



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue 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. 11-125521-AD

Project Name/Address: Amending Part 20.10.440 of the Land Use Code Footnotes to increase the allowable size of service, retail and recreation uses in the Neighborhood Business District.

Publish: November 3, 2011

Minimum Comment Period: November 17, 2011

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Amending Part 20.10.440, Land Use Code Chart Footnotes, to increase the allowable size of service, retail and recreation uses allowed uses in the Neighborhood Business District.

PROPERTY OWNERS' NAME: N/A

PROPOSAL LOCATION: Applies City-wide in the Neighborhood Business (NB) District

PROPOSER'S NAME: City of Bellevue, Development Services Department

CONTACT PERSON'S NAME: Liz Stead, Urban Design Planning Manager

CONTACT PERSON'S ADDRESS: Development Services Department
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-2725

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **General description:** It is contemplated that this LUC amendment would allow service, retail and recreation uses up to 5,000 square feet when the Project Limit is 3 acres or less, and 10,000 square feet when the project limit exceeds 3 acres, amending Part 20.10.440 (Use Chart Footnotes).
2. **Site acreage:** Applies City-wide to NB sites.
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A

8. **Proposed land use:** This proposal is to allow service, retail and restaurant uses in the NB District up to 5,000 square feet if the Project limit is 3 acres or less, and 10,000 square feet if the Project Limit exceeds 3 acres.
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A
10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable):

A public hearing on the proposal is anticipated in December of 2011. Final action by the City Council on the proposed code amendment will follow that public hearing early in 2012.

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

The proposed code amendment would increase the allowable size of service, retail and recreation uses in the Neighborhood Business District. If directed by City Council, we may look at other requirements applicable in the NB zone, such as uses and dimensional requirements in the future.

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

SEPA checklist and threshold determination for this proposed Land Use Code amendment.

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.

N/A

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.

Ordinance adoption by the City Council.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: The proposed Land Use Code (LUC) amendment would allow service, retail and recreation uses in the Neighborhood Business District up to 5,000 square feet if the Project Limit is 3 acres or less, and 10,000 square feet if the Project Limit exceeds 3 acres. The proposed amendment is to Part 20.10.440 (Land Use Chart Footnotes).

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: To comply with the October 17th City Council direction to staff to address the use and size limitations of the NB zone City-wide for sites exceeding 3 acres.

Specify the purpose and need to which the proposal is responding: The proposal responds to the October 17th, 2011, City Council direction to staff to explore easing floor area limitations for certain uses in the Neighborhood Business District to help neighborhood shopping centers remain economically viable.

State the major conclusions, significant areas of controversy and uncertainty: Most of the City's neighborhood shopping centers have struggled to remain economically viable over time as neighborhood demographics changed and nearby competition increased. The floor area limitations were established long before the economic decline of neighborhood shopping centers. Potential neighborhood commercial tenants have had to find other venues with floor area limits that fit their business model. Allowing larger floor areas for certain uses could make neighborhood commercial centers more viable. Larger floor plates could also reduce the total number of businesses available to serve the surrounding community. The goal is to find a balance that promotes the economic well being of neighborhood commercial centers and continues to protect quality of life within the surrounding neighborhood.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: The proposed LUCA would increase the floor area limits for service, retail and recreation uses city-wide in the NB District. Allowing a broader cross section of the market to locate in a neighborhood commercial center it will promote the economic health of neighborhood commercial districts without increasing the overall district size.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a non-project action to improve the economic health of NB Districts City-wide. No significant adverse impacts would result from this action. The proposal could result in fewer businesses within the same commercial footprint. It could also attract larger, traffic-generating uses, such as restaurants, increasing the number of vehicular trips to and from the commercial center. However, the total square footage of all uses and resulting vehicular trips will be partly controlled by the available parking supply for all existing and proposed uses. NB Districts City-wide will not increase in size or number of businesses as a result of this proposal.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed code amendment will not increase the potential impacts to water, air and earth resources.

Proposed measures to avoid or reduce such increases are: N/A

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

The proposed code amendment will not increase the potential impacts to plants and animals as the overall size of the NB Districts will not change.

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A

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

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to project or conserve energy and natural resources are: N/A

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

The proposal will not directly affect any environmentally sensitive areas because none of the NB Districts include critical areas.

Proposed measures to protect such resources or to avoid or reduce impacts are: N/A

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposal will not affect any shoreline areas. The same shoreline overlay regulations will continue to apply to development and redevelopment.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

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

The proposed code amendment is not likely to change demands on the transportation system or public services and utilities. It may result in a shifting of uses and some larger uses than currently allowed.

Proposed measures to reduce or respond to such demand(s) are: N/A

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

No conflicts are known or anticipated.

- D. 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_____

Neighborhood Business (NB) Zones

