DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 – 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Auto Nation BMW

LOCATION OF PROPOSAL: 11959 Northup Way

DESCRIPTION OF PROPOSAL: Minor modification of a Type II wetland buffer (20,064 square feet) to remove invasive species and install new native plantings within the existing wetland buffer along the south side of the Lowe's property. Project includes demolition of 80,220 square feet of the existing Lowe's structure in order to construct a new BMW auto establishment of 152,969 square feet. 61,178 square feet of the existing Lowe's building will remain. The proposal includes onsite parking, utilities and landscaping.

FILE NUMBER: 15-129670-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 Development Services Department. 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 5:00 p.m. on.
- ☐ 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 5:00 p.m. on May 5, 2016. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposal's 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.

Michael N. Lewis for
Environmental Coordinator

April 21, 2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner, NW Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Auto Nation BMW
Proposal Address:	11959 Northrup Way
Proposal Description:	The applicant requests a Critical Areas Land Use Permit for a minor modification of a Type II wetland buffer to improve a degraded condition of 20,064 square feet by removing invasive species and installing new native wetland plantings. The proposal also includes demolition of a portion of the existing Lowe's retail building (80,220 square feet) and construction of a new BMW auto retail establishment totaling 152,969 square feet. (Note: 61,178 square feet of the existing Lowe's building will remain and be remodeled for the new project.) The proposal will include 168 guest/employee parking stalls, 164 stalls for service vehicles, and 371 indoor and outdoor car display/inventory parking stalls. Utilities and landscaping are included in the proposal.
File Number:	15-129670-LO
Applicant:	Jeff Shupert, Auto Nation
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P) and SEPA Determination
Planner:	Carol Hamlin Carol Hamlin
State Environmental Policy Act Threshold Determination (SEPA):	Determination of Non-Significance (DNS) with incorporation by reference of the 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement Addendum
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Michael A. Brennan for Carol V. Helland, Land Use Director

Application Date:	December 11, 2015
Notice of Application Date:	December 17, 2015
Decision Publication Date:	April 21, 2016
Project Appeal Deadline:	May 5, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. Proposal Description

The applicant requests a Critical Areas Land Use Permit for a minor modification of the wetland buffer (20,064 square feet) to improve the existing degraded condition (remove invasive species and install new native wetland plantings.) The proposal also includes to demolish a portion of the existing Lowe's retail building, and construct a new BMW auto retail establishment (including sales, service and repair) totaling 152,969 square feet of occupied space plus 56,889 square feet of rooftop parking. The current Lowe's building is 141,398 SF. (Note: 80,220 square feet of the existing Lowe's building will be demolished for the project and 61,178 square feet will remain and be remodeled.) The proposal will include 168 guest/employee parking stalls, 164 stalls for service vehicles, and 371 indoor and outdoor car display/inventory parking stalls. The existing Lowe's retail store has 437 parking stalls total which will be reconfigured for the new BMW auto retail establishment. The project is located on approximately 8.6 acres at the southwest corner of 120th Avenue NE and Northrup Way. Utilities and landscaping are included in the proposal.

LUC 20.25H allows for the modification of a critical area buffer through a critical areas report. The critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The existing edge of pavement in the buffer will be maintained. It is approximately 44-50 feet (irregular shaped) from the offsite wetland boundary. No direct stream or wetland impacts are anticipated as a result of the proposal. No new impacts to the critical area or its buffer are proposed. See Figure 1 below for the proposal. See project plans, Attachment A.

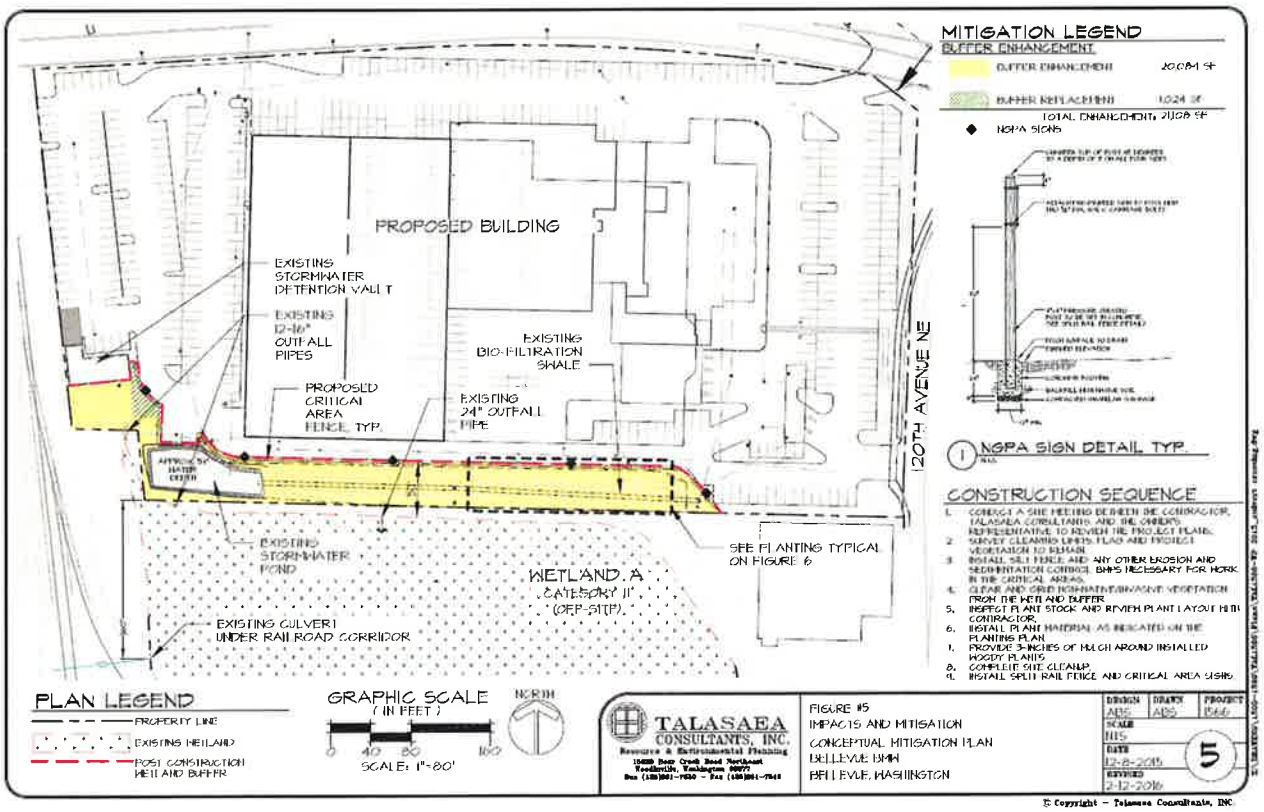


Figure 1 Proposal

II. Site Description, Zoning & Land Use Context

A. Site Description

The property is located at 11959 Northrup Way. The property is 8.85 acres in size. The property was originally developed as a candy factory and is now occupied by a Lowe's store and associated parking. Access to the property is by two driveways, one onto Northrup Way and the other onto 120th Ave NE.

The property is located north and east of West Tributary, a tributary of Goff Creek (and subsequently Kelsey Creek) and north of an associated approximately 4.5-acre riparian wetland located on the parcel to the south. The wetland was previously identified and a 50-foot wide Native Growth Protection Area (NGPE) identified when the building was redeveloped for the Lowe's store. The wetland is rated as a Category II wetland with a Habitat Score of 19 points. The current standard buffer for this wetland is 75 feet with an additional 20-foot structure setback.

View of southern boundary of site showing existing degraded wetland buffer

The existing buffer consists of paved access and the stormwater system and appurtenances. A stormwater biofiltration pond is located on the site along the southern parcel boundary within the NGPE. This area has been graded to create a double berm for stormwater discharge via underground pipes and surface conveyance. The berms are vegetated with Himalayan blackberry, reed canarygrass, snowberry, vine maple, red alder, Western red cedar and cottonwood. A stormwater detention pond is located within the southwest corner of the project site and collects stormwater from the western portion of the parking area before discharging into the wetland to the south.

In addition to the wetland, the City of Bellevue and King County map a stream, West Tributary, as occurring through the wetland. At the time of the critical areas report for the project, no evidence of a stream channel was observed in the field within the study area due to the presence of a beaver dam near the wetland outlet which has, in turn, caused a backwater effect throughout much of this wetland. West Tributary is a Type N water and would possess a standard 50 foot buffer per the Land Use Code. However, the City is contemplating replacing several culverts, including the one conveying West Tributary under 120th Ave NE just south of the property so that it will be fish passable.

See Figure 2 below for existing site.

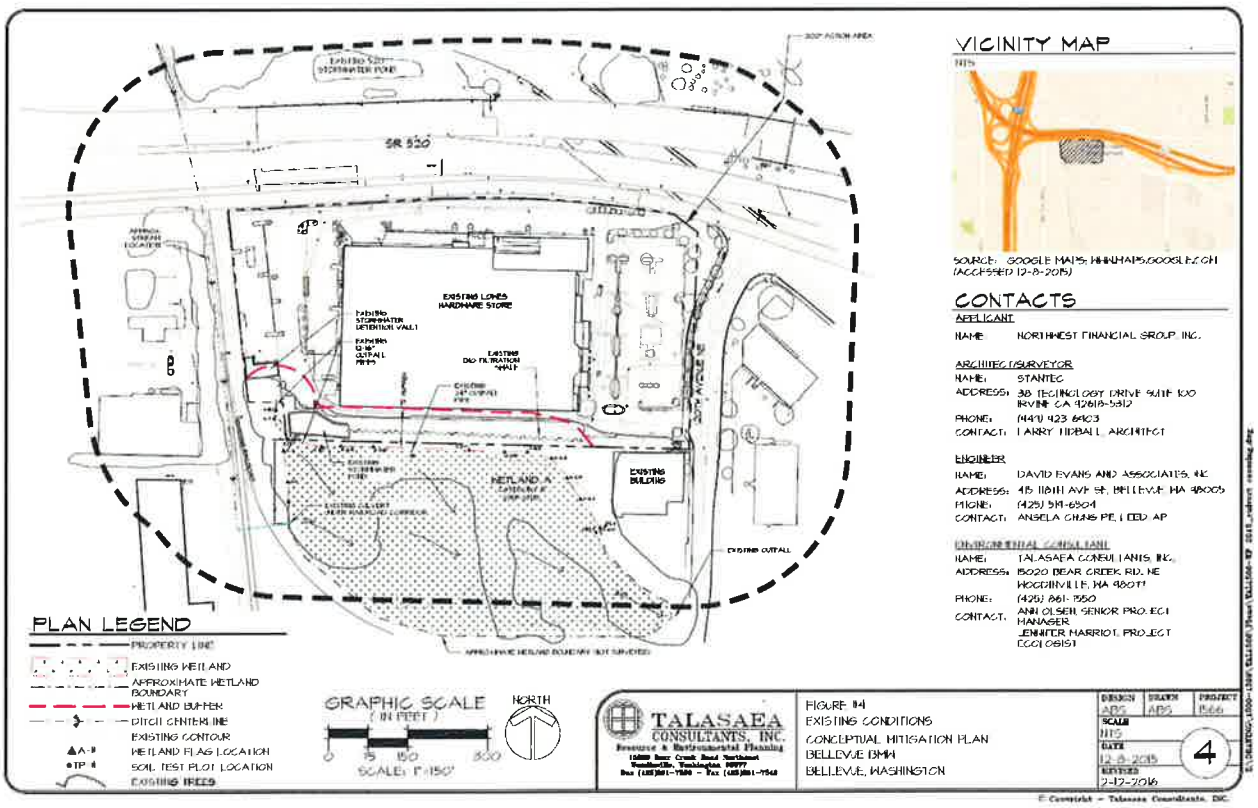


Figure 2 Existing Site

B. Zoning

The property is located in the Bel-Red District and is zoned Bel-Red General Commercial (BR-GC). 'The proposal auto sales/service use is a permitted use in this zoning district. The Design Review process is not required in this zoning district.

C. Land Use Context

The site is located in an area of mixed commercial, office and industrial uses. The adjacent uses are as follows:

North: Right-of-way Northup Way and State Route 520; farther north office uses.
South: Industrial supply sales and vacant wetland property; farther south car dealership.
East: Various mixed commercial/retail, office and industrial uses.
West: Railroad right-of-way.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal, as conditioned, meets the zoning dimensional standards for the BR-GC zoning district per LUC 20.205D.080. The minimum setback in the zone is 0' at the front, side and rear of the property; the project proposes 65' to 175' setbacks. The maximum building height is 45'; the project height is 45'.

The allowed FAR is 1.0 and the proposed FAR is 0.33. Specifically, the project proposes to maintain approximately 80,200 SF of the existing building to which will be added approximately 47,870 SF of occupied ground floor area, plus the service drive canopy of approximately 4,800 SF and covered parking of 18,765 SF for a total building footprint of 143,361 SF. Including the second floor square footage of 9,608 SF the total usable building area will be 128,094 SF for a floor area ratio of 0.33. The covered parking at grade, rooftop parking, elevated display areas, service drive canopy and auto ramp to the rooftop are excluded from the FAR calculations (based on City of Bellevue FAR definitions). These excluded areas total 81,764 SF.

The maximum impervious surface coverage allowed is 75%. The existing development is nonconforming to this standard. The current amount of impervious surface coverage on this site is 83.68%. This will be lowered to 82.6% with the proposed project. Therefore the proposal complies with LUC 20.20.460F, which allows existing impervious surface nonconformities to continue.

The LUC does not specify required parking spaces for auto dealerships. A parking study by TENW dated December 9, 2015 analyzed the parking required for this project. Auto dealerships require parking for retail and customers, employees, service and inventory. The parking study states that 703 stalls will be required for the project demand. The proposal will include 168 guest/employee parking stalls, 164 stalls for service vehicles, and 371 indoor and outdoor car display/inventory parking stalls for a total of 703 parking stalls. This meets the stall number indicated in the parking study. Therefore, the proposal meets the parking requirement of the Land Use Code for unspecified uses (LUC 20.20.590).

B. Critical Areas Requirements LUC 20.25H:

Wetlands

> Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The subject offsite wetland has been designated as a Type II wetland (with a 75 foot buffer) and a Habitat score of 19 points. The subject wetland buffer to be restored (on the applicant's property) is approximately 20,064 square feet (44' -50' depth by approximately 456 lineal feet, in an irregular shape).

A wetland area is located to the south of the project site. The current zoning code provides for a 75' buffer for this wetland, which extends onto the subject property. The existing building, constructed in 1991, is located just beyond the 75' buffer. The existing pavement, also developed in 1991, is located 50' from the wetland boundary. Within the original 50' buffer area the site contains a bioswale and landscaping. Lighting abutting wetland shall be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part or otherwise obscured. See condition X.C.4. The proposed project will have no additional impact on the wetlands. The existing edge of pavement at the current wetlands buffer will be maintained. In addition, as indicated in the Critical Areas Report for the project, additional plantings will be provided in the bioswale, which provides water quality treatment.

The performance standards relevant to this project are contained in LUC 20.25H.065. Subsection A of 20.25.H.065, relating to existing primary structures, incorporates by reference 20.25H.035. LUC 20.25H.035 provides, in relevant part, that:

> *[w]here a primary structure legally established on a site prior to August 1, 2006, encroaches into the critical area buffer or structure setback, the critical area buffer and/or structure setback shall be modified to exclude the footprint of the existing primary structure.*

Here, the existing primary structure does not intrude into the setback but, if it did, the

setback would be modified to exclude the area occupied by the structure. Therefore, this performance standard is satisfied.

Land Use Code 20.25H.110 Critical areas report – Additional provisions.

A. Limitation on Modification.

A critical areas report may not be used to fill a wetland critical area, except where filling is required to allow a use set forth in LUC 20.25H.055.

Finding: The applicant will not fill the wetland.

B. Additional Content.

In addition to the general requirements of LUC 20.25H.230, a critical areas report for wetlands shall include a written assessment and accompanying maps of the wetlands and buffers within 300 feet of the project area, including the following information at a minimum:

1. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity.

   Finding: No wetlands occur onsite, therefore no avoidance or minimization measures were taken to preserve existing wetlands. The wetland occurs off-site to the south, and will remain as is with no impacts proposed to the wetland as part of this proposed development. No wetland restoration is proposed with this project, though enhancement of the onsite wetland buffers will be performed.

2. A habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and wetland functions.

   Finding: Existing onsite native vegetation and habitat is limited due to the highly developed nature of the site. However, the areas of native vegetation that currently exist onsite will remain and be enhanced as outlined in the Critical Areas Report for the site dated December 9, 2015 and memo dated April 6, 2016 by Talasaea, Consultants, Inc.

3. Functional evaluation for the wetland and adjacent buffer using a local or state agency staff-recognized method and including the reference of the method and all data sheets.

   Finding: The applicant provided a wetland report by Talasaea Consultants, Inc. dated December 9, 2015 which describes their evaluation in a staff-recognized method, including method and all data sheets. The offsite wetland area was rated using the Department of Ecology's *Washington State Wetland Rating System for Western Washington* (Washington Department of Ecology Publication 04-06-025), and classified according to Land Use Code 20.25H (Critical Areas Overlay District). The wetland rating form for this project is provided in the (available in the file). A City of Bellevue Habitat Rating Form was also completed for the site and is included in the Critical Areas Report (available in the file).

20.25H.255 Critical areas report – Decision criteria.

A. General.

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates: 1-4.

This section is not applicable since the proposal is following subsection B below.

B. Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

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 provided plans include a mitigation plan to enhance the portions of the onsite wetland buffer through removal of invasive plant species and adding native plant species. The native species planted within the onsite wetland buffer will increase species diversity, increase available habitat structure within the buffer, and provide an overall increase to the quality of the buffer and the functions it serves. See conditions X.C.1, 2.

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: Please see the above response. A mitigation plan is provided that will increase the buffer functions that will directly impact the adjacent wetland in a positive fashion. See conditions X.C.1, 2.

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: The stormwater plan for the proposed project will bring the Site stormwater plan up to current code from the currently 20 year old stormwater facility. The new stormwater plan will add underground vaults to detain and treat onsite water more extensively before releasing the water to the wetland, consistent with the previous (current) stormwater system.

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

   Finding: A 5-year maintenance and monitoring performance program will be required. See conditions X.D.1-3.

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: A 5-year maintenance and monitoring performance program will be required. See conditions X.D.1-3.

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

   Finding: The proposed project is compatible with other uses and development in the area.

IV. Public Notice and Comment

Application Date:	December 11, 2015
Public Notice (500 feet):	December 17, 2015
Minimum Comment Period:	December 31, 2015

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on December 17, 2015. It was mailed to property owners within 500 feet of the project site. As a result of public notice, the City received 3 phone calls, 5 emails, 4 letters, and one petition with 18 signatures. In addition, the City held a public meeting on January 13, 2016. Two neighbors signed the attendance sheet. The applicant offered to attend the Bridle Trails Community Club monthly meeting, but there was no availability on the agenda or interest to schedule at a later date.

Neighbor comments with city response are as follows:

1. Night lighting. Lighting should be minimized at night.

Response: Lighting will be minimized at night. The application includes a lighting mitigation plan with measures to minimize light impacts, including reduction of lighting at night. The exterior lighting for the project will include parking lot, roof parking and roof display lighting. Lighting will be LED. Lighting will be directed away from adjacent properties. Skylights will be equipped with automatic blinds that will close at dusk. In addition, surface and rooftop parking area light levels will be reduced at night to the minimum required for security and display lighting will be turned off at night.

2. Hours of operation. Hours of operation should be the same as for the Lowes store.

Response: Hours of operation will be typical of an automobile dealership. At its current location, the Bellevue BMW operates Monday-Saturday 9 am - 8:30 pm and Sunday 10 am – 8 pm (sales) and Monday-Friday 7 am – 6 pm and Saturday 8 am – 6 pm (service/parts). The Lowes that is located on the project site is open Monday-Saturday 6 am – 9 pm and Sunday 8 am – 8 pm.

3. Noise. The City should require the lowest levels of noise pollution.

Response: The project will comply with the City of Bellevue Noise Control Code (BCC 9.18). See conditions X.A.2-4.

4. Test drives. The City should prohibit test drives from residential areas.

Response: The applicant has voluntarily agreed to direct test drive routes away from nearby residential areas. See condition X.A.5.

5. Building heights. The City should keep building heights to a minimum.

Response: As shown on the project plans, the building height will be 45 feet, which meets the maximum building height of 45 feet in this zoning district.

6. Roof spaces. The project should build and maintain roof spaces as publicly visible areas.

Response: Approximately 40 percent of the roof of the existing building will remain. Existing skylights will remain but will have automatic blinds placed on the underside of the rear shop skylights to minimize light impact. Newly constructed roof areas will include parking and vehicle display. Lighting of these areas is addressed above. A screening element will be added to the rooftop area along with rooftop planters with trees to break up the view of this area.

7. Water quality. The City should require the maximum standards be met for water quality.

Response: The project will meet all applicable standards of the City Code for water quality (BCC 24.06). Water quality will be required. The applicant will be required to apply for a Developer Extension Agreement.

8. Removal of contaminants. The City should require the maximum standards for removal of contaminants.

Response: The project will meet all applicable City Code standards.

9. Entrance and exits. The project should maintain the existing entrance and exits.

Response: As shown on the site plan, the project will maintain existing entrances/exits from the project site.

10. Rooftop mechanical equipment. Rooftop mechanical equipment should be shielded.

Response: Rooftop mechanical equipment will be shielded from both side and top views.

11. Signs. The City should prohibit the use of reader boards, search lights and inflatables.

Response: The project will comply with the City's Sign Code (BCC 22B.10), which includes prohibitions on the commercial use of LED reader boards (BCC 22B.10.107), searchlights (BCC 22B.10.150), and all "devices of a carnival nature" (same).

V. Summary of Technical Reviews

A. Utilities

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06. See condition X.A.1.

B. Transportation

Site Access

The site's vehicular access points will remain the same and consistent with the existing conditions which include right in/ right out only driveway on Northup Way and a full access driveway off of 120th Avenue NE. The 120th Avenue NE driveway is proposed to be widened from 35 to 36 feet. The south portion of the 120th Avenue NE will match the existing design, while the north half of the driveway will be built per standard drawings DEV-7A. Auto transport delivery trucks would be directed to enter the site via the 120th Avenue NE driveway and exit the site via Northup Way driveway. The backing of trucks within any street right of way or across any public sidewalk easement is prohibited.

Street Frontage Improvements

There are existing frontage improvements that have provided pedestrian and vehicular access in the vicinity of the site. However, the City's adopted Transportation Facilities Plan (TFP) includes project TFP-260, which calls for widening 120th Avenue NE between NE 16th Street and Northup Way to provide for a new curb and gutter, 5-foot landscaping strip, 10-foot bike lane and 8-foot sidewalk on the west side of 120th Avenue NE. This will require some street widening on the applicant's frontage. The applicant will provide a sidewalk and utilities easement from the edge of the existing right-of-way to the back of the City's proposed sidewalk to accommodate these future improvements. Due to the curvature of the road the width of the easement will vary. In addition, there is an existing wall at the back of the proposed sidewalk that will need a maintenance easement, which is 10 feet from the back of the sidewalk. Further, the applicant will grant a construction

and maintenance easement for the wall, if necessary. The construction of TFP-260 project is currently not fully funded. The project will be constructed by the City through a future Capital Investment Program (CIP) project.

1. New street lights on street frontage must be provided and a combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7A). The final engineering plans must include a streetlight plan and specifications prepared by a qualified engineer familiar with street lighting and with Bellevue's streetlight requirements. All necessary engineering details, including standard drawings, for any new or relocated streetlight and associated equipment must be included in the final civil engineering plans for the Clearing and Grading Permit.

2. The driveway on 120th Avenue NE will have an approach width, as defined in standard drawing DEV-7A, of 36 feet. The driveway apron design shall be consistent with standard drawing DEV-7A.

3. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

4. No new above grade lines will be permitted along or across any street or sidewalk easement.

5. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7A. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

6. Vehicle and pedestrian sight triangles shall be achieved per BCC 14.60.240 and 14.60.241, and Design Standards 21 and 22 including consideration of all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. This will include portion of the planed sidewalk as part of the City's TFP-260 project and its associated retaining wall. There are utility easements contained on this site which may affected by this development. Any negative impact that this development has on those easements may be relinquished or relocated.

Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 120th Avenue NE and Northup Way are classified as "Standard Trench Restoration" streets. Details of any trench restoration must be shown on the engineering plans.

See conditions X.A-D.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the project that are beyond those identified in the Transportation Facilities Plan EIS. The Environmental Checklist (see Attachment C) together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement Addendum

This document is available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #15-129670-LO.

Adverse impacts which are less than significant are typically 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, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

A. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. BMW of Bellevue Building lies within MMA # 12, which has a 2027 total growth projection of 3,050,584 and 490,338 Gross Square Feet (GSF) of retail and reduction of (1,901,793) GSF in "other commercial" development, which includes institutional, industrial and hotel uses. This development proposes 129,000 GSF of retail car dealership. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 86 new p.m. peak hour trips, with credit for removal of the existing hardware superstore (Lowe's). City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, three system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code

and is receiving a Certificate of Concurrency. See Attachment B for this certificate.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, Transportation Engineering Northwest (TENW), to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated March 1, 2016, included LOS analysis at nearby intersection, LOS and vehicle queues at the site driveways, site vehicular and pedestrian circulation, delivery truck circulation/ operations, transit availability, and accident history analysis for the past three years.

A public meeting was held at the City Hall on January 13, 2016, where representatives of the Bridle Trails Community Club expressed concern over vehicles being test-driven on residential streets in their neighborhood. In order to address their concern, the applicant has committed to instruct auto sales staff to only use arterials/freeways for auto test drives. Therefore, traffic impacts to the Bridle Trails residential neighborhood located north of the site are expected to be minimal. We do not anticipate any adverse operational impacts due to the proposed development. The TENW analysis is available for review in the project file.

B. WATER

The site currently drains to a wetland on the south side of the property where it's directed south into the West Tributary of Kelsey Creek. Kelsey Creek conveys the flow to Lake Washington. Storm water from rooftops and roadways will be collected, treated and discharged as currently exists. The project will be required to provide water quality treatment. The applicant submitted a Storm Drainage Report by David Evans and Associates dated December 2015 and amended April 6, 2016. A copy is available in the file.

C. LIGHT AND GLARE

There is the potential for light and glare with the lights at night. In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent glare spillover. See condition X.C.3.

D. NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. See condition X.A.2.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See condition X.A.3.

E. AIR POLLUTION

There is the potential for air pollution from dirt and sand dissipating from unsecured loads of construction vehicles and heavy construction equipment. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See condition X.A.4. The applicant provided a Greenhouse Gas (GHG) Emissions Worksheet dated December 26, 2015 with estimated project emissions. A copy is available in the file.

VII. Changes to Proposal Due to Staff Review

As a result of staff review and public comment, mitigation for light impacts was incorporated into the project. The project will utilize light fixtures and levels that result in minimal light at the property lines. Parking lot lights will be directed downward with no uplighting. Parking lot and display lighting will be reduced in the evening hours (11:00 p.m. to 6:30 a.m.) to lighting necessary for security. Automatic blinds will be installed on the existing skylights to reduce light impacts. A screening element and planters were added to the rooftop parking area. In addition, the project drainage system has been designed to satisfy applicable code requirements and minimize impacts to the adjacent wetland and stream area. Driveways and frontage improvements meet applicable requirements and the project is conditioned to pay traffic impact fees. Test drives will be restricted to commercial areas. No test drives will be allowed in residential neighborhoods. Sales customers are always accompanied by an employee to assure that test drives follow an approved route. See Conditions of Approval in Section X of this report.

VIII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a building permit and any associated permits. See Conditions of Approval in Section X of this report.

2. **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;**
   The project does not intrude into the wetland or create new impacts to the wetland buffer.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
   The performance standards related to wetlands are being met by this proposal as described in Section III.B above.

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

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   No mitigation or restoration plan is required because no alteration to the wetland is proposed. Nevertheless, buffer enhancement is proposed, which will improve the buffer above existing conditions.

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in 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, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the critical areas land use permit to allow the development of a BMW auto dealership on the subject property. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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 building permit or other necessary development permits within one year of the effective date of the approval unless the applicant receives an extension.

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Land Use Code- BCC Title 20	Carol Hamlin, 425-452-2731
Clearing and Grading Code- BCC 23.76	Janney Gwo – 425-452-6190
Utilities Code BCC Title 23	Brad Ayers – 425-452-6054
Transportation Development Code BCC 14.60 and Impact Fee Program BCC 22.16	Abdy Farid – 425-452-7698
Noise Control- BCC 9.18	Carol Hamlin, 425-452-2731

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

A. GENERAL CONDITIONS

Utilities Department

1. Utility Department approval of the LO permit is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

   Authority: BCC 24.02, 24.04, 24.06
   Reviewer: Brad Ayers, Utilities

LAND USE DIVISION

2. Construction Noise Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for

exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.020, .040
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. **Use of Best Available Noise Abatement Technology**

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Authority: Bellevue City Code 9.18.020F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. **Air Pollution from Construction Vehicles and Equipment**

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

Authority: State Environmental Policy Act, Bellevue City Code 23.76, Revised Code of Washington 46.61.65
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

5. **Test Drive Route.** Test drives will be restricted to commercial areas. No test drives will be allowed in residential neighborhoods. Sales customers shall always be accompanied by an employee to assure that test drives follow an approved route.

Authority: Land Use Code 20.30P.140
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION

6. **VEHICULAR ACCESS RESTRICTIONS**
The existing driveway on Northup Way will continue to operate as right in/ right out.

Authority: BCC 14.60.150
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

7. **PROVISIONS FOR LOADING**
The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be

simultaneously loaded or unloaded in connection with this proposal. No on-street loading, unloading, or garbage pickup will be allowed. The backing of trucks in any street or across any public sidewalk in order to access this site is prohibited.

Authority: LUC 20.20.590.K.4, BCC 14.60.150
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

TRANSPORTATION

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs, markings, c-curb, and other features required to control traffic movements.

b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
c) All engineering details for installation or relocation of streetlights and related equipment, as well as the location of street trees.
d) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
e) Location of fixed objects in the sidewalk or near the driveway approach.
f) Trench restoration within any right of way or access easement.
g) Transformers and utility vaults to serve the development shall be placed inside the building or below grade, and not in the main walking path of sidewalks to the extent feasible.
h) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.
i) Driveway aprons must be constructed in accordance with Design Manual Standard DEV-7A for 120th Avenue NE.
j) Landings on sloping approaches are not to exceed a 10% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
k) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Specific requirements are detailed below.

a) The driveway on 120th Avenue NE shall have an approach width, as defined in standard drawing DEV-7A, of 36 feet. The north half of the driveway apron design shall be consistent with standard drawing DEV-7A.
b) In conjunction with frontage improvements on 120th Avenue NE that includes driveway widening and street light pole relocation, final engineering plans such as a road plan with detailed roadway cross-sections, street lighting and street channelization markings and signage are required.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

LAND USE DIVISION

1. **Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Carol Hamlin, Development Services Department

2. **Mitigation Planting and Monitoring Plans:** Plans submitted for the building permit must show the proposed mitigation planting and monitoring plans.

   Authority: Land Use Code 20.30P.140
   Reviewer: Carol Hamlin, Development Services Department

3. **Lighting:** Lighting shall comply with the plans and lighting mitigation plan submitted for the project. The project will utilize light fixtures and levels that result in minimal light at the property lines. Parking lot lights will be directed downward with no uplighting. Parking lot lighting will be reduced in the evening hours (11:00 p.m. to 6:30 a.m.) to lighting necessary for security. Automatic blinds will be installed on the existing skylights to reduce light impacts.

   Authority: Land Use Code 20.25H.100
   Reviewer: Carol Hamlin, Development Services Department

4. **Dark Sky Lighting Required**: Lighting abutting wetland shall be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part or otherwise obscured. The applicant shall submit a written narrative with the lighting plan attesting to the success at meeting this condition. Luminaires that do not meet this condition shall be replaced unless analysis suggests that the location of the luminaire makes the condition unnecessary or the specific lighting requirement cannot be met under these restrictions. Lighting tear sheets or photos of fixtures must be submitted to Development Services for preliminary approval and shall be confirmed by inspection in the field after installation.

   Authority: Land Use Code 20.25H
   Reviewer: Carol Hamlin, Development Services Department

TRANSPORTATION

5. **TRANSPORTATION IMPACT FEE**

   Payment of the traffic impact fee will be required at the time of building permit issuance. Currently, the adopted impact fee schedule for permits issued in 2016 identifies a fee of $11.22/ GSF for car sales and $5.93/ GSF (credit) for the existing retail warehouse (hardware). This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply.

   Authority: BCC 22.16
   Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

6. **EXISTING EASEMENTS**

   There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those

easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100
Reviewer: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

7. PEDESTRIAN and UTILITIES EASEMENTS

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city rights of way fronting this site as relates to the city's TFP-260 and 120th Avenue NE. Documents granting such easements shall be signed by the property owner.

Authority: BCC 14.60.100
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

8. CONSTRUCTION AND MAINTANANCE EASEMENT
The applicant shall provide construction and maintenance easements to the City along the property frontage behind the future sidewalk and its associated wall on 120th Avenue NE.

Authority: BCC 14.60.090
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

LAND USE DIVISION

1. **Maintenance and Monitoring:** Maintenance and monitoring is required to be carried out as detailed in the submitted buffer enhancement plan. The annual reports can be sent to Carol Hamlin at chamlin@bellevuewa.gov or to the address below:

   Environmental Planning Manager
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.25H.220.D
   Reviewer: Carol Hamlin, Development Services Department

2. **Installation and Maintenance Sureties and 5-Year Monitoring**
   Separate installation and maintenance sureties are required for the mitigation planting and based on cost estimates which includes all costs associated with plant installation and maintenance and monitoring for 5 years respectively. The cost estimate is required to be submitted as part of the building permit application and the installation surety is required prior to permit issuance. The maintenance surety is required prior to final building inspection. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and

inspection by Land Use.

Authority: Land Use Code 20.25H.240
Reviewer: Carol Hamlin, Development Services Department

3. **Land Use Inspection:** Following installation of mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection.

Authority: Land Use Code 20.30P.140
Reviewer: Carol Hamlin, Development Services Department

TRANSPORTATION

4. **STREET FRONTAGE IMPROVEMENTS**

All street frontage improvements and other required transportation elements, including street light revisions, must be constructed by the applicant and accepted by the Transportation Department Inspector. All existing street light apparatus affected by this development, including street light poles, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the city requires a delay. Specific requirements include but are not limited to the following:

a) Driveway widths and approaches must be constructed in accordance with the approved civil engineering plans.

b) Landings on sloping approaches are not to exceed a grade of 10% for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

c) Streetlights shall be located per the approved streetlight plan and street trees shall have the required spacing from the streetlights in order to achieve the required on-street lighting levels.

d) Fixed objects shall be at least ten feet from any driveway edge, as defined by Point A in standard drawing DEV-7A, and at least three feet behind the face of curb, unless the Transportation Department approves less space.

e) Street and sidewalk improvements shall have an acceptable cross slope and shall have adequate provisions for drainage.

f) Required traffic signs, markings, c-curb and other traffic controls shall be installed.

Vehicle and pedestrian sight distance shall be provided per BCC 14.60.240 and 14.60.241. Vertical as well as horizontal line of sight and all fixed objects, structures,

and mature landscaping must be considered when checking for sight distance

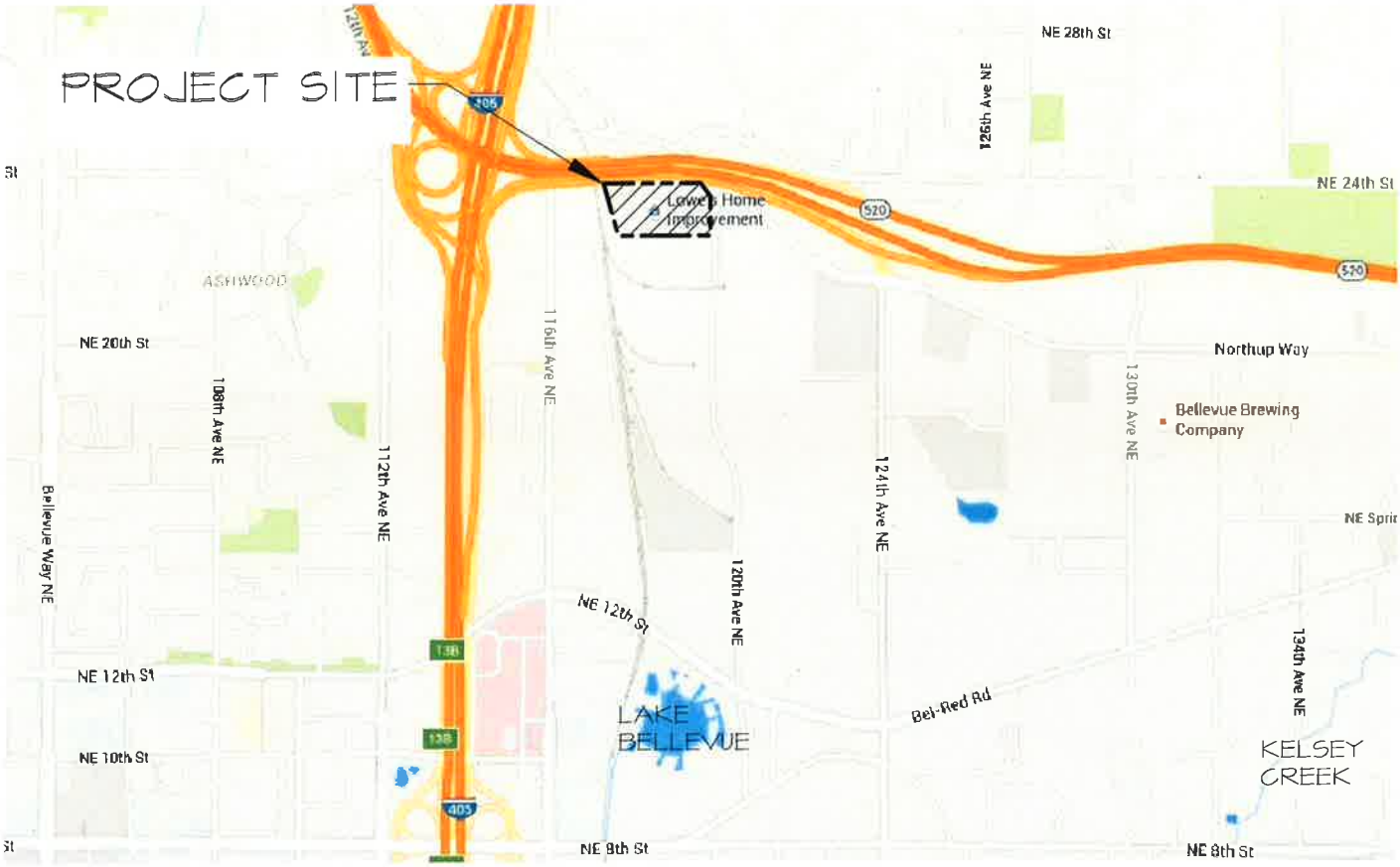
Authority: BCC 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Abdy Farid, 425-452-7698, afarid@bellevuewa.gov

5. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows. On both Northup Way and 120th Avenue NE any trenching or construction-related street damage will require standard trench restoration. The exact extent of the pavement restoration will be determined in the Right of Way Use Permit for the development.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

Attachment A – Project Plans



MAGE SOURCE: GOOGLE MAPS, WWW.MAPS.GOOGLE.COM (ACCESSED 7 DEC 2015)

DRIVING DIRECTIONS:

1. FROM I-405, TAKE THE WA-520 E RAMP TOWARDS 124th AVE NE
2. TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR 124th AVE NE
3. TURN RIGHT ONTO NORTHUP WAY

DESTINATION AND PARKING LOT WILL BE ON YOUR RIGHT.

DESTINATION ADDRESS:
11959 NORTHUP WAY
BELLEVUE, WA 98005

KING COUNTY PARCEL #2825059156

NORTH

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #1

VICINITY MAP & DRIVING DIRECTIONS

BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	ELW	1566
SCALE NTS		
DATE 12-7-2015		1
REVISED		

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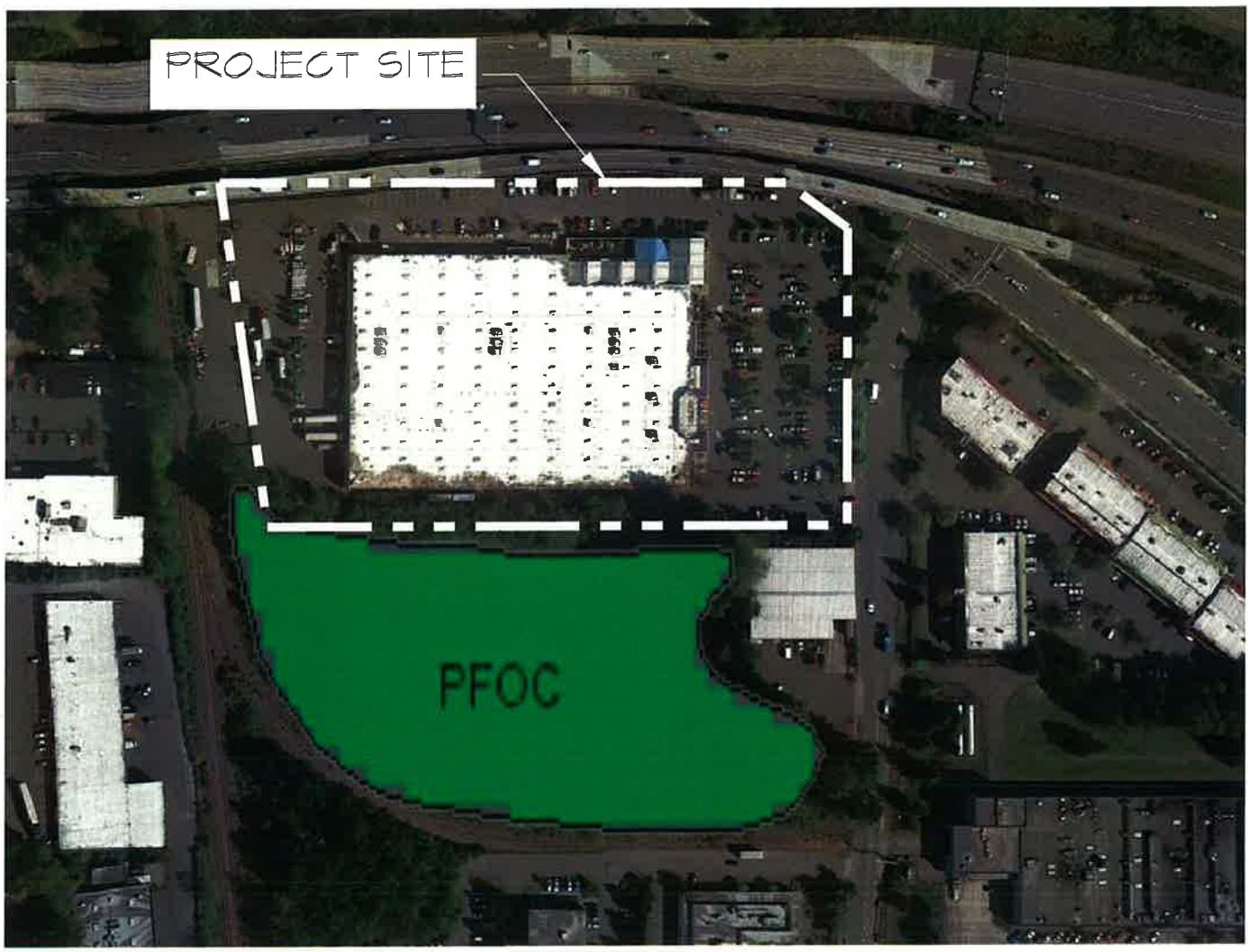

LEGEND

TYPE	DESCRIPTION
PFOC	PALUSTRINE FORESTED SEASONALLY FLOODED

SOURCE: U.S. FISH AND WILDLIFE SERVICE, (JAN 2015). NATIONAL WETLANDS INVENTORY WEBSITE, U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, WASHINGTON D.C. http://www.fws.gov/wetlands/data/wetland-codes.html

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FIGURE #2

NATIONAL WETLAND INVENTORY

BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	ELW	1566
SCALE NTS		
DATE 12-7-2015		2
REVISED		

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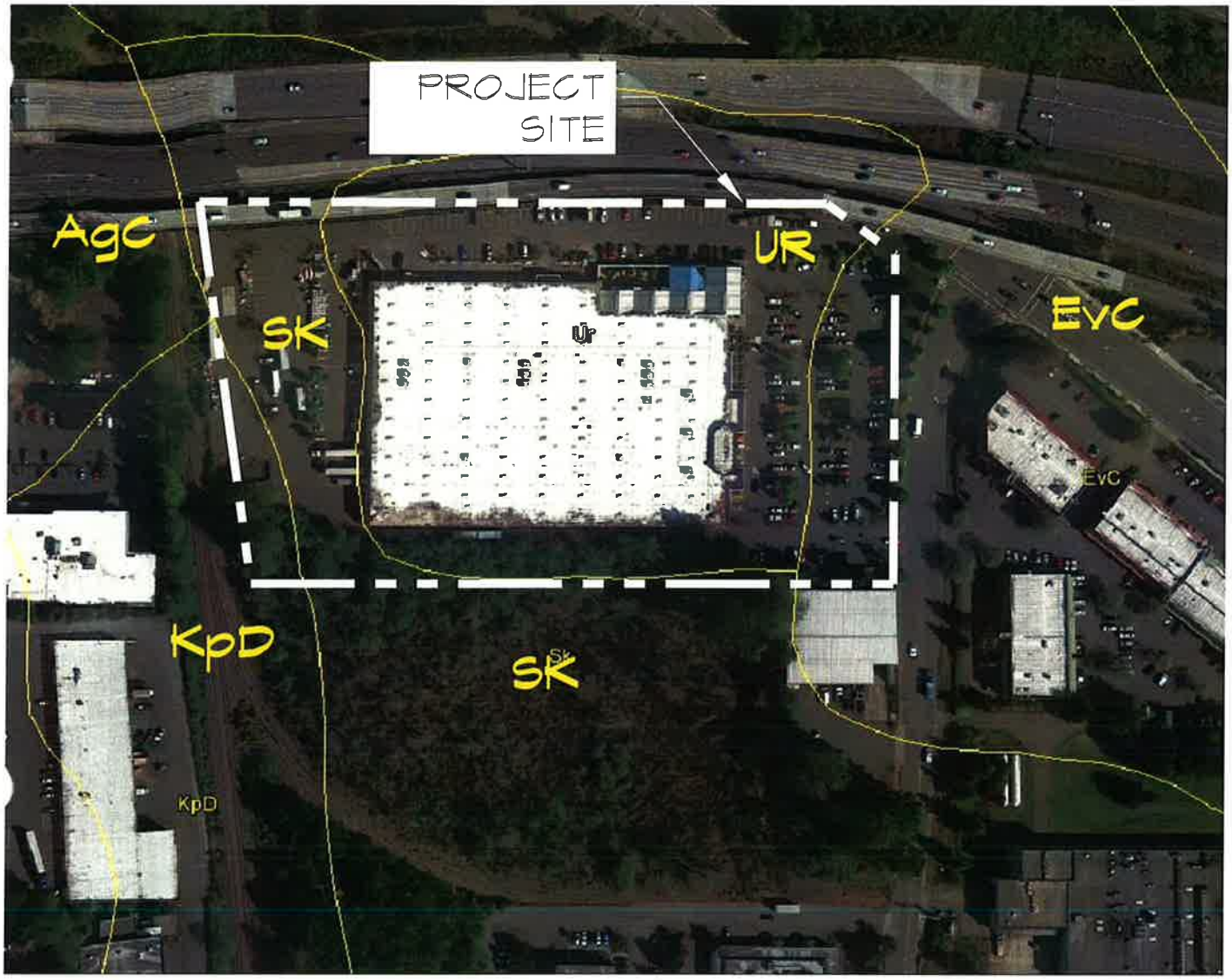

LEGEND

TYPE	DESCRIPTION, SLOPES
UR	URBAN LAND
SK	SEATTLE MUCK
KpD	KITSAP SILT LOAM
AgC	ALDERWOOD GRAVELLY SANDY LOAM
EvC	EVERETT GRAVELLY SANDY LOAM

SOURCE: SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY. AVAILABLE ONLINE AT http://websoilsurvey.nrcs.usda.gov/. ACCESSED DECEMBER 7 2015

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FIGURE #3

NRCS SOIL MAP

BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	ELW	1566

SCALE NTS

DATE 12-7-2015

REVISED

3

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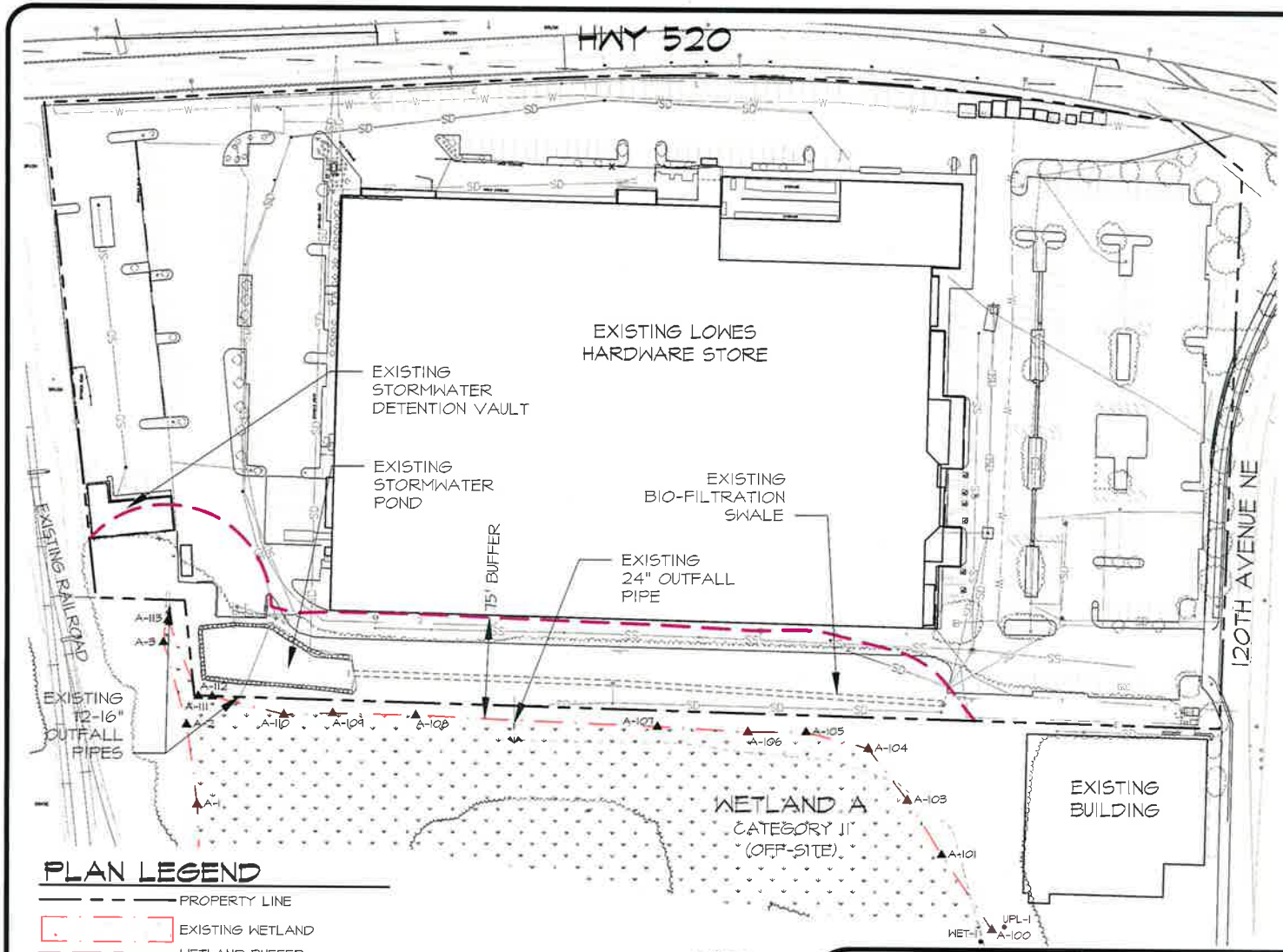

VICINITY MAP

NTS

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 12-8-2015)

CONTACTS

APPLICANT

NAME: NORTHWEST FINANCIAL GROUP, INC.

ARCHITECT/SURVEYOR

NAME: STANTEC
ADDRESS: 38 TECHNOLOGY DRIVE SUITE 100
IRVINE CA 92618-5312
PHONE: (949) 923-6903
CONTACT: LARRY TIDBALL, ARCHITECT

ENGINEER

NAME: DAVID EVANS AND ASSOCIATES, INC.
ADDRESS: 415 118TH AVE SE, BELLEVUE, WA 98005
PHONE: (425) 519-6504
CONTACT: ANGELA CHUNG PE, LEED-AP

ENVIRONMENTAL CONSULTANT

NAME: TALASAEA CONSULTANTS, INC.
ADDRESS: 15020 BEAR CREEK RD. NE
WOODINVILLE, WA 98077
PHONE: (425) 861-7550
CONTACT: ANN OLSEN, SENIOR PROJECT MANAGER
JENNIFER MARRIOT, PROJECT ECOLOGIST

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER
- DITCH CENTERLINE
- EXISTING CONTOUR
- ▲A-# WETLAND FLAG LOCATION
- •TP-# SOIL TEST PLOT LOCATION
- EXISTING TREES

GRAPHIC SCALE
(IN FEET)
0 40 80 160
SCALE: 1"=80'

NORTH

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FIGURE #4
EXISTING CONDITIONS
CONCEPTUAL MITIGATION PLAN
BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
ABS	ABS	1566

SCALE: NTS
DATE: 12-8-2015
REVISED:

4

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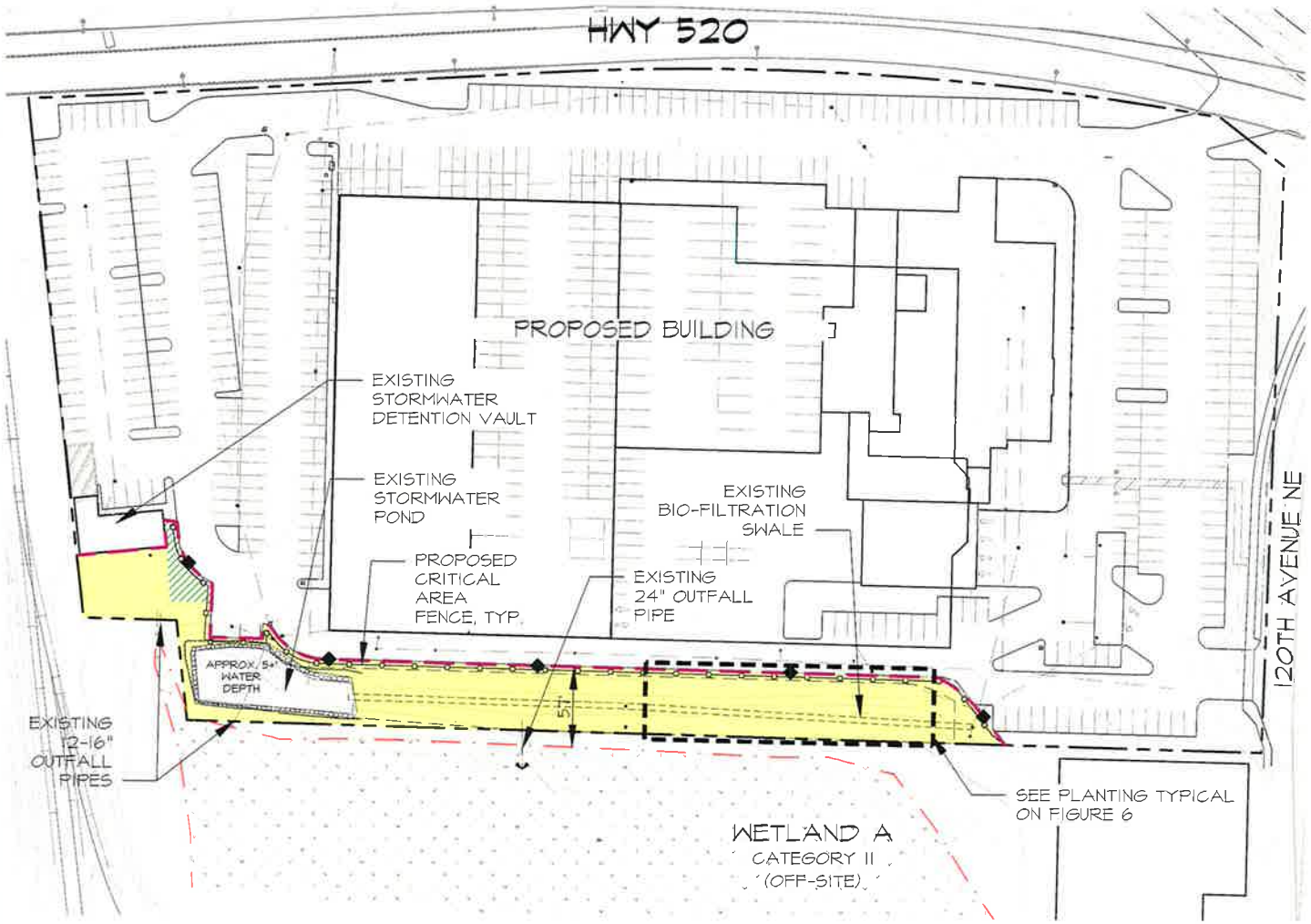
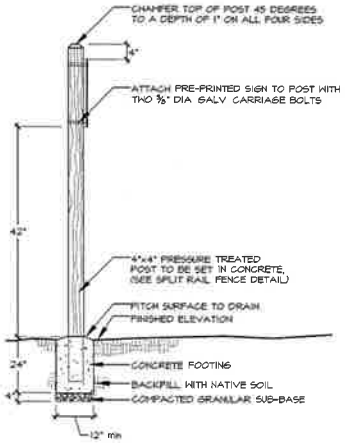


MITIGATION LEGEND

BUFFER ENHANCEMENT

BUFFER ENHANCEMENT	20,084 SF
BUFFER REPLACEMENT	1,024 SF
TOTAL ENHANCEMENT:	21,108 SF

◆ NGPA SIGNS



1 NGPA SIGN DETAIL TYP.
NTS

CONSTRUCTION SEQUENCE

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
2. SURVEY CLEARING LIMITS, FLAG AND PROTECT VEGETATION TO REMAIN.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE CRITICAL AREAS.
4. CLEAR AND GRUB NON-NATIVE/INVASIVE VEGETATION FROM THE WETLAND BUFFER.
5. INSPECT PLANT STOCK AND REVIEW PLANT LAYOUT WITH CONTRACTOR.
6. INSTALL PLANT MATERIAL AS INDICATED ON THE PLANTING PLAN.
7. PROVIDE 3-INCHES OF MULCH AROUND INSTALLED WOODY PLANTS.
8. COMPLETE SITE CLEANUP.
9. INSTALL SPLIT-RAIL FENCE AND CRITICAL AREA SIGNS.

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- POST CONSTRUCTION WETLAND BUFFER

GRAPHIC SCALE
(IN FEET)
0 40 80 160
SCALE: 1"=80'

NORTH

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #5
IMPACTS AND MITIGATION
CONCEPTUAL MITIGATION PLAN
BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
ABS	ABS	1566
SCALE NTS		
DATE 12-8-2015		5
REVISED		

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CANDIDATE PLANT LIST

TREES

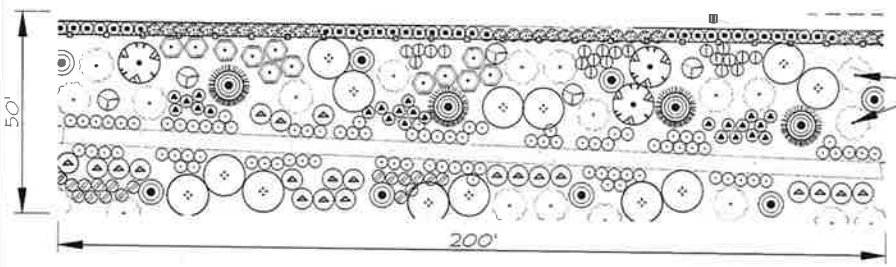
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY.	SPACING	SIZE (MIN.)	NOTES
	THUJA PLICATA	WESTERN RED CEDAR	FAC	13	AS SHOWN	2-3' HT.	2 GAL., FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	FAC	6	AS SHOWN	4-5' HT.	B&B, FULL & BUSHY

SMALL TREES & LARGE SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY.	SPACING	SIZE (MIN.)	NOTES
	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	FAC	5	AS SHOWN	4' HT.	SINGLE TRUNK, WELL BRANCHED
	OEMLERIA CERASIFORMIS	INDIAN PLUM	FACU	8	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
	HOLODISCUS DISCOLOR	OCEAN SPRAY	FACU	59	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
	ACER CIRCINATUM	VINE MAPLE	FAC	21	AS SHOWN	4' HT.	MULTI-STEM (3 MIN.)
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	FACW	33	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)

MASSING SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY.	SPACING	SIZE (MIN.)	NOTES
	CORNUS ALBA (SERICEA)	RED-OSIER DOGWOOD	FACW	139	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)
	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	FAC	38	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	FACU	59	4' O.C.	18" HT.	FULL & BUSHY
	RUBUS SPECTABILIS	SALMONBERRY	FAC	28	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	FACU	33	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)

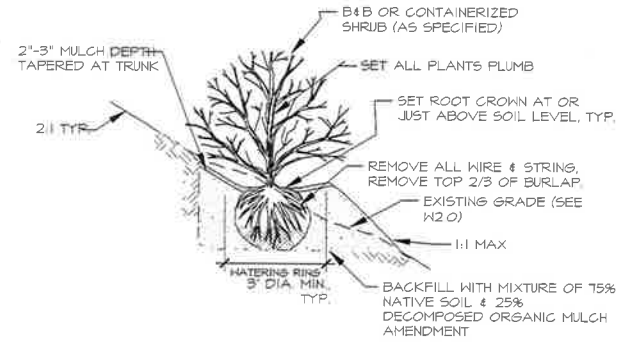


NOTE: PLANT ONLY SHRUBS WITHIN 3' OF EXISTING UTILITY PIPES.

APPROX. LOCATION OF EXISTING/PRESERVED TREE OR SHRUB, TYP.

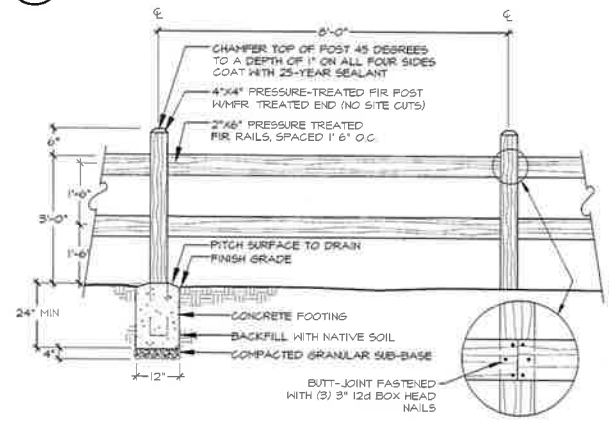
PLANTING TYPICAL

SCALE: 1" = 30'



1 SLOPE PLANTING DETAIL

1"=1'



POST/RAIL CONNECTION

NOTES:
1. RAIL FENCE TO ALIGN WITH LAND GRADIENT
2. TREAT WITH CLEAR PRESERVATIVE UPON COMPLETION OF INSTALLATION
3. ALL FASTENERS TO BE GALVANIZED STEEL.

2 OPEN 2-BOARD FENCE DETAIL

NTS

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #6
CANDIDATE PLANT LIST, PLANTING TYPICAL & DETAILS
CONCEPTUAL MITIGATION PLAN
BELLEVUE BMW
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
ABS	ABS	1566

SCALE: NTS
DATE: 12-8-2015
REVISED
6

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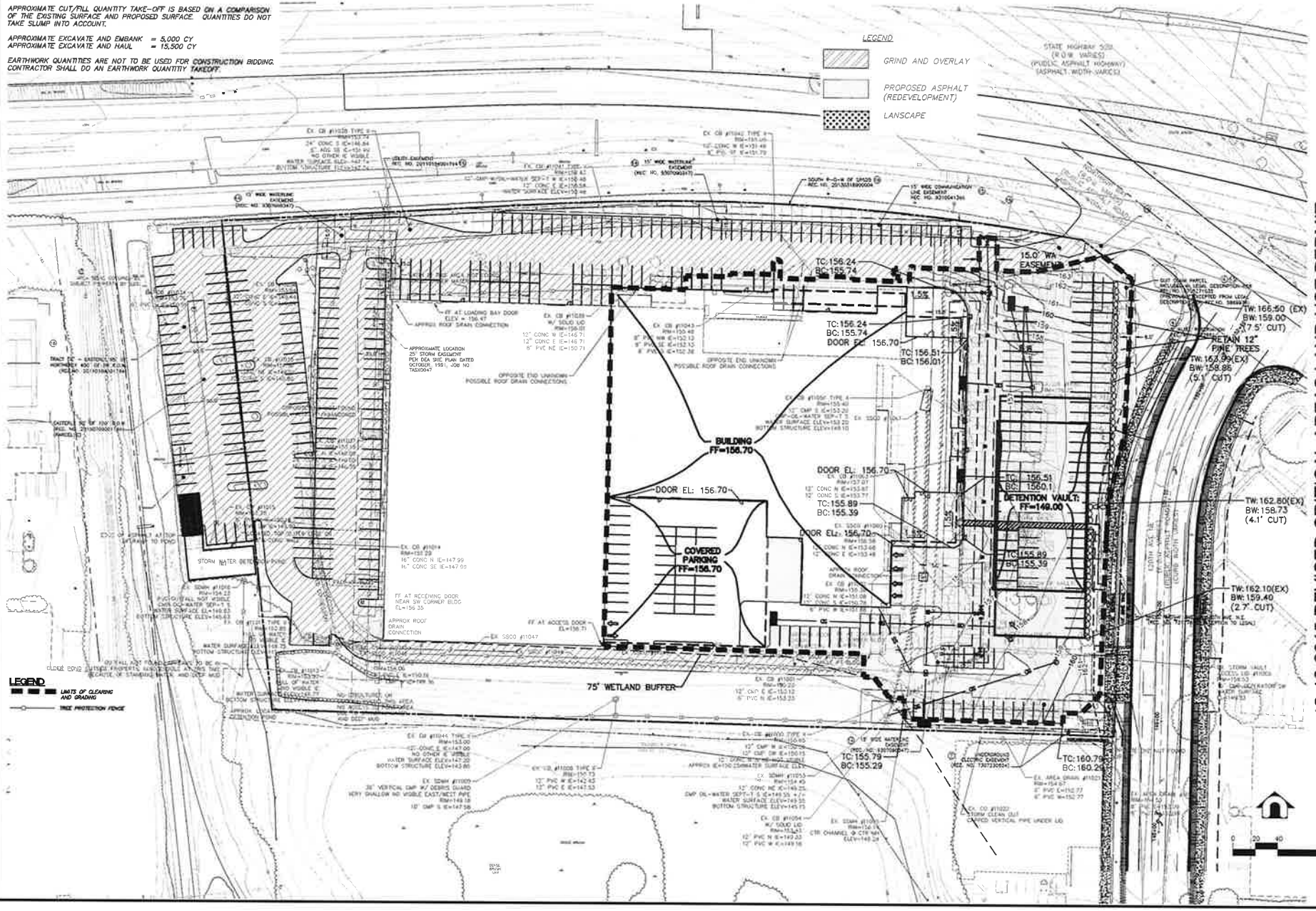
EARTHWORK NOTE:

APPROXIMATE CUT/FILL QUANTITY TAKE-OFF IS BASED ON A COMPARISON OF THE EXISTING SURFACE AND PROPOSED SURFACE. QUANTITIES DO NOT TAKE SLUMP INTO ACCOUNT.

APPROXIMATE EXCAVATE AND EMBANK = 5,000 CY
APPROXIMATE EXCAVATE AND HAUL = 15,500 CY

EARTHWORK QUANTITIES ARE NOT TO BE USED FOR CONSTRUCTION BIDDING. CONTRACTOR SHALL DO AN EARTHWORK QUANTITY TAKEOFF.

NW ¼, SECTION 28, TOWNSHIP 25 N, RANGE 5 E, W.M.



12-16-2015 REVISED CRITICAL AREAS LAND USE PERMIT

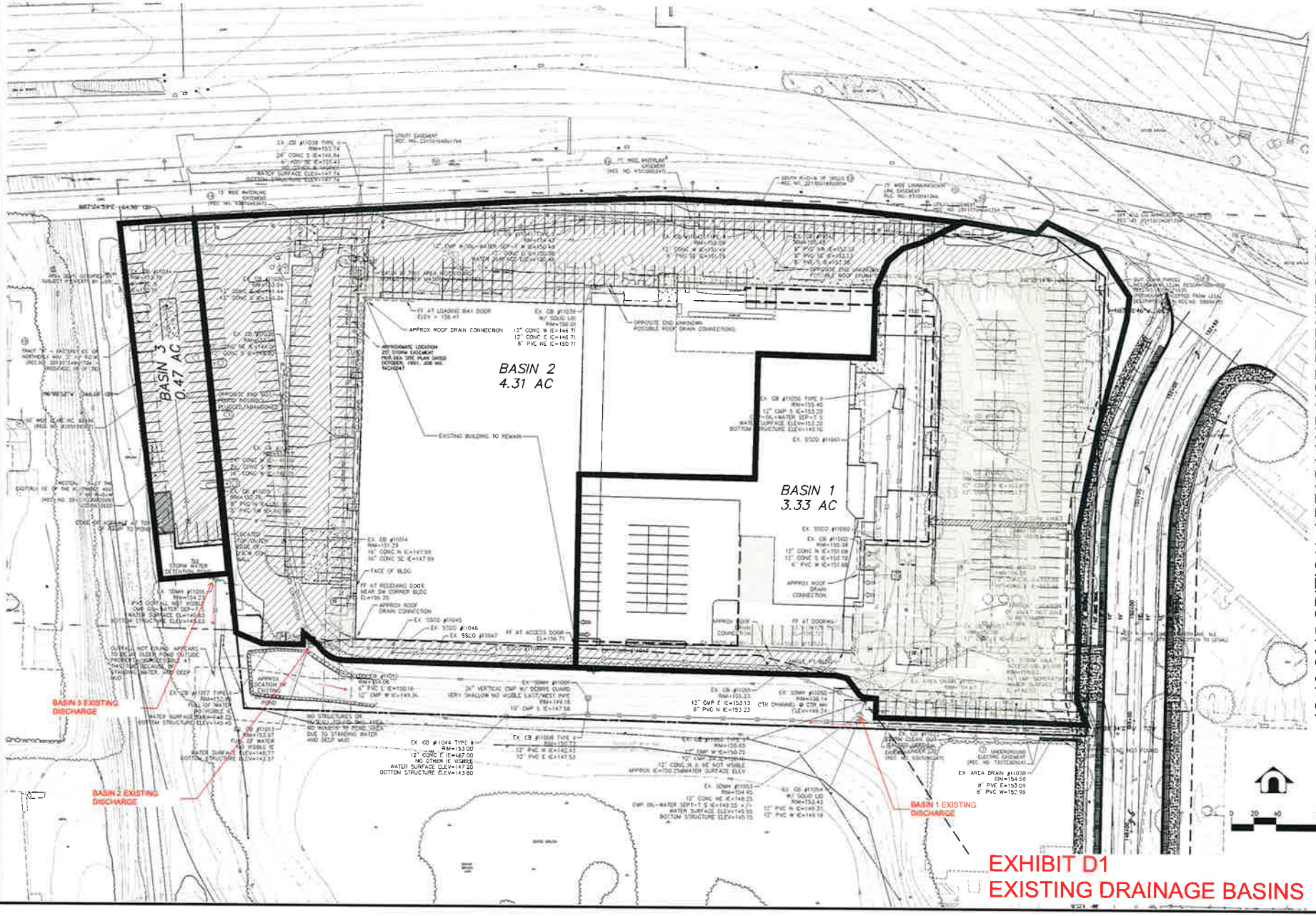
BMW OF BELLEVUE
PRELIMINARY CLEARING AND GRADING PLAN
11959 NORTHUP WAY
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425 519 6500

REVISIONS: APPD.

DATE: DECEMBER 2015
DESIGN: AGC
DRAWN: GHF
CHECKED: AGC
REVISION NUMBER:
SCALE: AS NOTED
PROJECT NUMBER: STNA0001
DRAWING FILE:
SHEET NO.
OF

NW ¼, SECTION 28, TOWNSHIP 25 N, RANGE 5 E, W.M.



12-10-2015 CRITICAL AREAS LAND USE PERMIT SUBMITTAL

BMW OF BELLEVUE

DRAINAGE BASINS

11959 NORTHUP WAY
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS:	APPD.

DATE: SEPTEMBER 2015
DESIGN: AGC
DRAWN: GLE
CHECKED: AGC
REVISION NUMBER:
SCALE: AS NOTED
PROJECT NUMBER: STNA0001
DRAWING FILE:
SHEET NO.
OF

NW ¼, SECTION 28, TOWNSHIP 25 N, RANGE 5 E, W.M.

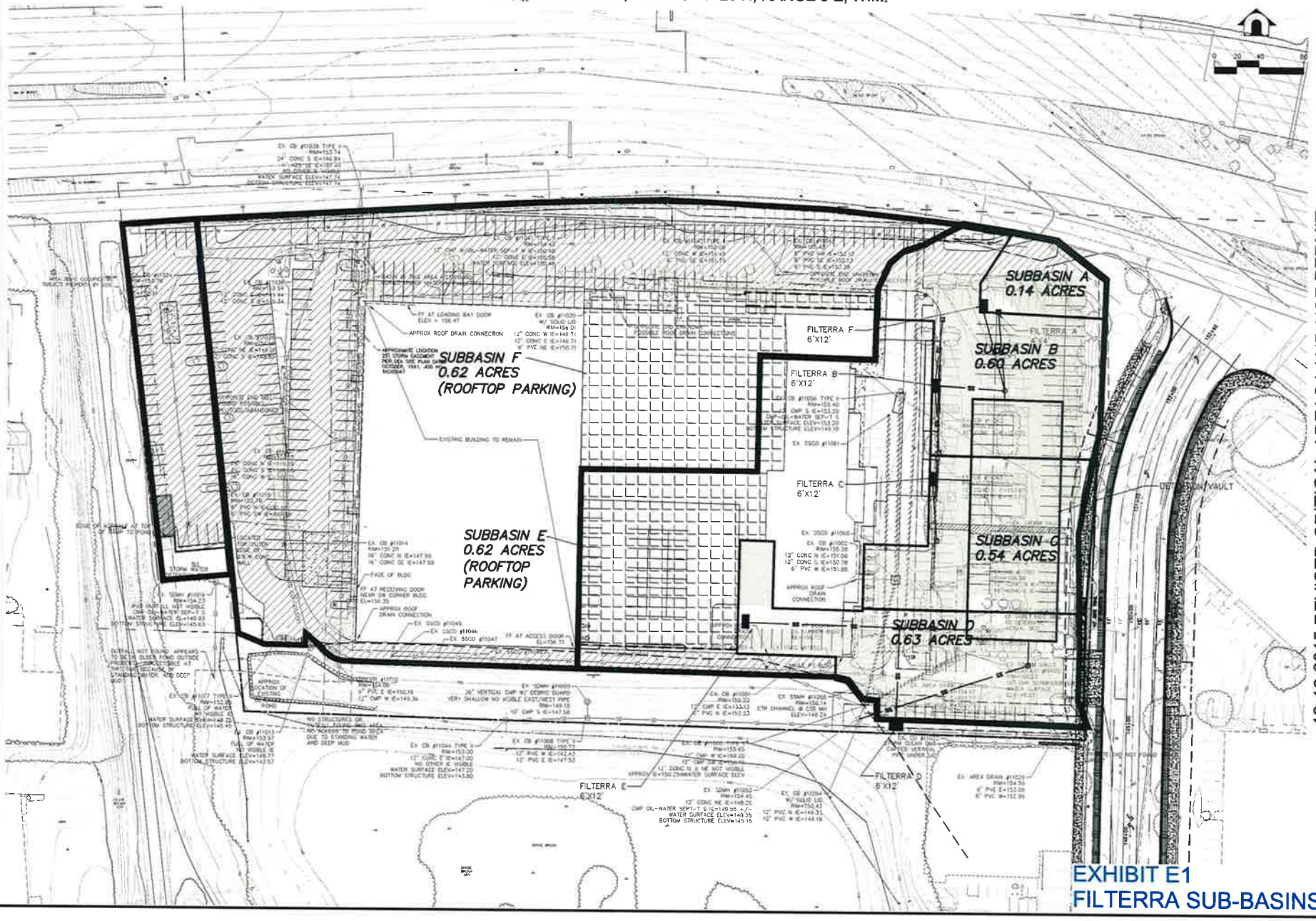


EXHIBIT E1
FILTERRA SUB-BASINS

12-16-2015 REVISED CRITICAL AREAS LAND USE PERMIT

BMW OF BELLEVUE

FILTERRA BASINS

11959 NORTHUP WAY
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue, Washington 98005
Phone: 425 519 6500

REVISION:	APPD.

DATE: DECEMBER 2015
DESIGN: AGC
DRAWN: GRZ
CHECKED: AGC
REVISION NUMBER:
SCALE: AS NOTED
PROJECT NUMBER: STNA0001
DRAWING FILE:
SHEET NO.
OF

Attachment B – Certificate of Concurrency

CERTIFICATE OF CONCURRENCY

BMW OF BELLEVUE

This certificate documents the Transportation Department Director's decision that the development project at 11959 Northup Way (File No. 15-129670 LO) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 86 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Critical Areas Land Use Permit decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

4/21/2016

Date

Certificate No. 98

Attachment C – Environmental Checklist

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

roperty Owner: WPC REIT Merger Sub Inc.

Proponent: Northwest Financial Group, Inc / DBA BMW of Bellevue

Contact Person: Larry Tidball
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: Stantec Architecture
38 Technology Drive, Suite 100 Irvine, CA 92618-5312

Phone: (949) 923-6903

Proposal Title: BMW of Bellevue

Proposal Location: South of Northrup Way and SR-520 and west of 120th Ave. NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The project involves replacement of the existing Lowe's Home Center with a BMW automobile dealership. The redevelopment will result in a net decrease of approx.
2. Acreage of site: 8.85 ac.
3. Number of dwelling units/buildings to be demolished: None.
4. Number of dwelling units/buildings to be constructed: None.
5. Square footage of buildings to be demolished: approx. 85,000 SF 80,220 SF
6. Square footage of buildings to be constructed: 134,565 SF 152,969 SF (includes 61,178 SF to remain of existing Lowe's bldg)
7. Quantity of earth movement (in cubic yards): 5k CY fill15.5k cut
8. Proposed land use: Automobile dealership
9. Design features, including building height, number of stories and proposed exterior materials:
   Building ht. - 45 ft.; 1-story structure with mezzanine, and rooftop parking 703 stalls
10. Other
   See Appendix A of this Environmental Checklist for additional project details
   See file

Estimated date of completion of the proposal or timing of phasing:

Start construction by November 2017, Completion mid-2018.

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

There are no plans for future additions, expansion, or further activity related to this proposal.

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

Transportation Impact Analysis, TENW, 2015
Critical Areas Assessment Report, TALASAEA, 2015
Lighting Study

Storm drainage rept by David Evans + Assoc dated 12/2015

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.

There are no known applications pending for approval that would directly affect property associate with this proposed action.

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.

Critical Areas Permit, Building Permit
See Appendix A to this Environmental Checklist for a complete list of permits.

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 and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approximately 33%

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

Soils in the vicinity of the site are classified as Urban Land, and consists of clayey soils that have very slow infiltration rates. Based on the development nature of the site, the specific soils underlying the building are likely to have been modified through cutting, grading, filling and shaping for urban development.

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

The Puget Sound region is a seismically active region, thus the site could experience seismic activity. Design according to the parameters of the International Building Code would address seismic risks.

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

It is estimated that excavation for the Proposed Action would result in the removal of approximately 15,500 cubic yards of earth as part of construction activities on the site, and approximately 5,000 cubic yards of fill would be required.

A CSWPPP will be req'd per BCC 23.76.090

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

Yes, but standard erosion control BMP's should be sufficient to minimize erosion.

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

Approximately 82 percent of the project site will be covered with impervious surfaces after project construction. This is a small improvement in pervious surface area from the existing condition.

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

A Stromwater Pollution Prevention Plan will be included for the contractor to follow. This plan includes requirements for cover soil stockpiles, quarry spall site entrance, catch basin protection, etc.

TESP per BCC 23:76

BCC 23.76.090 CSWPPP

2. AIR

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

See Appendix A (2.a.) for a detailed response to this question.

b. 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 odors that may affect the proposed project have been identified.

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

Construction dust suppressant measures per BCC 23.76

The following measures could be implemented to control emissions and/or dust during construction:
-During demolition, excavation and construction, debris and exposed areas would be sprinkled as necessary to control dust; a truck wash and quarry spall areas would be provided on-site prior to the construction vehicles exiting the site; and truck loads and routes would be monitored to minimize dust-related impacts.
-Using well-maintained equipment would reduce emission from construction equipment and construction-related trucks as would avoiding prolonged periods of vehicle idling.
-Using electrically operated small tools in place of gas powered small tools, wherever feasible.
-Trucking building materials to and from the project site would be scheduled and coordinated to minimize

Scan RCW 46.61.655 for covered loads.

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.

There is an approximately 4.5-acre riparian wetland adjacent to and south of the project site. This wetland has been categorized as a palustrine forested wetland. As well, the West Tributary of Goff Creek (and subsequently Kelsey Creek) is located directly south and west of the site. See Appendix C for a Critical Areas Assessment Report.

(2) 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.

Yes, project work occur within 200 feet of the wetland located directly to the south of 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.

No fill or dredge material would be placed in or removed from any surface water body as a result of this proposed project.

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

No. The Proposed Action would not require any surface water withdrawals or diversions.

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

No, the site does not lie within a 100-year floodplain.

(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. There would be no discharge of waste materials to surface waters.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

The project would not result in withdrawals or discharges to groundwater.

(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 system(s) are expected to serve.

Waste material would not be discharged into the ground from septic tanks or other sources. The proposed building would be connected to the City's sewer system and will discharge directly to that sewer system.

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.

Rainfall upon the site and building impervious surfaces is expected to create runoff. Catch basins will collect water from paved areas. Roof drains will collect runoff from the roof area. The City's storm water system adjacent to the site lies within the West Tributary Basin.

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

This is not anticipated.

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

The Proposed Action would comply with applicable requirements relating to surface water runoff control and water quality including the City's Drainage Control Ordinance.

CSWPPP
per BCC 23.76.090
BCC 24.06
Utility Code

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [ ] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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

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

Some of existing landscaping and trees in the surface parking lot areas would be removed and be replaced with new trees within the new parking lot configuration.

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

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

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

The mitigation measures include restoration of the bioswale in the wetlands buffer area with native species.

5. ANIMALS

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

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] 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.

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

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

The site is not part of a migration route.

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

No impacts are anticipated and no measures are proposed to preserve or enhance wildlife.

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 need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be used for project heating, cooling, hot water and lighting.

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

No significant solar access-associated impacts are anticipated relative to adjacent properties.

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

The project would be LEED certified.

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.

There are no known environmental health hazards that could occur as a result of this proposal. A Phase I Environmental Site Assessment has been completed for the site (Appendix D) and identified Recognized Environmental Concerns (RECs) and potential vapor encroachment conditions in association with current and historic operations at the site. The RECs are associated with three underground storage tanks; two USTs

(1) Describe special emergency services that might be required.

No special emergency services are anticipated to be required as a result of this Proposed Action. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may on occasion be needed from the City of Bellevue.

(2) Proposed measures to reduce or control environmental health hazards, if any.

It is assumed that any necessary site cleanup would be conducted in accordance with applicable MTCA requirements. See Appendix D for the Environmental Site Assessment prepared for the site.

b. Noise

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

Traffic noise associated with adjacent streets, particularly SR 520 and I-405, is the main source of noise in the area. Traffic noise is not anticipated to adversely affect the Proposed Action.

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

Construction-related noise would occur as a result of on-site construction activities associated with the Proposed Action. Construction noise would be short-term and would be the most noticeable noise generated at the project site. The Proposed Action would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18); no noise variances are anticipated.

Sound muffling equip. per BCC 9.18

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

As noted, the project would comply with provisions of the City's Noise Controls; specifically; construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal holidays.

Hours of construction per BCC 9.18

8. Land and Shoreline Use

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

See Appendix A (8.a.) for a detailed response to this question.

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

No. There is no evidence that the site has been used for agriculture in the past several decades.

c. Describe any structures on the site.

The site currently contains a 141,398 sq. ft. Lowe's home improvement store and surface parking.

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

Approximately 60% of the existing Lowe's building would be demolished. The remaining portion of the shell of the existing building would remain and would be used as part of the proposed auto dealership.

e. What is the current zoning classification of the site?

The site is currently zoned Bellevue-Redmond - General Commercial (BR-GC).

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

The project site is located in the Bel-Red Subarea and is designated for Retail land use.

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

The project site is not located within the City's designated shoreline boundary.

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

A portion of the adjacent property is wetlands. No wetlands fill is proposed.

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

Approximately 111 people in total would work in the completed project.

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

No residential uses are located on the site and therefore, the Proposed Action would not displace any residents. The existing Lowe's home improvement store located on the site is currently leasing the property from the applicant.

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

No impacts are anticipated and no measures are proposed.

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

See Appendix A (8.i) for a detailed response to this question.

9. Housing

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

The project would include commercial development (car dealership). No residential uses are proposed as part of this project.

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

No housing presently exists on-site and non would be eliminated.

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

No housing impacts would occur and no mitigation is necessary.

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?

The tallest height of the BMW of Bellevue building would be 45 feet, and principal exterior building materials

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

See Appendix A (10.b) for a detailed response to this question.

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

No aesthetic impacts are anticipated and no measures are proposed.

11. Light and Glare

cutoff shields per LUC 20.20.522

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

See Appendix A (11.a) for a detailed response to this question.

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

No. Light and glare associated with the Proposed Action is not expected to cause a safety hazard nor interfere with views.

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

There are no off-site sources of light or glare that would affect the Proposed Action.

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

Measures to reduce or control light or glare impacts will be included in the lighting study submitted with this application. Measures to reduce spill light and glare will be reviewed to comply with City recommendations at the wetlands buffer area. after business hours all lighting will be dimmed to a minimum level for security only. All parking lot lighting will be directed downward, with no uplighting.

12. Recreation

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

There are no designated or informal recreation opportunities in the immediate site vicinity. The nearest parks are Cherry Crest Park (approx. 0.5 mile to the northeast) and Hidden Valley Sports Park (approx. 0.5 mile to the west).

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

No. The Proposed Action would not displace any existing recreational uses.

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

No impacts to recreational resources would occur and no mitigation is necessary.

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, generally describe.

No places or objects listed on or proposed for historic preservation registers are known on or next to the site.

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

None are on or adjacent to the site.

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

No impacts are anticipated and no mitigation measures are proposed.

14. Transportation

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

See Appendix A (14.a) for a detailed response to this question.

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

Yes, the site is served by public transit.

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

The project would have ~~663~~ 703 parking spaces including covered parking and rooftop parking for auto sales.

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).

No new roads or streets or improvements to existing roads or streets would be required.

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

The project would not use water, rail or air transportation. The project site is in the immediate vicinity of the BNSF Railroad line, which is located directly to the west.

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

The project would generate 180 PM peak hour trips (see Appendix E for details), this is less trips than the current use. A full transportation technical analysis will be prepared and submitted to the City.

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

No traffic impacts are anticipated and no mitigation measures are proposed. See Appendix E for details. As well, a full transportation technical analysis will be prepared and submitted for this project.

15. Public Services

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

It is anticipated that the Proposed Action would generate an incremental need for public services, however, this need would likely be similar to or less than the public service demands generated by the existing Lowe's home improvement store located on the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.

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

No direct impacts are anticipated and no mitigation measures are proposed. It is anticipated that adequate service capacity is available with the Downtown Bellevue area to preclude the need for additional public facilities/services.

16. Utilities

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

All utilities are currently available at the site.

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 - New domestic water connection and fire service connection (Bellevue Utilities)
-Sewer - New side sewer connection to combined sewer system (Bellevue Utilities)
- Natural Gas - New connection (Puget Sound Energy)

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: Tay McCann Date Submitted: 12.10.15