



Land Use Application #856195 - HQ

Project Contact

Company Name: American Property Development

Name: Sean Thorson **Email:** sthorson@acg.com

Address: 15 Lake Bellevue DR 200 **Phone #:** 4252400731
Bellevue WA 98005

Project Type	Activity Type	Scope of Work
Multifamily Residential	Code or Plan Amendments and Interpretations	Comprehensive Plan Amendment

Project Name: HQ

Description of Work: This application is for a Comprehensive Plan Amendment and Zoning Change

Project Details

Site Information

Site Specific

Customer Feedback

No, I am not willing to share my feedback through an online survey



September 11, 2020

Sean Thorson
Acquisitions Manager
American Property Development
15 Lake Bellevue Dr., Suite 200
Bellevue WA 98005
sthorson@acq.com

SUBJECT: Intake Application letter for proposed 2021 Comprehensive Plan Amendment application, APD, 15 Lake Bellevue Dr.

Mr. Thorson:

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 September 1, 2020. You've indicated intent to propose a change to your property at 15 Lake Bellevue Drive which is designated BelRed-General Commercial (BR-GC), a land use designation in the BelRed Subarea that provides for a wide variety of business activities that provide goods and services to other businesses and the general public. The city would look to the applicant of a privately-initiated 2021 proposed plan amendment to tell us what you think you should amend to—it would, in any case, be another BelRed designation.

Please note that your property is located both within the area of the BelRed Look Back and the Wilburton Land Use Study. These comprehensive planning [initiatives](#) are efforts (respectively) to review the intended success of the adopted BelRed Subarea Land Use Code regulations, and develop policy and code arising out of the Wilburton Land Use Study Citizen Advisory Committee recommendations.

Both efforts await City Council direction to get them underway, and their review and completion work is subject to Council prioritization decisions. The initiatives will provide long-range guidance, adopted into the Comprehensive Plan, for these redeveloping areas. As such, it is possible that any privately-initiated, site-specific comprehensive plan amendment decisions in these combined areas would be deferred until the BelRed Look Back and Wilburton Study programs are completed, with policy and code recommendations adopted.

September 11, 2020 2021 intake application letter

This deferral done within the 2021 annual plan amendment process would restrict your ability for three years to make a separate, site-specific application again.

You also indicated that you had spoken with Joe Van Dyk, Strategic Planning Manager and that a resolution of the colocation of your property within BelRed and within Wilburton Study area boundaries would be an intent of that latter process.

Analysis

The BelRed Subarea Plan applies to this site. Policies applicable to this site include but are not limited to:

- POLICY S-BR-6. Concentrate the majority of future Bel-Red growth into a series of mixed use, pedestrian-friendly and transit-oriented development nodes, with higher density and height therein, as enabled through a land use incentive system. Within each node, provide for tiered building heights, with maximums at the center
- POLICY S-BR-8. Encourage mixed use development, promoting opportunities to live, work, shop, and recreate within close proximity.

For Land Use Areas Outside of Nodes: Area South of NE 12th Street and Contiguous to Lake Bellevue:

- POLICY S-BR-96. Provide for retail, commercial, and residential uses in this area. Allow maximum building heights up to 45 feet in this area.

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. The three-year limit—if applied to a 2021 proposed site-specific application—would prevent consideration of the site’s Comprehensive Plan designation until the 2024 plan review year.

Please let me know what else we can provide.



Recoverable Signature

X Nicholas K Matz

Nicholas K Matz

Senior Planner

Signed by: nmatz@bellevuewa.gov

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



Comprehensive Plan Amendment

Application Date 9/1/2020

Application Name 15 Lake Bellevue

Applicant Name American Capital Group

Applicant Address 15 Lake Bellevue Dr Ste 200 Bellevue, WA 98005

Applicant Phone 425.709.7242 email dsinnett@acg.com

Agent Contact Sean Thorson

Agent Contact Address 15 Lake Bellevue Dr Ste 200 Bellevue, WA 98005

Agent Contact Phone 425.240.0731 email sthorson@acg.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 398652-0030

Proposed amendment to change the map designation from existing BR-GC Retail
to proposed BR-OR Node 2

Site area (in acres or square feet) 121,753 square feet

Subarea name Bel Red/Wilburton

Last date the Comprehensive Plan designation was considered 2009

Current land use district (zoning) BR-GC

Go to [Block 3](#)

Community Council: N/A East Bellevue

Block 2

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

We would like the opportunity to amend the comprehensive plan from BR-GC Retail to a BR-OR (node 2) designation to support construction of a new mixed used development and a pedestrian oriented street level.

* Comprehensive plan language requiring amendment in addition to the new BR-OR2 designation:

Area South of NE 12th Street and Contiguous to Lake Bellevue
POLICY S-BR-96. Provide for retail, commercial, and residential uses in this area.
Allow maximum building heights up to 45 (change to 150) feet in this area.

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 2009

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.

The vision for the Bel Red area as we understand it is a transition from downtown to the more suburban areas of Bellevue. We would like the opportunity to contribute and expand on that vision by taking our underutilized parking lot and creating a bustling street level experience in support of our proposed redevelopment. Our development would be approximately 15 floors. Consisting of up to 12 floors of apartment homes with sufficient secured parking, and retail or commercial space at street level. The parking and development itself will support the adjacent office buildings, businesses, and the light rail. All within walking distance to downtown Bellevue, the Spring District Light Rail, Grocery Stores, and local businesses.

Bellevue has an urgent need for all types of housing, given the job market is anticipated to gain more than 51,800 more jobs by 2035. The Comprehensive Plan states it is further anticipated that the City of Bellevue will require at least an additional 15,800 housing units in that same time period. We would like to contribute to the needs of the City with our new development, offering much needed housing, jobs, commercial/retail spaces, and better connecting downtown to the Bel Red and ultimately the Spring District Neighborhoods.

Go to [Block 4](#)

Block 4

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF.

*Please see attached Exhibit A.

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

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

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

Signature of applicant _____ Date _____

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

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

Signature *David Smith* Date *9/14/2020*
Owner or Owner's Agent

Exhibit A.

20.30I.140 Threshold review decision criteria.

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

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

Our proposal is appropriately addressed through the Annual Comprehensive Plan Amendment process because the Comprehensive Plan as it is now directly limits our ability to build our proposed development. By not supporting residential development and a height limit that is more consistent with other areas in Bel Red. Our development scope is supported through City funded studies and reviews of the Bel Red and Wilburton neighborhoods.

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

This area has not been reviewed since 2009. During the last 11 years Bellevue has seen substantial growth. As Bellevue continues to attract additional large employers and small businesses, housing needs will be even greater.

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

The City's internal review of this property may be more inclined to lean towards a zoning or comprehensive plan amendment that is not likely to support the scale we require for our development. Therefore, we feel the Annual Comprehensive Plan amendment process is the appropriate pathway to this developments success.

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

We are requesting an overall relatively minor change. Primarily increasing the restrictive height limitations and allowing high density residential/mixed use of the site. The appropriate zoning is already surrounding our property. Including this property in the BR-OR2 should be easily accomplished within the allotted timeframe.

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

Exhibit A.

The construction of Sound Transit's Light Rail station in the Spring District which is a short walk from our property constitutes a significant change since the area was last reviewed. Amazon has also recently announced moving 25,000 jobs to Bellevue and it is anticipated that we will continue to see unprecedented growth of nearly 60,000 new jobs in close proximity in the near future. Supportive housing is now an urgent need.

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

Our property is surrounded by commercial and residential buildings. Our proposal would expand on that, becoming a better transition from Downtown to the Spring district. The construction of this development would also provide a better street level pedestrian experience with a plaza and retail space surrounding businesses, the public, and our new residents alike will enjoy.

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

In general the Bel Red sub area is intended to be a transition from downtown to the suburban and residential neighborhoods with an urban feel. Our property is located in a unique location of Bel Red and within walking distance to both downtown and the light rail. This development will make much better use of this great location while in general expanding the goal of the comprehensive plan.

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

Does not apply



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 N/A
2. Name of applicant American Capital Group
3. Contact person Sean Thorson Phone 425.240.0731
4. Contact person address 15 Lake Bellevue Dr. Ste 200 Bellevue, WA 98005
5. Date this checklist was prepared 9/14/2020
6. Agency requesting the checklist Development Services

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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.)

N/A

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.

N/A

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)? N/A

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.

N/A

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

N/A

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.

N/A

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

N/A

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

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

N/A

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.

N/A

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

N/A

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

N/A

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.

N/A

- 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

- 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.

N/A

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

N/A

- e. Does the proposal lie within a 100-year floodplain? N/A
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.

N/A

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.

N/A

- 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.

N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

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

N/A

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 _____

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

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

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

d. Describe special emergency services that might be required.

N/A

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

N/A

2. Noise

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

N/A

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.

N/A

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

N/A

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.

N/A

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?

N/A

- 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?

N/A

3. Describe any structures on the site.

N/A

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

No

5. What is the current zoning classification of the site? BR-GC

6. What is the current comprehensive plan designation of the site? BR-GC Retail

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.

N/A

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

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

N/A

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

N/A

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

N/A

Housing

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

N/A

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

N/A

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

N/A

Aesthetics

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

N/A

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

N/A

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

N/A

Light and Glare

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

N/A

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

N/A

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

N/A

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

N/A

Recreation

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

N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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?

N/A

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

N/A

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).

N/A

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

N/A

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?

N/A

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.

N/A

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

N/A

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.

N/A

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

N/A

Utilities

1. Check the utilities currently available at the site:

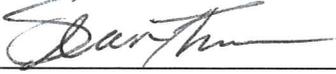
- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

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.

N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Name of signee Sean Thorson

Position and Agency/Organization Acquisitions Manager/American Capital Group

Date Submitted 9/15/2020