



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lance Mueller, Lance Mueller & Associates

LOCATION OF PROPOSAL: 13605 NE 20th Street

NAME & DESCRIPTION OF PROPOSAL: BMW Services and Parking Garage

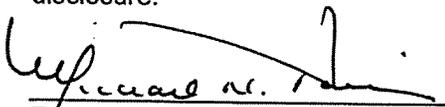
Bellevue BMW proposes to modify a Type N stream channel in order to enlarge driveway access for transport trucks to a new one story 35,157 square foot auto service/storage garage at its existing car dealership. Mitigation includes restoration planting with native vegetation within the remaining open stream channel adjacent to the driveway access point.

FILE NUMBER: 07-132171 LO

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 4/3/08.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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


Environmental Coordinator

March 20, 2008
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Department of Planning and Community Development
Development Services Staff Report**

Proposal Name: BMW Services and Parking Garage

Proposal Address: 13605 NE 20th Street

Proposal Description: The applicant requests a Critical Areas Land Use Permit to modify a Type N stream channel in order to enlarge driveway access for transport trucks to a new one story 35,157 square foot auto service/storage garage at an existing BMW car dealership. Mitigation includes restoration planting with native vegetation within the remaining open stream channel adjacent to the driveway access point.

File Number: 07-132171 LO

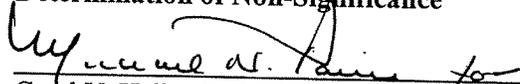
Applicant: Lance Mueller, Lance Mueller & Associates

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Matthews Jackson, Planning Manager

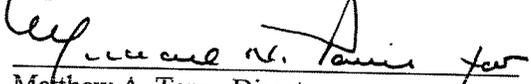
**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance


Carol V. Helland, Environmental Coordinator
Department of Planning and Community Development

Director's Decision:

Approval with Conditions


Matthew A. Terry, Director
Department of Planning and Community Development

Application Date:	<u>9/7/07</u>
Notice of Application Publication Date:	<u>10/4/07</u>
Decision Publication Date:	<u>3/20/08</u>
Project/SEPA Appeal Deadline:	<u>4/3/08</u>

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Background

A. Project Description

BMW of Bellevue proposes to construct a new one story 35,157 square foot auto service/storage garage at an existing BMW car dealership. In order to provide required off-street loading and unloading of vehicles, the applicant is requesting to permanently impact 1,135 square feet of a Type N stream critical area and buffer in order to provide an enlarged driveway to accommodate transport vehicles on site. This open stream segment and buffer is approximately 140 feet long and 25 feet wide. Approximately 380 linear feet of the stream has been closed within a pipe across this property. The open channel has been highly modified by past development activity and untreated stormwater has been diverted to the channel. The proposed widening of this entry will require extension of the vehicular pavement by approximately 1,135 square feet and will also require extension of an existing 24-inch diameter corrugated metal culvert. Approximately 25 linear feet of the stream channel will be impacted. Mitigation for the proposed impacts to the stream will include vegetation enhancement and maintenance within the swale to manage invasive species and promote coverage by native plant species that will mimic the natural system by providing shade and limited invasive species intrusion. Areas of temporary and permanent disturbance will be restored in accordance to a restoration plan developed using the City of Bellevue Critical Areas Handbook. See Section X for a related condition of approval.

B. Site Description

The site is approximately 3.63 acres and is located at 13605 NE 20th Street in the Bel-Red Northrup subarea. The site is currently developed with the Bellevue BMW auto dealership. Properties in the vicinity of the proposal are developed with a mixture of medium intensity commercial uses including several full service auto dealerships. Bellevue BMW provides both retail sales of vehicles as well as service. The site contains two structures and is largely developed with paved surface parking for the display of vehicles.

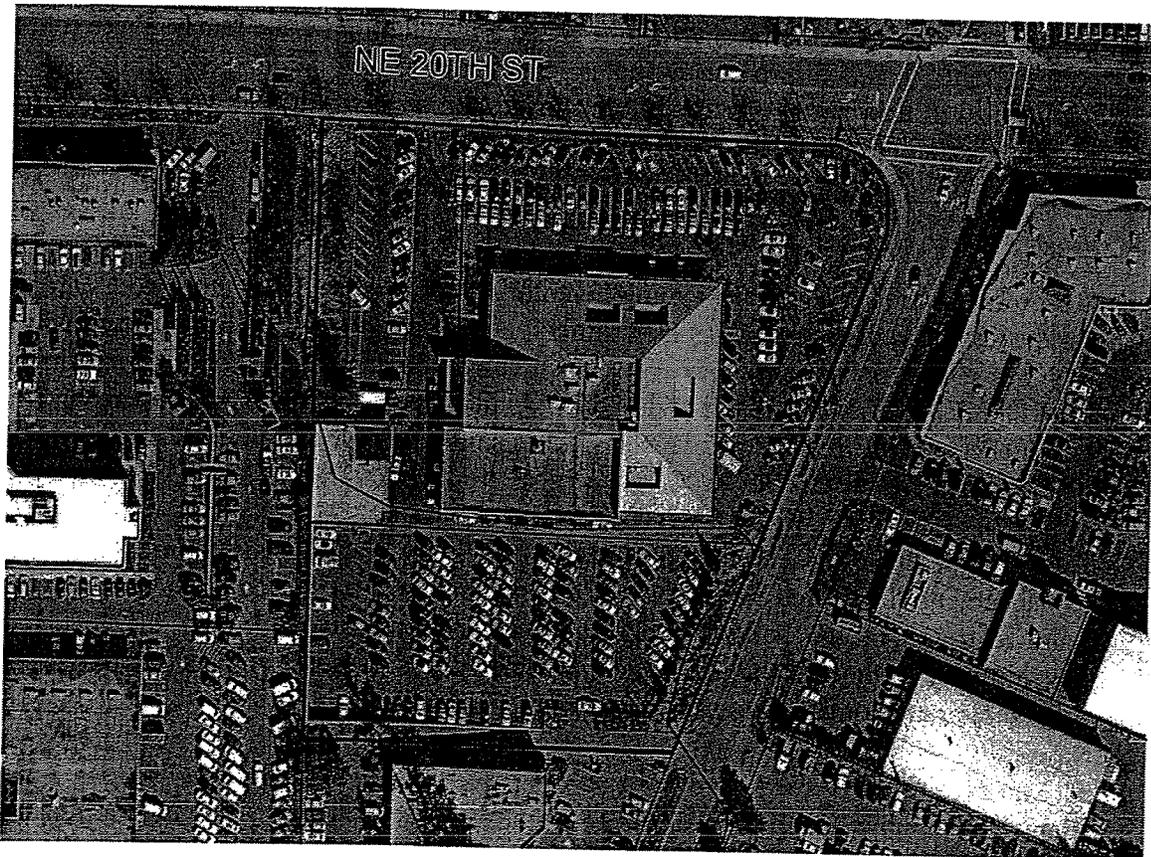
C. Need For Improvement

The applicant must provide for an adequate off-street unloading area for vehicle carriers in order to avoid impacts within the public right-of-way. The proposal would improve the southeast corner of the subject property for vehicular circulation to aid in the accessibility of auto transport carriers to eliminate off-loading that is currently happening on 136th Place NE. In order to provide access for vehicle carriers, an existing driveway across a Type N stream must be enlarged.

II. Site Description and Context

A. Critical Areas:

- i. **Stream-** The proposed project is located in the Kelsey Creek Drainage basin. Tributary 0265N is located on the subject property. Per City of Bellevue critical areas regulations contained in Land Use Code (LUC) 20.25H.075, this tributary is designated as a Type N water which are defined as all segments of waters that are not Type S or Type F waters and that are physically connected to a Type S or F waters by an above ground channel system, stream or wetland. Type N waters on developed sites have a stream critical area buffer of 25 feet, measured from the top-of-bank and a 25 foot structure setback measured from the critical area buffer. A significant portion of this stream channel is piped across the subject property. Open channels exist along the northwest boundary and the southeast boundary in the area of proposed work.



III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. Earth and Water

The subject property is generally flat and soils within the project area are described as Everett gravelly sandy loam. Approximately 3,500 cubic yards of earth will be moved in order to facilitate demolition of an existing building and construction of the expanded auto dealership. Of the total earth movement, 100 cubic yards of fill will be placed within the stream corridor to allow for the expansion of the driveway to accommodate carrier vehicles. A temporary erosion and sedimentation control plan will be required for the associated clearing and grading permit. Erosion and sediment control best management practices will include, but are not limited to the installation of silt fencing, site runoff control, catch basin inserts, straw bales, check dams, and covered stockpiles. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for related conditions of approval.

B. Animals

According to the 2001 Stream Typing Inventory completed by the Watershed Company for the City of Bellevue Utilities Department, no fish are present in this tributary which includes several fish passage barriers downstream of the subject property. The stream has been highly modified as a result of past development between the subject property and the confluence with the main stem of Kelsey Creek south of the site. Salmonids are known to be present in Kelsey Creek.

According to the document titled Sensitive Areas Study, Habitat Assessment Report and Enhancement Plan, dated September 6, 2007 and prepared by Talasaea Consultants, Inc. wildlife usage of the subject property is severely restricted due to the levels of development on the site and in the general vicinity. As a result, impacts to animals and their habitat are nominal and not considered significant.

C. Plants

Plants on the subject property are largely formal landscape meeting Type III requirements of the land use code. Plants within the open stream corridor consist primarily of the non-native invasive species Himalayan blackberry and reed canarygrass. Some cattails and red osier dogwoods are also present. Rows of ornamental cedars and red maples are located at the margin of the open stream channel. In order to mitigate for 1,135 square feet of permanent disturbance of stream critical area and buffer and 313 square feet of temporary disturbance, the applicant proposes to remove invasive species and enhance 2,511 square feet with native vegetation and restore 313 additional square feet. The plant schedule

includes Sitka spruce (*Picea Sitchensis*), pacific willow (*Salix Lasiandra*), scouler willow (*Salix Scouleriana*), Sitka willow (*Salix Sitchensis*), red osier dogwood (*Cornus Sericea*), and slough sedge (*Carex Obnupta*). The plant schedule was reviewed for consistency with the planting template for stream critical area buffers contained within the City of Bellevue Critical Areas Handbook. The proposed enhancement plan will be required to be completed through the review and approval of the associated clearing and grading permit. See Section X for a related condition of approval.

D. Noise

The site is located in an area of commercial development that does not include residential development. To limit impacts on businesses in the vicinity, construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the General Commercial (GC) zoning district. The proposed driveway expansion and planting plan associated with this critical areas permit for the expansion of the Bellevue BMW auto dealership must meet all applicable dimensional requirements contained with Land Use Code 20.20.010.

B. Critical Areas Requirements:

The City of Bellevue Land Use Code (Section 20.25H.025) designates streams as critical areas. The driveway widening associated with this application is an allowed activity identified by LUC 20.25H.055.B under the category of "New or expanded public rights-of-way, private roads, access easements and driveways". As an allowed activity, the proposed development must meet the requirements identified in LUC 20.25H.055.C.2, LUC 20.25H.080.A, and LUC 20.25H.080.B. LUC 20.25H.055.C.2 establishes performance standards for new or expanded development within the critical area or critical area buffer. LUC 20.25H.080.A establishes performance standards specific to Type S and F streams, however this tributary is designated a Type N water and therefore not subject to the requirements of LUC 20.25H.080.A. LUC 20.25H.080.B establishes performance standards specific to the modification of the stream channel. As this proposal would modify the stream channel, the provisions of LUC 20.25H.080.B are applicable.

V. Consistency With Land Use Code Critical Areas Performance Standards: -

A. Consistency With LUC 20.25H.055.C.2

2. New and Expanded Uses or Development

- a. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists;**

The applicant has demonstrated that no technically feasible alternative exists based on the location of the existing driveway and available vehicle circulation on the site.

- b. **If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:**
- i. **Location and design shall result in the least impacts on the critical area or critical area buffer;**
The proposed project is designed to result in the least impact on critical areas and critical area buffer by limiting work to a small area of the open stream channel.
 - ii. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**
Disturbance in the critical area and critical area buffer is minimized through the utilization of best management practices required by City of Bellevue codes.
 - iii. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**
No salmonids are known to be in this tributary as several fish passage barriers are located downstream of the subject property. No habitat for species of local importance is present on the site.
 - iv. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;**
The proposed expanded driveway is the minimum necessary to meet Transportation Department requirements to accommodate vehicle carriers on site as required by the Land Use Code and Transportation Standards.
 - v. **All work shall be consistent with applicable City of Bellevue codes and standards;**
All work will comply with City of Bellevue codes and standards, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Transportation Code, Building Code and other applicable codes.
 - vi. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**

The expanded driveway will not negatively impact the hydrology of the tributary.

vii. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and**

N/A – No parking or other support functions are necessary for this project.

viii. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The applicant will be required to implement the Riparian Corridor Enhancement Plan prepared by Talasaea Consultants which includes mitigation for 1,135 square feet of permanent disturbance and 313 square feet of temporary disturbance.

Finding: As discussed in detail above, the proposal is consistent with the performance standards of LUC 20.25H.055.C.2.

B. Consistency With LUC 20.25H.080.A

Finding: LUC 20.25H.080.A establishes performance standards specific to Type S and F streams, however this tributary is designated a Type N water and therefore not subject to the requirements of LUC 20.25H.080.A.

C. Consistency With LUC 20.25H.080.B

Streams – Performance Standards – Modification of Stream Channel

- i. **When Allowed.** The proposed enlarged driveway is considered a new or expanded driveway which is allowed pursuant to LUC 20.25H.080.B.1.e.
- ii. **Critical Areas Report Required.** A report titled Sensitive Areas Study, Habitat Assessment Report and Enhancement Plan dated September 6, 2007, prepared by Talasaea Consultants was submitted in support of this application. This report meets the submittal requirements outlined in LUC 20.25H.250.

Finding: The submitted report satisfies minimum report requirements as it identifies critical areas on the site and in the vicinity, includes a habitat assessment, identifies direct and indirect impacts, identifies mitigation, and mitigation objectives and monitoring. Therefore, the proposal is consistent with the performance standards of LUC 20.25H.080.B.

VI. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposal for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VII. Public Notice and Comment

Application Date:	September 7, 2007
Public Notice (500 feet):	October 4, 2007
Minimum Comment Period:	October 18, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on October 4, 2007. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Report pursuant to LUC Section 20.25H.255 and Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

A. Critical Areas Report – Decision Criteria – LUC 20.25H.255

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

Finding: The proposal includes a Riparian Corridor Enhancement Plan which should provide a net gain in critical area function with the removal of invasive species and restoration with appropriate native species.

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

Finding: As no fish are present in this tributary, the most important functions are related to maintaining water quality downstream and into Kelsey Creek. Removal of invasive species and planting with appropriate native species will improve the ability of this portion of the tributary to provide natural water

quality treatment and reduce potential negative water quality impacts on Kelsey Creek.

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

Finding: Stormwater from the proposed garage and asphalt paving will pass through oil/water separators and then into an on-site detention vault. This water will then flow into the stream which includes the proposed enhancement plants. As discussed above, this segment of the stream should have improved abilities to provide natural water quality treatment.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

Finding: AutoNation, as owner of Bellevue BMW has adequate resources to ensure completion of the proposal as described in this report.

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

Finding: No detrimental impacts to the functions and values of critical areas and critical area buffers off-site are expected from this proposal.

6. **The resulting development is compatible with other uses and development in the same land use district.**

Finding: The enlarged driveway, as part of the larger expansion of Bellevue BMW is compatible with other uses and developments within the underlying General Commercial zoning district.

B. Critical Areas Land Use Permit – Decision Criteria – LUC 20.30P

- a. **The proposal obtains all other permits required by the Land Use Code;**

Finding: The applicant must obtain approval of Demolition; Clearing and Grading, and Building permits to complete this proposal.

- b. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

Finding: The proposal has been designed to limit disturbance outside of the

immediate work area. The location of the proposal is established by the location of the existing driveway access and there are no other practical locations to provide access and circulation of large vehicle transport carriers.. The project is designed to not have an adverse affect on stream flows and volumes.

- c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

Finding: As discussed in Section V of this report, the proposal meets the performance standards of LUC Section LUC 20.25H.055.C.2, new or expanded developments within the critical area or critical area buffer and is not subject to LUC 20.25H.080.A, performance standards for Type S and F streams. The proposal meets the performance standards of LUC 20.25H.080.B for modification of the stream channel.

- d. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: Adequate public facilities are available to the site.

- e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

Finding: The proposed Riparian Corridor Enhancement Plan provides mitigation consistent with the requirements of LUC 20.25H.210.

- f. The proposal complies with other applicable requirements of this code.**

Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to enlarge the driveway at Bellevue BMW.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Matthews Jackson, 425-452-2729
Noise Control- BCC 9.18	Matthews Jackson, 425-452-2729

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- Mitigation Plan and Monitoring:** To mitigate permanent and temporary disturbance impacts resulting from construction, implementation of the proposed Riparian Corridor Enhancement Plan prepared by Talasaea Consultants, Inc. must be completed through the review and approval of the associated clearing and grading permit. The maintenance and contingency measures contained in Section 9.0 of the Sensitive Areas Study, Habitat Assessment Report and Enhancement Plan are required. Any modifications to this plan must be submitted for review and approval by the City prior to commencing any work. Demonstration that performance standards are being met must be provided in the form of a monitoring report submitted to the Planning and Community Development Department on a yearly basis for a period of five years following installation.

Authority: Land Use Code 20.25H.220.H

Reviewer: Matthews Jackson, Planning and Community Development Dept

- Rainy Season restrictions:** Due to the presence of a critical area, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Planning and Community Development Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology, must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Tom McFarlane, Planning and Community Development Dept

- Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices."

Authority: Land Use Code 20.25H.220.H

Reviewer: - Matthews Jackson, Planning and Community Development Dept

4. **Noise Control:** The proposal will be subject to normal construction hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Matthews Jackson, Planning and Community Development Dept

XI. Attachments

1. Riparian Corridor Enhancement Plan
2. Environmental Checklist





City of
Bellevue

Environmental Coordinator

ATTACHMENT 2

ENVIRONMENTAL CHECKLIST

1 BACKGROUND INFORMATION

PROPERTY OWNER'S NAME: N.W. Financial Group
(dba AutoNation / BMW of Bellevue)

PROPOSER'S NAME: Lance Mueller & Associates/Architects
(LMA #07-084)

CONTACT PERSON'S NAME: Lance Mueller
(If different from Owner. All questions and correspondence will be directed to the individual listed.)

CONTACT PERSON'S ADDRESS: 130 Lakeside, Suite 250
Seattle, WA 98122

CONTACT PERSON'S PHONE: (206) 325-2553

PROPOSAL TITLE: BMW SERVICE & STORAGE GARAGE

PROPOSAL LOCATION: 13605 N.E 20th Street
(Street address and nearest cross street or intersection.) Provide a legal description if available.

PLEASE ATTACH AN 8 1/2" X 11" VICINITY MAP WHICH ACCURATELY LOCATES THE PROPOSAL SITE SO THAT IT CAN EASILY BE IDENTIFIED IN THE FIELD.

GIVE AN ACCURATE, BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **GENERAL DESCRIPTION:** One story 35,157 s.f. concrete service/storage garage with parking and roof and associated site work.
2. **ACREAGE OF SITE:** 3.62 Acres 157,908 s.f.
3. **NUMBER OF DWELLING UNITS/BUILDINGS TO BE DEMOLISHED:** One
4. **NUMBER OF DWELLING UNITS/BUILDINGS TO BE CONSTRUCTED:** One
5. **SQUARE FOOTAGE OF BUILDINGS TO BE DEMOLISHED:** 3,762 s.f.
6. **SQUARE FOOTAGE OF BUILDINGS TO BE CONSTRUCTED:** 35,157 s.f.
7. **QUANTITY OF EARTH MOVEMENT (IN CUBIC YARDS):** 3,500 c.y.
8. **PROPOSED LAND USE:** Commercial, Auto Service & Storage

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PERMIT PROCESSING

9. DESIGN FEATURES, INCLUDING BUILDING HEIGHT, NUMBER OF STORIES & PROPOSED EXTERIOR MATERIALS:

One story concrete painted structure, about 30 ft. high.

10. OTHER:

ESTIMATED DATE OF COMPLETION OF THE PROPOSAL OR TIMING OF PHASING:

Fall, Winter 2008

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

No

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

See Sensitive Areas Study, Habitat Assessment Report and Enhancement Plan by Talasaea Consultants, Inc. 6 Sept. 2007

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Cleaning & Grading
Demolition Permit 06-117483DB
Building Permit 06-123438BB
Mechanical & Electrical Permits
Critical Areas Permit 07-132171 LO

PLEASE PROVIDE ONE OR MORE OF THE FOLLOWING EXHIBITS, IF APPLICABLE TO YOUR PROPOSAL.
(PLEASE CHECK APPROPRIATE BOX(ES) FOR EXHIBITS SUBMITTED WITH YOUR PROPOSAL):

- LAND USE RECLASSIFICATION (REZONE) Map of existing & proposed zoning.
- PRELIMINARY PLAT (AND/OR P.R.U.D. OR P.U.D.) Preliminary plat map.
- CLEARING & GRADING PERMIT
Planing of existing & proposed grading.
Development plans.
- BUILDING PERMIT (OR DESIGN REVIEW)
Site plan.
Clearing & grading pian.
- SHORELINE MANAGEMENT PERMIT
Site plan.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other

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

12% at drive easement straddling the south property line.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The site is underlain with loose to medium density fill and native deposits consisting primarily of silty sand and silt deposits.

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

All previously noted slope area (on City map) have been stabilized by existing retaining wall

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Approximately 3,500 c.y. of soil will be cut and filled for grading and general site work.

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

No

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

Approximately 85% of the site will be covered by impervious surfaces.

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

Temporary erosion control will be used during construction. All areas of the finished site will be covered with landscaping, building or paving.

- 2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction auto and diesel odors along with dust during construction. After completion, only auto emissions.

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

No

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

None

- 3. Water**

- a. Surface**

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

Yes. A type "N" riparian corridor which enters the site in the northwest corner and exits the site in the southeast corridor. City of Bellevue #0265N, a tributary to Kelsey Creek. See report by Talasaea Consultants, Inc.

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

Yes. A portion of the corridor along 136th Ave. N.E. will be filled to allow for transport truck circulation onto and off the site.

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

Approximately 100 c.y. of fill will be placed in a portion of the corridor.

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

No

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

No

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

No

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Normal water collect by footing drains.

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

None

c. Water Runoff (including storm water)

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

Storm water from the storage garage and asphalt paving will pass through oil/water separators and then into an on site detention vault. This water will then flow into an existing creek at the southeast corner of the site.

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

All waste material is handled inside the building. An emergency spill control plan will be followed (per BMPS1.50).

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

All new cars will be stored on the roof of the parking structure.

4. Plants

- a. Check or circle 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
- Wet soil plants: Cattail, Buttercup, Bulrush, Skunk, Cabbage, other
- Water Plants: Water Lily, Eelgrass, Milfoil, other
- Other types of vegetation – Nursery stock

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

See Talasaea Consultants report for riparian corridor enhancement and planting.

New building will be built on existing paved parking lot.

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

None

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

New type III landscaping along south and west side of structure.
Riparian corridor plantings per Talasaea report and plan.

5. **Animals**

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Birds: Hawk, Heron, Eagle, Songbirds, others;
Mammals: Deer, Bear, Elk, Beaver, other;
Fish: Bass, Salmon, Trout, Herring, Shellfish, other

- b. **List any threatened or endangered species known to be on or near the site.**

None

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

The site is within the Pacific Flyway route for migratory birds.

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

None, other than enhancement of riparian corridor.

6. **Energy and Natural Resources**

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

Electricity will be used for freeze protection and to run automotive service equipment.

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

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None

7. Environmental Health

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

Automotive solvent and fluids are generally distributed to mechanics in small quantities for individual use. Waste oil, transmission fluid and anti-freeze will be stored in U.L. Label storage container.

- 1) Describe special emergency services that might be required.**

Normal EMS and fire.

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

None

b. Noise

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

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Normal construction noise from cranes, trucks, earth movers, etc. between the hours of 7:00 a.m. and 3:00 p.m. during construction. Normal automotive noise upon completion between the hours of 9:00 a.m. and 6:00 p.m.

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

All mechanics service noise will be contained within the structure.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

Commercial, Auto Sales & Service

b. Has the site been used for agriculture? If so, describe.

Not in the near past.

c. Describe any structures on the site.

BMW Dealership 39,127 s.f.
Auto Detailing Building 3,762 s.f. (to be demolished).

d. Will any existing structures be demolished?

Existing 3,762 s.f. auto detailing shop and alignment bay.

e. What is the current zoning classification of the site

GC General Commercial

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

GC

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

N.A.

h. Has any part of the site been classified as an "environmentally sensitive" area?

Riparian corridor in the southeast corner of site.

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

There would be a total of 100 people employed at this site upon completion of this project.

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

None

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

None

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

None

9. **Housing**

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

None

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

None

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

None

10. **Aesthetics**

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

30' above average grade.

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

None

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

The proposed building is screened from N.E. 20th Street by the existing auto dealership.

11. **Light and Glare**

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

Light from parking lot lighting may glare off reflective surfaces of displayed cars on site during the night.

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

No

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

None

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

Any new lighting will have "Non Glare", "Sharp Cut Off" lenses.

12. Recreation

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

None

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

No

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

None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

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

None

14. Transportation

- a. Identify public streets and highway serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The site is on the southwest corner of N.E. 20th Street and 136th Place N.E.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The site is served by Metro Transit Routes 220, 249, 256, 889, and 997.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

A total of 281 stalls will be provided for customer, employee, display and storage. Of the existing 262 stalls, approximately 90 stalls will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Approximately 180' of new curb, sidewalk, and street lights along the southeast corner of the project on 136th Place.

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

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

There would be an additional 27 peak hour trip (4-6pm) generated by this project.

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

None

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Normal police and fire protection.

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

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

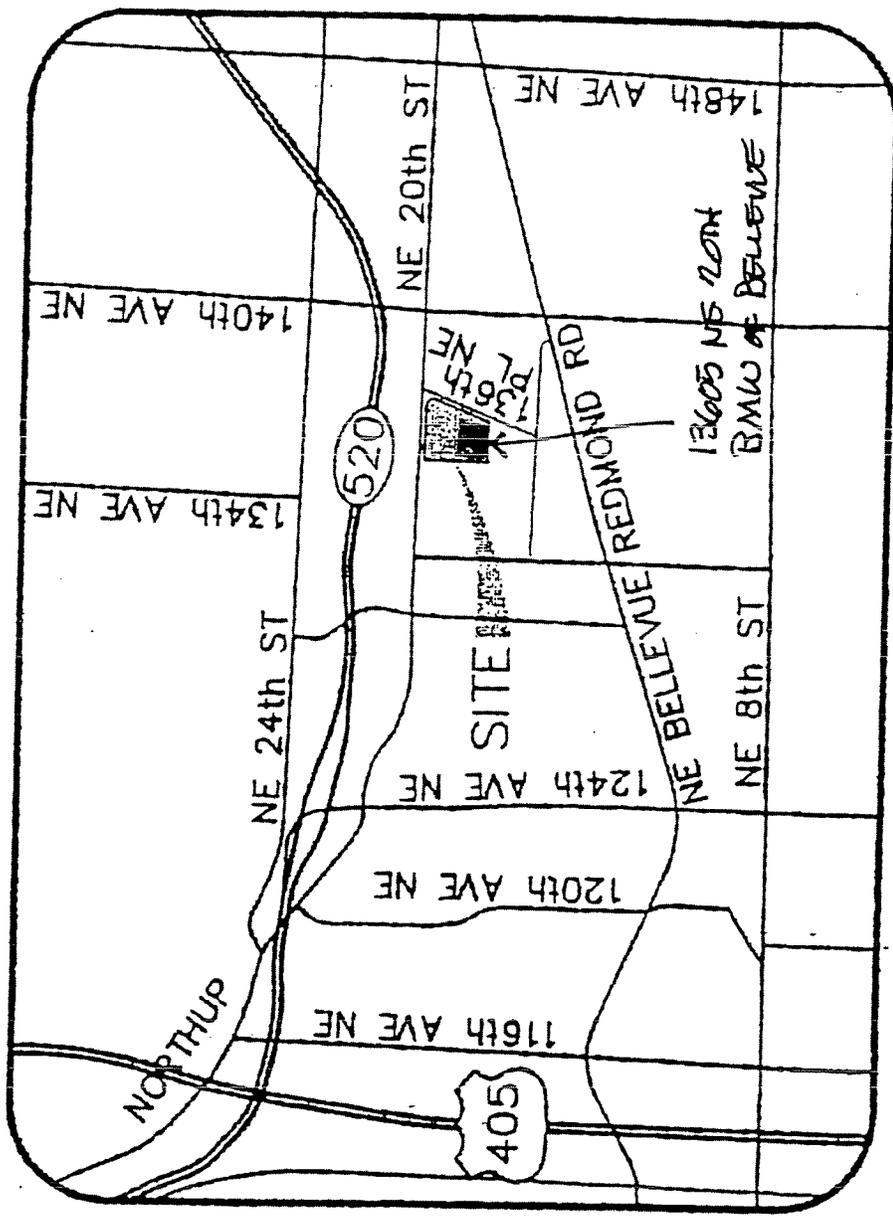
Water & Sewer - City of Bellevue
Electricity - PSE
Telephone - Owner selected

c. Signature

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

Signature: 

Date Submitted: REV. 9/27/07



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 L CREATING

TOLATION
 PREVIOUS



VICINITY MAP

NOT TO SCALE

