-9103
- 13655 NE 8th Street – Parcel No. 342505-9246

Project Description

The subject parcels are located along NE 8th Street, just east of 136th Place NE in the Crossroads neighborhood. The site is comprised of two existing office buildings (13635/13655 NE 8th Street). The current land use designation allows up to 21,000 sf of office uses. The proposed comprehensive plan amendment would revise the land use designation to R-30 (Multifamily Residential). Under this land use designation, the site could accommodate up to 28 residential units. The site location is shown in Figure 1.



Figure 1. Site Vicinity

Trip Generation

PM peak hour trip generation for the existing and proposed land use designation was estimated based on current trip rates from the *Transportation Impact Fee Rates & Trip Rates* by the City of Bellevue, effective 1/1/2020. AM peak hour and weekday trip generation was estimated based on trip rates from *Trip Generation*, 10th Edition, Institute of Transportation Engineers (ITE). The inbound percentage for all trip generation estimates was referenced from the *Trip Generation Handbook*, 10th Edition.

Land Use #710 (General Office Building) was applied to the office use and Land Use #221 (Multi-Family Mid Rise) was applied to the residential use. Table 1 below summarizes the estimated trip generation comparison for a maximum development under the existing land use designation as well as the maximum development under the proposed residential land use designation. Any future project specific application would be subject to additional transportation related review under the Bellevue Municipal Code.

Land Use	Size	Rate	In %	Inbound	Outbound	Total Trips
Current Land Use Designation						
Office (LU #710)						
Daily	21,000 sf	9.74 / 1,000 sf	50%	103	102	205
AM Peak Hour	21,000 sf	1.16 / 1,000 sf	86%	21	3	24
PM Peak Hour	21,000 sf	1.04 / 1,000 sf	16%	4	18	22
Proposed Land Use Designation						
Mid-Rise Residential (LU #221)						
Daily	28 du	5.44 / du	50%	76	76	152
AM Peak Hour	28 du	0.36 / du	26%	3	7	10
PM Peak Hour	28 du	0.44 / du	61%	7	5	12
Difference in Trip Generation						
Daily				-27	-26	-53
AM Peak Hour				-18	4	-14
PM Peak Hour				3	-13	-10

Note: sf = square feet; du = dwelling units

As shown in Table 1, a residential land use designation would yield 14 fewer trips during the AM peak hour, 10 fewer trips during the PM peak hour, and 53 fewer daily trips as compared to an office use.

Key Findings

- The site is currently designated as office and is proposed to be designated as multifamily residential.
- A residential land use designation would yield fewer AM peak hour trips, PM peak hour trips, and daily trips than the existing office land use designation.



City of Bellevue

January 16, 2020

Ian S. Morrison
McCullough Hill Leary PS
701 Fifth Avenue, Suite 6600
Seattle, WA 98104

SUBJECT: Intake Application letter for proposed 2020 Comprehensive Plan
Amendment application, 13635 NE 8th Street

Mr. Morrison:

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

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

This required discussion was held on January 2, 2020. You've indicated intent to apply for up to a proposed Multifamily-High (R-30) Comprehensive Plan designation for two parcels totaling slightly less than one acre (.92) in size and addressed at 13635 NE 8th Street. The parcels contain an existing office building and a veterinarian.

The Wilburton/NE 8th Street Subarea Plan applies to this site.

NE 8th Street features prominently in the city's long-range planning as a major transportation corridor. Staff have advised you to research the Tsai (12-132257 AC, Ordinance No. 6144) and DASH (18-103949 AC) Comprehensive Plan Amendment applications.

The sites are located within the jurisdiction of the East Bellevue Community Council. As described on their web site the EBCC:

"...is empowered by state law with approval/disapproval authority over certain land-use actions in a part of East Bellevue. The EBCC may also act in an advisory capacity on other land-use issues that directly or indirectly affect its jurisdiction.

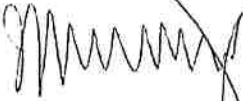
As set forth in RCW 35.14.050, a community municipal corporation acting through its community council may: (1) Make recommendations concerning any proposed

comprehensive plan or other proposal which directly or indirectly affects the use of property or land within the service area;[...]

Should the proposal be considered for Final Review, a courtesy public hearing will be held by the EBCC prior to the Final Review public hearing. Ordinance action taken by the City Council in 2020 after these public hearings will be subject to the EBCC authority codified in RCW 35.14.050. City staff will build this into the 2020 review timeline.

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 _____
2. Name of applicant WPI Real Estate _____
3. Contact person TC Wu _____ Phone 206-849-8858 _____
4. Contact person address 9500 Roosevelt Way NE, Suite 100 Seattle, WA 98115 _____
5. Date this checklist was prepared 1/30/2020 _____
6. Agency requesting the checklist City of Bellevue _____

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

Comprehensive Plan Amendment submitted and processed in 2020. A rezone application may be submitted at a later date.

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

No project-specific development is proposed at this time. A rezone application may be submitted at a later date. Plans or schedule for future redevelopment is unknown.

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

There is no other known environmental information that has been prepared for this proposal at this time.

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 other applications directly affecting the property are known. A rezone application may be submitted at a later date.

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

The proposal would require Bellevue City Council and East Bellevue Community Council approval of the Comprehensive Plan Amendment. A future implementing rezone application would also require approval by the City of Bellevue City Council and East Bellevue Community Council

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.)

The proposal would amend the current Office (O) map designation on the property, which is within the Wilburton / NE 8th Street Subarea Plan, to Multifamily - High Density (MF-H) plan designation.

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 address of the two parcels are: 13635 and 13655 NE 8th Street.
Parcel Numbers are: 342505-9103 and 3425050-9246, respectively.
The two parcels are within the SW quarter, Section 34, Township 25N, Range 05E.

Environmental Elements

Earth

1. General description of the site:

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other Sloping, the sites gently slope down from east to west and south to north

2. What is the steepest slope on the site (approximate percent slope)? 5%

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.

The two parcels do not contain any prime farmland or agricultural lands of significance. Based on the Natural Resources Conservation Service information, the soils on the two parcels consist of Alderwood gravelly sandy loam, 8 to 15 percent slopes (AgC).

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

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.

As a non-project action, no filling, excavation or grading will occur with this proposal.

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

As a non-project action, no construction work will occur with this proposal.

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

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

As a non-project action, the proposal will not result in impacts to the earth. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, no emissions to the air will occur with this proposal.

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

No off-site sources of emissions or odor affects this proposal.

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

As a non-project action, the proposal will not result in impacts to air quality. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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.

No surface water bodies are known on or in the immediate vicinity of the proposal.

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

N/A, see above 1(a).

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

As a non-project action, no fill or dredge materials will result from this proposal.

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

As a non-project action, no surface water withdrawals or diversions will occur with this proposal.

- 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.

As a non-project action, no waste material discharges to surface waters will occur with this proposal.

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.

As a non-project action, no groundwater withdrawal will occur with this proposal.

- 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.

As a non-project action, no waste material discharges into the ground will occur with this proposal.

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.

As a non-project action, no changes to existing storm water runoff, collection and disposal will occur with this proposal. The existing improvements on the property collect storm water into a piped system and discharges it to the north into the public storm water system in NE 8th Street.

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

As a non-project action, no waste materials entering ground or surface waters will occur with this proposal.

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

As a non-project action, no drainage patterns in the vicinity of the site will be altered or otherwise affected as a result of this proposal.

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

As a non-project action, the proposal will not result in impacts to water quality, quantity or patterns. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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?

As a non-project action, no existing vegetation will be removed or altered with this proposal.

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

No threatened or endangered species are known to be 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.

As a non-project action, the proposal will not result in impacts to vegetation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

No noxious weeds or invasive species, except for evergreen blackberry, are 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 typical urban adapted species

Mammals: deer, bear, elk, beaver, other typical urban adapted species

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

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

No threatened or endangered species are known to be on or near the site.

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

There are no known migration routes on or over the site.

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

As a non-project action, the proposal will not result in impacts to wildlife. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

There are no known 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.

As a non-project action, there will be no changes to the existing energy patterns or consumption as a result of the proposal.

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

As a non-project action, there will be no changes to the potential use of solar energy by adjacent properties as a result of the proposal.

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.

As a non-project action, the proposal will not result in impacts to energy. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, there will be no changes to environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste that could occur as a result of the proposal.

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

There are no known or possible contamination at the site from present or past uses.

- 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.

There are no known hazardous chemicals or conditions that might affect the proposal.

- 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.

There are no known toxic or hazardous chemicals that might be stored, used or produced as a result of the proposal.

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

As a non-project action, no special emergency services will be required as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to environmental health hazards. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

2. Noise

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

NE 8th Street is a busy arterial street with associated traffic noises. The existing level of noise is typical for an urban setting and does not include any unique or significant noise sources.

- 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.

As a non-project action, no noise will be created by or associated with the project on a short-term or long-term basis as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to noise. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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 western parcel (342505-9103) has a two-story, 8,000 square foot building that has offices on the first floor and residential on the second floor. The eastern parcel (342505-9246) has a one-story, 3,600 square foot building that is in office use. Directly to the south and west of the two parcels, is Glendale Estates Condominiums. This is a 2.4 acre parcel, zoned R-30, with 6, three-story buildings, having a total of 52 residential units. To the south of Glendale Estates Condominiums is a 5.3 acre, vacant parcel, owned by The Neighborhood Church. To the west of Glendale Estates Condominiums is the Calidad House Condominiums. This is a 1.1 acre parcel, zoned R-30, with 1 three-story building, having a total of 22 units. To the north of the subject parcels, across NE 8th Street, is the Foothill Commons Apartments. This is a 15.4 acre parcel, zoned R-30, with 23 two-story buildings, having a total of 394 residential units. To the northwest of the subject parcels, across NE 8th Street, is the Martine. This is a 3 acre parcel, zoned R-20, with 7 two-story buildings, having a total of 67 residential units. To the east of the Martine, is Bellevue Heights Apartments. This is a 1 acre parcel, zoned R-30, with 1 three-story building, having a total of 39 residential units. Directly to the east of the subject parcels is Easton Court Apartments. This 2.1 acre parcel is zoned R-30, with 1 three-story building, having a total of 90 residential units. The proposal is more compatible to all adjacent properties as the zoning will be similar and the Transition Area Design District requirements will not be necessary on the subject 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?

The subject parcels have no known agricultural uses in the past 50 years.

- 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, there are no known working farms or forest land operations in the general area.

3. Describe any structures on the site.

Parcel No. 342505-9130 (13635 NE 8th Street) has a two story building over one level of parking. This building was built in 1984. One level of the building is for office use and the top floor is residential use. The building footprint is approximately 4,600 square feet.

Parcel No. 342505-9246 (13655 NE 8th Street) has a one story office building. This building was built in 1962. The building footprint is approximately 3,600 square feet.

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

As a non-project project, no existing structures will be demolished as a result of the proposal.

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

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

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.

No.

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

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

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

As a non-project action, the proposal will not result in displacement impacts. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

The proposal is for a Comprehensive Plan Amendment that, by replacing the Office (O) designation with a Multifamily (MF-H) designation, would increase compatibility with the predominant medium and high density multifamily land use pattern in the vicinity. The proposal, if approved, would remove the Transition Area Design District requirements on the two parcels, ensuring better compatibility with adjacent properties.

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

N/A, please see 2(a) above.

Housing

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

As a non-project proposal, no new housing units would be provided.

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

As a non-project proposal, no existing housing units will be eliminated.

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

As a non-project action, the proposal will not result in impacts to housing. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Aesthetics

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

As a non-project action, there are no structures proposed to be built.

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

As a non-project action, no views in the immediate vicinity would be altered or obstructed as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to aesthetics. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Light and Glare

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

As a non-project action, no light or glare will result from the proposal.

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

As a non-project action, no safety hazards or views will be impacted as a result of the proposal.

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

Off-site sources of light and glare are typical to this urban environment and are not expected to impact the proposal.

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

As a non-project action, the proposal will not result in impacts to light or glare. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Recreation

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

Glendale Country Club, a private golf club, is approximately 400 feet to the west.
A City of Bellevue undeveloped park, approximately 4.3 acres, is approximately 500 feet to the northwest.
Bellevue Aquatic Center and Odle Middle School are approximately 1,500 feet to the east.

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

No, there are no existing recreational uses on the site.

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

As a non-project action, the proposal would not result in impacts on recreation, including recreation opportunities to be provided by the project of applicant. Therefore, no mitigation is proposed or required.

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.

Based on review of the online Washington Information System for Architectural and Archaeological Records Data, there are no listed sites for national, state or local preservation on or near the proposal area.

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.

The eastern parcel was developed in 1962. The western parcel was developed in 1984. There is no evidence of Indian or historic use or occupation of the two parcels associated with the proposal.

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.

As a non-project action, the proposal will not result in impacts to cultural or historic resources on or near the proposal site. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures. Please see 1 above.

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.

As a non-project action, the proposal will not result in impacts to resources. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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 subject property fronts on NE 8th Street, a classified arterial street. Each of the two parcels has a driveway access onto NE 8th Street.

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 proposal site has access to NE 8th Street, which Metro's RapidRide B Line is based on. A westbound stop is located approximately 850 feet walking distance northeast, across NE 8th Street. RapidRide B Line eastbound stops are located approximately 850 feet walking distance to the east and 750 feet walking distance to the west. Metro Route 889 runs on 140th Avenue NE, bus stops are located approximately 900 feet walking distance to the east.

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

As a non-project action, there will be no parking spaces created or eliminated as a result of the proposal.

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).

As a non-project action, there will be no new or improvements to transportation facilities required as a result of the proposal.

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

There are no existing water, rail or air transportation facilities in the immediate vicinity of the proposal site.

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?

As a non-project action, no vehicular trips would be generated by the proposal. While no development is currently proposed, a future change to residential use would result in a decrease in Daily, AM, and PM peak hour trips as compared to the maximum development under the current land use designation.

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.

As a non-project action, no agricultural or forest product movements will be affected by the proposal.

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

As a non-project action, the proposal will not result in impacts to transportation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, no public service needs will be increased as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to public services. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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.

As a non-project action, no changes to utilities or services will result from the proposal.

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 Harold P. Moniz

Name of signee Harold P. Moniz

Position and Agency/Organization Senior Planner, CollinsWoerman

Date Submitted January 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 existing parcels are developed with a total of approximately 7,500 square feet (SF) of office and 4,000 SF of residential. The existing zoning would allow redevelopment of up to 20,000 SF of office or 10,000 SF of office and 10,000 SF of residential. The proposal would allow a small increase in the residential density and a potential increase in the residential SF. This potential increase would not significantly increase discharges to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise.

Indicate proposed measures to avoid or reduce such increases.

The existing parcels are developed with buildings, parking and hardscape. Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or reduce increases to environmental impacts.

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

The existing parcels are developed with buildings, parking and hardscape. Ornamental shrubs, grasses and trees exist around the buildings and bordering the parcels. There is virtually no existing on-site habitat for animals, fish or marine life. Any future redevelopment, whether office or residential, would not significantly affect plants, animals, fish or marine life.

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

Any future redevelopment would be required to conform to land use codes and regulations, current at the time of permit application. These codes and regulations may require more native landscaping species and provide a small increase in habitat quality.

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

The two parcels are developed with buildings, parking and hardscape. The two parcels could be redeveloped with a larger office building(s) or a combination of office/residential building(s). The proposal may slightly increase the residential density on the two parcels. There are no significant differences between the two redevelopment scenarios. Increased residential density may reduce consumption of fossil fuels and conserve natural resources by placing more households immediately adjacent to transit opportunities.

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

The existing parcels are developed with buildings, parking and hardscape. Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

The existing parcels are developed with buildings, parking and hardscape. There are no environmentally sensitive areas, parks, rivers, historic or cultural sites, wetlands, floodplains or farmlands, nor species other than urban adapted insects, small birds and mammals on the subject property or adjacent to it. The proposal, and even its subsequent implementation via a project action, would have virtually no impact on these elements of the environment.

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

The existing parcels are developed with buildings, parking and hardscape. No mitigation is proposed or required to protect these resources.

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 subject parcels are not on or close to any shoreline of any kind. The proposal would not allow or encourage land or shoreline uses incompatible with existing plans.

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

No mitigation is proposed or required to avoid or reduce shoreline and land use impacts.

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

The proposal parcels front on NE 8th Street, which RapidRide B Line is based on. NE 8th Street is a classified arterial street which carries high volumes of traffic. The proposal will reduce the amount of office in this vicinity and may reduce the amount and patterns of automobile trips generated from the two parcels. The change from office/residential to residential will not significantly increase demands on transportation or public services and utilities.

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

The change from office/residential to residential may reduce some transportation impacts. There are no other proposed or required mitigation to reduce or respond to demands on transportation or public services and utilities.

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 the protection of the environment.