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. 13-122633-LD

Project Name/Address: New Bellevue Nissan

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

Minimum Comment Period: September 26, 2013

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☐ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/11/2013

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).

BACKGROUND INFORMATION

Property Owner: RDG Properties, LLC

Proponent: RDG Properties, LLC

Contact Person: Dennis Boone, AIA
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 6836 Lakeside St SW, Olympia WA 98512

Phone: (360) 791-8926

Proposal Title: The New Bellevue Nissan

Proposal Location: 3235 148th Avenue SE - NW corner of SE Eastgate Way and 148th Ave SE.
(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: Redevelop the project site into a new automobile dealership.
2. Acreage of site: 3.12 Acres
3. Number of dwelling units/buildings to be demolished: 1 building will be demolished
4. Number of dwelling units/buildings to be constructed: No dwelling units or buildings will be constructed.
5. Square footage of buildings to be demolished: Approximately 6,262 sf
6. Square footage of buildings to be constructed: No new buildings will be constructed.
7. Quantity of earth movement (in cubic yards): Approximate quantities: Cut 500 CY, Fill 1,000 CY
8. Proposed land use: Automobile Dealership
9. Design features, including building height, number of stories and proposed exterior materials:

10. Other

Received
AUG 14 2013
Permit Processing

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

The project is will be constructed in one phase and is estimated to be complete by the Spring of 2014.

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.

A geotechnical report, technical information report, and a traffic report will be prepared for this project.

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.

A Pre-Application meeting was held with the City of Bellevue (File Number: 13-117509-DB) on June 26, 2013.

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.

The following permits are anticipated to be required: Design Review, Clear & Grade, Building, Fire Sprinklers and Alarms, Developer Extension Agreement (water and sewer), Right-of-Way, and Demolition.

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)?

A small area of approx. 60% slope exists adjacent to the parking structure stairway.

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.

USDA NCRS classification: An - Arents, Everett material. Not considered prime farmland.

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

None known.

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

Minor filling will take place between the southern parking area and the central portion of the site to level the access and provide connectivity between the two properties. Some minor grading will be required in the northwest region of the site plan to allow access from the showroom floor to the parking garage.

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

Yes, however, erosion and sediment control measures will be implemented per Bellevue standards.

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

Approximately 85%

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

During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting City of Bellevue standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding exposed soils and cleared areas after construction will also reduce the potential for erosion.

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.

During demolition and construction, short term impacts will include dust and exhaust from vehicles and equipment. The completed project will result in vehicle emissions typical of an automobile dealership.

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

None known.

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

All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emission laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emission laws.

During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.

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.

None are known to exist within 400' of the site.

(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.

N/A

(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.

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 system(s) are expected to serve.

Not applicable.

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.

On-site storm water runoff will primarily be generated from building rooftops, parking areas and associated drive aisles. Storm water will be collected, routed through required storm water quality treatment facilities and discharged to existing existing City of Bellevue storm systems.

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

No waste materials will enter ground or surface waters. The proposed site storm water drainage and sewer plans will ensure that all water that is generated from the site will be treated in water quality facilities prior to its release as required by City of Bellevue standards.

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

The storm water runoff will be collected and conveyed to existing and proposed storm water vaults in conformance with the City of Bellevue standards. Please see the Preliminary Storm Drainage Report and Preliminary Grading and Utility Plans prepared by ESM Consulting Engineers.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [x] other types of vegetation Ornamental Landscaping

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

The proposal will include maintenance, removal, and replacement of ornamental landscaping throughout the site, consistent with a typical new automobile dealership. Please refer to the Landscaping Plan for specific details.

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:

Landscaping will be provided per City of Bellevue code, including maintenance and enhancement of the existing landscaping as well as installation of additional new landscaping.

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:

☑ Birds: hawk, heron, eagle, songbirds, other:

☑ Mammals: deer, bear, elk, beaver, other: small rodents

☐ 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.

The Pacific Flyway covers most of Western Washington; however, the site contains no specific routes.

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

None.

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 (power and lighting) and Natural Gas (heating) will be used.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

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

It is unlikely under normal working conditions that environmental health hazards would be encountered. All project-related construction will meet or exceed current local, state and federal laws.

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

None anticipated.

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

State regulations regarding safety and the handling of hazardousmaterials will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized

b. Noise

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

The primary noise source near the project site is from vehicular traffic on I-90 to the south. The traffic noise along this highway and surrounding roads is not project related or generated, and is not anticipated to greatly affect the proposed project.

(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.

Short term noises will include demolition and construction activities. Construction hours are limited to 7 am to 6 pm, Monday through Friday, and 9 am to 6 pm on Saturdays. No construction noise will occur on Sundays and holidays. Long term noises will be limited to vehicles and maintenance operations which will also follow City noise regulations.

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

No additional measures are proposed.

8. Land and Shoreline Use

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

The site contains vacant facilities and office uses. A hotel, restaurant and offices

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

No.

c. Describe any structures on the site.

A 5-story parking garage, a 38,000 sf athletic club and a 6,200 sf office building.

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

The small office building will be completely demolished and the fitness facility will be partially demolished.

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

OLB (Office and Limited Business) Land Use District.

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

OLB (Office and Limited Business).

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? If so, specify.

No.

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

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

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:

The project will be reviewed for compliance with the zoning and development standards of the City of Bellevue during the Design Review Process.

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 existing parking structure is approximately 41.5' tall.

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

None.

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

None.

11. Light and Glare

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

The project will include parking lot and building lights as well as vehicle headlights occurring at night.

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

No.

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

None.

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

None proposed.

12. Recreation

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

Bellevue College is located approximately 1/4 mile north of the site and contains both formal and informal recreation activities.

b. Would the proposed project displace any existing recreational 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, generally describe.

None known.

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

None known.

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

None.

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.

The site is on SE Eastgate Way which connects to both I-90 and 148th Ave SE, which are major corridors.

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

The nearest bus stop is located approx. 430' west of the site on SE Eastgate Way.

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

The finished project will have approximately 183 parking spaces outside of the parking 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 the 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.

The PM Peak hour trips for the Nissan Dealership will be 72 trips.

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

Transportation impacts will be offset by a Traffic Impact Fee that will be paid by the applicant.

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.

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 and Sewer - City of Bellevue; Electricity and Natural Gas - PSE; Refuse - Waste Management; Telephone - Century Link.

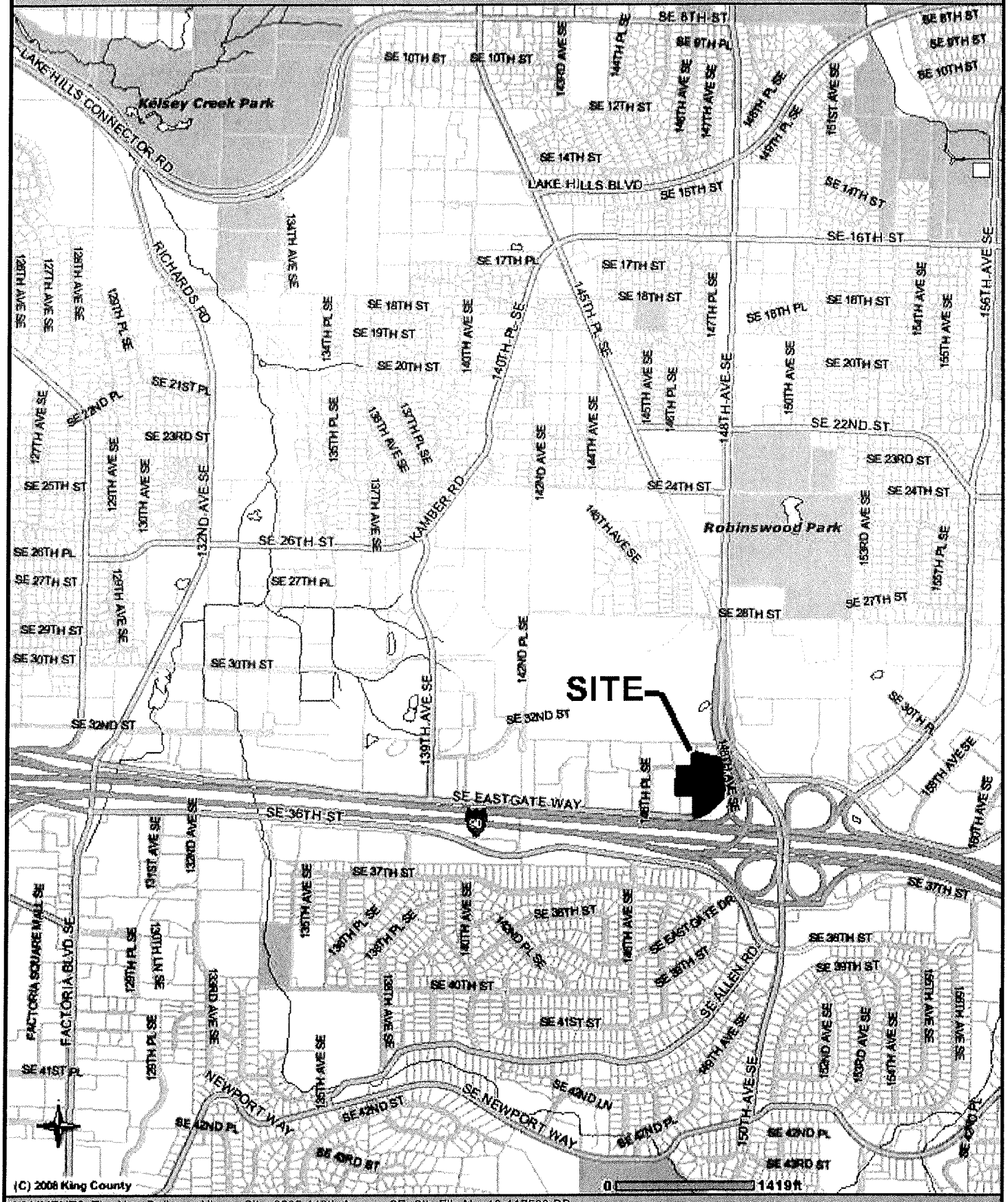
Signature

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..... Evan Mann - ESM Consulting

Date Submitted..... 8-14-13

Vicinity Map



COMMENTS: The New Bellevue Nissan Site, 3235 148th Avenue SE, City File No. 13-117509-DB

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Date: 7/31/2013 Source: King County iMAP - Property Information (http://www.metrokc.gov/GIS/iMAP)

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