

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

**A. BACKGROUND INFORMATION**

---

**PROPOSAL TITLE:** Land Use Code Amendment Regarding Retail Auto Sales in the Office/Limited Business (OLB) Land Use District (File No. pending).

**PROPERTY OWNERS' NAME:** N/A; applies City-wide

**PROPOSAL LOCATION:** Applies City-wide

**PROPONENT'S NAME:** City of Bellevue, Department of Planning and Community Development

**CONTACT PERSON'S NAME:** Michael Bergstrom, Senior Planner

**CONTACT PERSON'S ADDRESS:** Planning & Community Development  
City of Bellevue  
P.O. Box 90012  
Bellevue, WA 98009-9012

**CONTACT PERSON'S PHONE:** 425-452-6866

**BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:**

**1. General description:**

Land Use Code Amendment (LUCA) to amend LUC 20.10.440 – Land Use Charts – Wholesale and Retail Uses in Nonresidential Districts. Specifically, the LUCA would amend “Uses in land use districts – Wholesale and Retail” Note (6) which identifies locations within the Office/Limited Business (OLB) district where Retail Auto Sales is a permitted use by adding a new location in the northwest quadrant of 148<sup>th</sup> Avenue SE and SE Eastgate Way.

**2. Site acreage:** Applies city-wide.

**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 amend the City of Bellevue Land Use Code (LUC) (Title 20 of the Bellevue City Code) to identify an additional geographic area where retail auto sales would be permitted in the OLB district.

9. **Design features, including building height, number of stories and proposed exterior materials:**

No design features are identified by the LUCA. However, retail auto sales in the newly-designated area would be subject to Design Review per LUC Part 20.30F and potentially other conditions.

10. **Other:** N/A

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

Final action on the LUCA by the City Council is expected to occur late winter/early spring 2013.

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

If the proposed LUCA is adopted by the City Council, property owners in the designated area could choose to locate retail auto sales uses on their properties.

**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: Land Use Code Amendment to identify an additional geographic area within the Office/Limited Business (OLB) district where retail auto sales would be permitted. Currently, two such areas exist: One in Wilburton and one in Factoria. The proposed third area would be located in Eastgate, in the northwest quadrant of 148<sup>th</sup> Avenue SE and SE Eastgate Way. Retail auto sales in this area would be subject to Design Review per LUC Part 20.30F.

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

State the proposal's objectives: To capture economic development opportunities by establishing an additional area where retail auto sales is permitted and to support positive reuse of underutilized buildings, while ensuring that such uses exhibit high quality urban design.

Specify the purpose and need to which the proposal is responding: Retail auto sales are an important source of revenue to the City. As dealerships look to expand or relocate due to redevelopment pressures, appropriately-located land needs to be made available to accommodate them. Recent serious inquiries by auto dealership owners and realtors working on behalf of auto dealership owners into the Eastgate area suggest that this area is suitable and desirable for such uses.

State the major conclusions, significant areas of controversy and uncertainty: The major conclusion is that the area proposed for retail auto sales is suitable and desirable for such uses. There are no known significant areas of controversy or uncertainty.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: No issues to be resolved. The alternative course of action would be to not adopt the proposed LUCA. In terms of environmental impacts, the two alternatives are not significantly different.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to provide a regulatory framework for the review, mitigation, and permitting of regional light rail transit uses. There are no significant adverse impacts resulting from that action.

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?**

Adoption of the proposed code amendment will not increase the potential impacts to water, air and earth resources or noise production.

**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?**

Adoption of the proposed code amendment will not increase the potential impacts to plants and animals.

**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 by the adoption of the proposed code amendment.

**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?**

Adoption of the proposed code amendment will not affect environmentally sensitive areas or areas designated or eligible for governmental protection.

**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?**

Adoption of the proposed amendment will not affect any shoreline areas.

**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?**

Adoption of the proposed amendment will not increase demands on transportation or public services and utilities. Any retail auto sales use that is proposed in the future will be reviewed for its potential impacts pursuant to SEPA.

**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:** December 19, 2012