



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 11-117276-LD; 11-117277-LO and 11-117278-LB
Project Name/Address: Toyota of Bellevue
3080 148th Avenue SE
Publish: July 14, 2011
Minimum Comment Period: August 4, 2011

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Site Plan
- Other:

ENVIRONMENTAL CHECKLIST

6/27/11

BACKGROUND INFORMATION

Property Owner: SKYMATT AUTOMOTIVE GROUP INC.
dba Michael's Toyota of Bellevue

Proponent: LANCE MUELLER & ASSOCIATES/ARCHITECTS

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

Address: 130 Lakeside, Suite 250, Seattle, WA 98122

Phone: (206) 325-2553

Proposal Title: TOYOTA OF BELLEVUE, AUTO STORAGE GARAGE

Proposal Location: 3080 – 148th Avenue S.E., Bellevue, WA
(Street address and nearest cross street or intersection). Provide a legal description if available.

Please attach an 8-1/2" 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:** New auto storage garage for new car inventory.
2. **Acreage of site:** 11.9 AC, area of work = 2 AC± for Toyota Storage Garage
3. **Number of dwelling units/buildings to be demolished:** 0
4. **Number of dwelling units/buildings to be constructed:** 0
5. **Square Footage of buildings to be demolished:** 820 s.f. Utility Building
6. **Square footage of buildings to be constructed:** 222,000 s.f.
7. **Quantity of earth movement (in cubic yards):** 3,500 to 4,500 c.y. for garage proposal.
8. **Proposed land use:** Commercial Auto Storage Garage 46 & 5511
9. **Design features, including building height, number of stories and proposed exterior materials:** 3-stories, 4-tiers of parking for approximately 713 cars. 36 to 40 ft. building height. Exterior materials of concrete, steel and concrete stairs. All painted in colors to match existing Toyota Sales & Service building.
10. **Other**

Received
06/27/11
Per: [Signature]

Estimated date of completion of the proposal or timing of phases.

Construction of garage – winter 2012 – winter 2012/2013

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

No

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

Arborist Report by Gilles Consulting on impact and mitigation regarding the Native Growth Protection Area (NGPA).

Critical Areas Report by Earth Solutions NW, LLC for slope setback relief.

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

No

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

Conditional Use, Design Review, Critical Areas Land Use Permit, GD Permit, BB Building Permit, UE Agreement, Fire System & Alarm Permits, ROW Permit, Fire Connection Permit.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

Land Use Reclassification (rezone) Map of existing & proposed zoning.

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
Plan of existing & proposed grading.
Development plans

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

Shoreline Management Permit
Site plan

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:** Flat, Rolling, Hilly, Steep slopes, Mountainous, Other

Mostly flat with low steep slopes to north of proposed building.

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

Greater than 40%, but located in a Native Growth Protection Area to the north of area of work.

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

Sand and gravel native soils.

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

No. See Earth Solutions Report.

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

The site is currently a paved auto storage lot. Asphalt will be removed and the site leveled and footing excavations made. There will be some cuts of up to 3 or 4 ft. at the toe of the slope to the north of the building pad to allow for a fire lane. Rockeries similar to those existing along the slope will be installed if and where required. Estimate cut and fill is from 3,500 to 4,500 c.y. No imported fill is required. Asphalt waste will be hauled to a recycle facility.

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

No, due to limited clearing and grading and construction phase precautions and practices.

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

85%

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

Employ erosion control methods required and/or approved by the City of Bellevue.

2. Air

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

During construction, some dust from clearing and grading. There will be equipment exhaust emissions.

During occupancy, only auto exhaust from moving in and out of garage.

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

No

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

During dry weather, keep soils damp to avoid dust during construction site work.

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.**

No

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

No

- 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.**

N.A.

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

No

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

No

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

No

b. Ground

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

No

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

None

c. Water Runoff (including storm water)

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

Storm water is currently collected on the site in a City approved storm system. The existing system will be modified as required to accommodate the parking structure. The revised system will be reviewed and approved the City.

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

Only if major spill of fuel or construction liquids, which is highly unlikely.

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

During construction, keep storm system free of mud or silt and avoid accidental spills. The site will have an interior sanitary drain system and exterior storm system that complies with City Codes and Regulations.

4. Plants

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

- Deciduous tree: Alder, Maple, Aspen, other
- Evergreen tree: Fir, Cedar, Pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: Cattail, Buttercup, Bulrush, Skunk, Cabbage, other
- Water Plants: Water Lily, Eelgrass, Milfoil, other
- Other types of vegetation – Nursery stock

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

There may be a few existing trees removed at toe of slope at northeast corner of building. Existing storage lot landscape islands will be removed.

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

None known.

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

Any impacts to N.G.P.A. will be mitigated as recommended by Gilles Consulting, Arborist, and as approved by the City.

Landscaping in or at perimeters of some existing parking areas will be modified as required by non-conforming site (LUC 20.20.560). Improvements under this provision will be located at the street frontage, around the Dairy Queen building and at main entry drive next to Dairy Queen.

5. **Animals**

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

[x] Birds: Hawk, Heron, Eagle, Songbirds, others; Starlings, Pigeons
[x] Mammals: Deer, Bear, Elk, Beaver, other; Small Rodents, Squirrels, Mountain
Beaver
[] Fish: Bass, Salmon, Trout, Herring, Shellfish, other

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

None known.

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

Pacific Flyway covers the Puget Sound region.

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

Maintain existing vegetation and add new as required for animal habitat.

6. **Energy and Natural Resources**

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

Electric for lighting and power. Building will be unheated.

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

No

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

Employ Green Construction practices including recycling of pavement and construction debris and use of local materials and high efficiency lighting.

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.**

No

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

None other than normal police and fire services.

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

Comply with L & I Life Safety practices during construction.

b. Noise

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

None

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

Short term – construction equipment noise. Long term – normal traffic on site.
Construction hours 7 am to 5 pm weekdays.

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

No significant noise is generated by this proposal, so there are no special measures to reduce noise.

8. Land and Shoreline Use

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

Site is occupied by an auto sales and service, retail shops and restaurants. To north is a church, to east an auto sales and service facility, to south I-90, to west is the Sun Villa Lanes bowling alley and college parking west of 148th Avenue S.E.

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

No

- c. Describe any structures on the site.**

One and two story commercial structures of concrete, concrete block, stucco and metal siding.

d. Will any existing structures be demolished?

An 800 s.f.± telephone utility structure will be demolished or modified to be incorporated into the parking structure.

e. What is the current zoning classification of the site

CB (Community Business)

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

Commercial

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

N.A.

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

The Native Growth Protection Area on the north edge of the garage site has steep slopes so may be considered as “Environmentally Sensitive”.

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

No new employees would be required as current employees would move cars in and out of the storage garage.

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

None

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

None

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

Project was reviewed by City Staff in a Pre-App meeting, Project 11-105554-DB. A Pre-App notes letter was issued on May 3, 2011 by Carol Haralin, Senior Planner.

9. Housing

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

None

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

None

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

None

10. Aesthetics

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

The top parking level is 36 ft. above grade. Railings and other walls could extend to 45 ft. Principal exterior material will be painted concrete.

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

None

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

Express open architectural stair design with roof elements at southwest and southeast building corners. Concrete shear walls exposed on south, west and east elevations will extend above top floor railing for vertical modulation and incorporate a pattern of reveals that recalls the patterns on the existing Toyota Sales building. The building will be painted with the same colors used on the Toyota Sales/Service building.

11. Light and Glare

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

There will be some glare from autos if they are moved at night. Internal garage lighting will be visible at night, but it will not glare.
May be some new parking and drive site lighting.

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

No

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

None

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

The lighting level in the garage will be relatively low compared to adjacent uses, probably in the range of 15 – 20 fc. Light standards on the top parking level will be setback from building perimeter at least 60 ft. and will be designed so lighting fixtures have glare cut-off shielding. Any new site lighting will have glare cut-off shielding as well.

12. Recreation

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

Coffee shop and restaurants are on-site. Bowling alley is on adjacent lot to west.

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

No.

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

None

13. **Historic and Cultural Preservation**

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

No

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

N.A.

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

N.A.

14. **Transportation**

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

The site has access from 148th Avenue S.E. and S.E. Eastgate Way. Access to local surface streets to I-90 is nearby.

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

Yes, Metro at 148th Avenue S.E. & S.E. Eastgate Way.

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

Existing parking on site is approximately 880 spaces. With the proposed garage, there will be about 1,321. The net increase of 440 will all be stored inventory in the garage.

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

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

No

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

Since the new garage will eliminate the need to drive new cars to and from an off-site leased storage lot, the trips would decrease by at least 125 to 150 trips per day due to this project. Some of those trips would occur at "pm" peak hour, but most would be eliminated earlier in the day.

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

N.A.

15. Public Services

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

No

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

None

16. Utilities

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

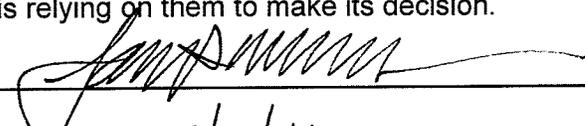
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water is required for hydrants and fire sprinkler system and is available on site – City of Bellevue.

Power is on site - PSE

c. Signature

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

Signature:  _____

Date Submitted: 7/1/11 _____

June 27, 2011

DESCRIPTION OF PROPOSAL & DESIGN INTENT

TOYOTA OF BELLEVUE AUTO STORAGE GARAGE
FUTURE CHANGE OF USE AT SUN VILLA LANES

The proposal consists of a new 3-story, 4 tier parking structure of approximately 220,000 s.f. of parking area for approximately 713 cars. The new structure will be located directly north of the existing Toyota of Bellevue Sales & Service facility and just east of the Sun Villa Lanes building. The garage will provide a net gain of about 440 cars on the site.

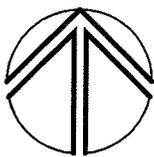
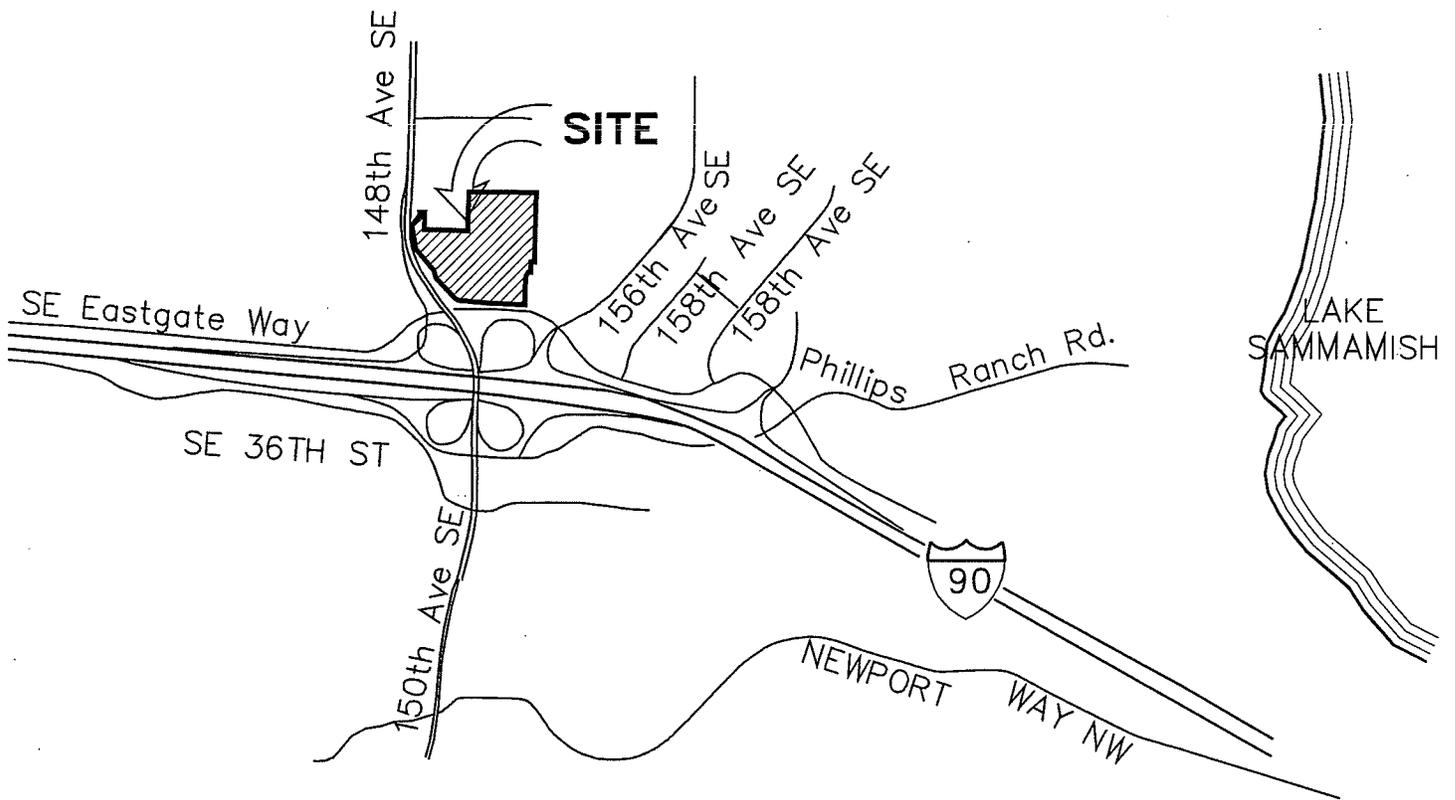
The building will be used only by employees of Toyota of Bellevue to store auto inventory. This project is required to provide auto inventory storage space for the 360± cars currently stored off site on land leased from King County. The lease will expire in 2012. The project will also eliminate from 125 to 150 trips per day to and from the off site storage lot.

The proposed garage is well screened from properties to the west by the Sun Villa Lanes building, and to the north the garage is screened by a sloped area of fairly dense evergreen and deciduous trees. To the east is Chaplin's VW & Subaru and storage yard and service shops. To the south is the back wall of the Toyota of Bellevue, a car wash, the back of retail/restaurant uses and Lil' Jon's restaurant. Views of the garage from the public are limited to the southeast corner of the garage from the entry drive from S.E. Eastgate Way looking north, and the southwest corner as seen from the 148th Avenue S.E. entry, looking east down the rear service drive. At each of these visible areas, there will be a recessed corner with exposed stairs, and a combination of open walls and solid concrete walls for change of materials, pattern and modulation. The stairs will extend above the top level railing height and will have roof elements that provide both visual interest and vertical modulation. The solid concrete walls near the corners will have cast-in reveals in a pattern that recalls the pattern of metal siding panels on the Toyota sales building. The garage will be painted in 3 warm gray/taupe colors as used on the Toyota Sales & Service building.

Most of the Design Review Criteria outlined in L.U.C. 20.251.040 is directed to public accessed retail complexes. This project is mostly screened by existing buildings and will not be accessed by the public either by foot or in their cars. It will have no use other than auto storage, and access will be by employees only. Architectural elements will be similar in pattern, texture and colors to the adjacent Toyota facility and car wash.

Refuse container storage will be relocated to a concrete wall enclosure with metal gates, located for convenient collection truck access on the south side of the garage. The enclosure and gate will be painted to match the existing Toyota facility.

DESIGN REVIEW
APPROVED
JUNE 27, 2011
PERMISSIONS DIVISION



VICINITY MAP

NO SCALE

