



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Target Bellevue Rezone

**LOCATION OF PROPOSAL:** 200 116<sup>th</sup> Avenue NE

**DESCRIPTION OF PROPOSAL:**

Proposal to rezone 4.95-acre site in the Wilburton/NE 8<sup>th</sup> Street Subarea from General Commercial (GC) to Community Business (CB), as anticipated in Comprehensive Plan Policy S-WI-3.

**FILE NUMBERS: 14-130500-LQ**

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 p.m. on May 22, 2014.
- 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 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals 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.

Came V. Holland  
 Environmental Coordinator

5/8/14  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
 State Department of Ecology,  
 Army Corps of Engineers  
 Attorney General  
 Muckleshoot Indian Tribe

*Sally Nichols  
May 1, 2014*

**ENVIRONMENTAL CHECKLIST**

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:** KG Investment Management ✓

**Proponent:** Target Corporation ✓

**Contact Person:** Michael Cerbone, AICP ✓

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

**Address:** 5415 SW Westgate Drive, Suite 100, Portland, Oregon 97221 ✓

**Phone:** (503) 419-2500 ✓

**Proposal Title:** Target Bellevue ✓

**Proposal Location:** 126 116th Ave NE, Bellevue, WA 98004 (SE Corner of 116th Ave & future 4th Street NE) (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: Proposal to rezone property from General Commercial (GC) to Community Business (CB). The zone change is an independent application to be processed prior to the City considering a Design Review application for 160,000 sq ft of retail. In order to allow for the proposed retail development, the requested zone change will need approval. The proposed rezone of the property itself is a non-project action, however there are subsequent approvals which relate to the forthcoming Design Review which allow the Applicant to answer the SEPA checklist questions. The applicant is viewing this Rezone as the first step in the list of approvals which will be required to allow the property to be redeveloped. *Allowed per conditions of Comp. Plan Policy 5-W1-3.* ✓
2. Acreage of site: +/- 4.95 Acres ✓
3. Number of dwelling units/buildings to be demolished: No building demo proposed as part of rezone ✓
4. Number of dwelling units/buildings to be constructed: No construction proposed with rezone ✓
5. Square footage of buildings to be demolished: No building demo proposed as part of rezone. Future development of the site will be the subject of project specific applications and would involve demolition of ~~20,300 SF~~ 20,300 SF *abandoned bldg.* ✓
6. Square footage of buildings to be constructed: No construction proposed with rezone. Future development of the site will be the subject of project specific applications and involve construction of 160,000 SF of retail and 214,000 SF of parking *approx 150,000* ✓
7. Quantity of earth movement (in cubic yards): No earth movement proposed with rezone. Future development of the site will be the subject of project specific applications and involve earth movement of 28,000 - cut 28,000, haul off 10,750. ✓
8. Proposed land use: Community Business (CB) zoning for Retail/General Merchandise *UUC. LUC 20.10.020* ✓
9. Design features, including building height, number of stories and proposed exterior materials: Please see attached project description. The rezone itself is a non-project action, but the rezone will facilitate development of a Target store and for tenant-lease retail store. *above.* *approx. \** ✓
10. Other: The zone change is processed concurrent with a Design review application for 150,000 sq ft of retail. In order to allow for the proposed development the requested zone change as well as text amendment will need approval. ✓

*\* actual sq. footage will be reviewed under Target store design review.*

*DR application waiting incomplete, awaiting rezone recommendation. DR approval won't be final until rezone final approval by Council.*

*LN*

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

The Rezone is planned for May/June 2014. *w/ Council Approval in July, 2014.*

Other actions that are not part of the non-project rezone would be processed separately will also occur in 2014. Design review for future project specific applications will occur in July 2014. A Land Use Code text amendment and development agreement to allow single use retail to exceed 100,000 sf subject to design standards would occur in May-June 2014. Site permits and grading is planned for summer 2014. Site and building construction to take place July 2014 through September 2015. *approval* *after rezone approval.* *permit review.*

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

Yes, concurrent with the rezone, the applicant is submitting design review for approval of a proposed *approx 135,000* 146,048 sq. ft. Target, street level 15,000 sq. ft. retail space and approximately 500 parking spaces. Pending approval of the rezone and city-sponsored text amendment, the design review application will be considered.

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

The Applicant has undertaken a Phase I Environmental Assessment and Geotechnical Review. Pending rezone approval the proposed Target, parking structure and retail space will occupy what is currently a parking lot with structures. As a result, no new improvements are proposed that would impact any known environmental areas on site. *impact to critical area will be reviewed under critical area land use permit, w/ will be reviewed concurrently w/ Design Review.*

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. *extension* *CIP*

No pending approvals are necessary or expected for the project. 4th Street NE is a City of Bellevue project and is *under* planned for construction, *w/ completion in Nov., 2014.* beginning in 2013. 4th street parallels the north property line of the site.

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 subject application is for a non-project rezone. No other applications are required for the rezone to be approved. *already done and be waived.* *auxiliary permits including building &*

Separate applications will be processed for a future proposed project improvement, which will require a Pre-Application Conference, Administrative Design Review, and clearing and grading permit. The applicant also requests that the City initiate a *Land Use Code* text amendment to allow retail buildings in the CB district to exceed 100,000 sq. ft.

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)? ✓

55%

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. ✓

**Alderwood gravelly sandy loam and Urban land. Alderwood is statewide significant farmland.**

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

**The site does not contain surface indications of unstable soils, nor is there a history of the same in the immediate vicinity.**

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

**None proposed with this rezone request. ✓**

**The future development of the site will be reviewed under a separate application process. It will require a clearing and grading permit. Approximately 28,000 CY will be cut from the site, 17,250 CY will be used as fill for the project and 10,250 CY will be hauled off site.**

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

**No erosion will occur as a result of the rezone. Erosion may result from future projects in the new zone, such as from clearing of the existing structures and construction of the new structures. Any new construction will be required to comply with city codes.**

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

**The subject proposal is a non-project rezone. The proposed CB zoning will allow 85% lot coverage. The current GC zoning also allows 85% lot coverage. So, the rezone is not expected to have any adverse impacts from impervious surface coverage beyond that already anticipated.**

**The future development will be reviewed under a separate application process described above. It will comply with applicable codes and lot coverage restrictions. With the future project action, it is anticipated that approximately 80% of the site (60% building, 20% asphalt) will be covered with impervious surfaces.**

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

**The non-project rezone will not authorize construction. Project-specific approvals will follow and will impose project mitigation. All construction activities will be carefully planned and coordinated to ensure minimal chance of erosion. Erosion impacts will be minimized by strict adherence to the BMPs as defined in The Puget Sound Stormwater Control Manual and those specific requirements identified by the City of Bellevue. To avoid potential erosion impacts, professional landscaping and maintenance of all open space areas will occur.**

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.

**The proposed rezone would not generate any additional air emissions. During the subsequent development of the site, best management practices will be utilized to control dust emissions.**

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

**There are no known off-site sources of emissions or odor that might affect development in the subject area. Current sources of off-site emissions are limited to emissions from automobile traffic on the local roads.**

*LWC 20.20.010*

*Reviewed under project specific SEPA review.*

*TW*

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: ✓  
**The non-project rezone will not authorize construction. Project-specific approvals will follow and will impose project mitigation. For example, to reduce dust emissions during construction, exposed areas can be sprinkled with water during dust-generating activities. Best Management Practices (BMPs) can also be implemented to control erosion and sedimentation on-site which will also help reduce dust emissions. Prior to conducting any work on site the applicant will apply for and receive a clearing and grading permit. All work will be completed consistent with federal, state and permit requirements.**

### 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. ✓

**Sturtevant Creek runs north-south approximately 500 feet from the western edge of the site. This creek runs year-round and connects to Mercer Slough and Lake Bellevue. A wetland is located approximately 205 feet from the southwest corner 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. ✓

**There is no proposed work associated with the rezone request. Existing ROW separates the project from the described waters. The site is approximately 500 feet away from Sturtevant Creek and 205 feet from a wetland.**

- (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 dredge or fill of the water body is proposed.**

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

**The current proposal rezone will not require surface water withdrawals or diversions, nor will the subsequent construction of the proposed retail store.**

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

**The subject property 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. ✓

**The rezone proposal does not involve the discharge of waste materials to surface water. Stormwater quality features will be installed as part of the future project proposal where required to ensure stormwater discharge meets standards for water quality and removal of suspended solids.**

#### b. Ground

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

**The rezone proposal does not involve ground water impacts.** ✓

**No groundwater will be withdrawn with the proposed project. No water will be directly discharged to groundwater. The site will gradually release treated stormwater through infiltration that is detained to current release conditions. During construction the site will need to be dewatered while fill is being placed and utilities are installed.**

- (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.

**The existing development is served by local sewer and water utilities. The proposed development action will not result in discharges into the ground.** ✓

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.

**There is no proposed runoff associated with the rezone request.** ✓

**The proposed future development will generate stormwater runoff from the buildings and other impervious surfaces. The runoff will be conveyed into mechanical treatment systems prior to release into the public stormwater system.**

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

**The rezone will not result in runoff. New Structures proposed as part of the project action will be connected into the City's sanitary sewer system for proper disposal of waste. All runoff generated by impervious surfaces on the site will be collected into the on-site stormwater system. Stormwater will be conveyed into a mechanical treatment system prior to release into the public storm system.**

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

**The proposed non-project rezone will not have any impacts. Any future project actions will comply with applicable stormwater code. The proposed development will have pavement surfaces and open space areas will be sloped such that surface water runoff will be collected and routed to suitable collection points. Erosion impacts resulting from the construction of the proposed project will be minimized by strict adherence to the BMPs as defined in the Puget Sound Stormwater Control Manual.**

#### 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 **Siberian Blackberry (invasive species)**

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

**No vegetation will be removed or altered with the proposed rezone application. Subsequent development of the site will result in removing vegetation from the site to facilitate redevelopment. The majority of the site is occupied by a vacant car dealership. The majority of vegetation that will be removed is comprised of siberian blackberry.**

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:

**No landscaping is proposed with the rezone request. Future commercial development will include new landscaping in areas that are disturbed consistent with City requirements. Where feasible, native or adapted trees, shrubs, and ground cover vegetation will be incorporated into the planting scheme.**

## 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:

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 has not been identified within any known migration route.**

*Pacific Flyway -  
entire Puget Sound region*

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

**Where feasible, native plants will be used throughout the landscaping areas and adjacent the proposed trail**

## 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. ✓

**No energy is required for the rezone. Electricity and natural gas will be required for heating, cooling and building operations for future development.**

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

**The proposal will not affect adjacent properties solar access. Height and setback requirements will be met on future development.**

- 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 future development of the site will meet all city, state and federal energy code requirements.**

## 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 environmental health hazards that could occur as a result of the current development project. Therefore, no special emergency services are required and no measures are proposed to reduce or control environmental health hazards.**

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

**See response to 7.a above.**

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

**See response to 7.a above.**

b. Noise

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

**There is some traffic noise generated by the adjacent public streets and highways. There will be temporary impacts during the construction process. It is not anticipated that such noise will impact the currently proposed development. The enclosed nature of the proposed primary uses eliminates most ambient noises.**

- (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. ✓

**No noise would be generated with the proposed rezone application. Short-term construction noise may occur during the construction period associated with any future project-specific action. Potential long-term noise impacts may include increased traffic flow through and around the site, but would be limited to operating hours of the primary uses and not predicted to be significant or adverse. Mechanical equipment will meet city code.**

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

**No measures are proposed to reduce or control noise as no long-term significant, adverse noise impacts are anticipated for the proposed project.**

8. Land and Shoreline Use

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

**The site was used as a car lot. Adjacent properties include car sales lots, offices and an electrical utility.**

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

**It is unknown if the site was previously used for agriculture, however, the site is currently developed.**

- c. Describe any structures on the site. ✓

**There are three buildings on site consisting of offices, auto repair and car show rooms. According to King County Assessor's Office, one auto showroom of average quality and lot was built in 1965 and the second auto showroom of low quality and lot was built in 1960.**

*all bldgs now abandoned*

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

**No structures will be demolished with this rezone application.**

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

**General Commercial (GC)**

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

**General Commercial/Community Business. The site has long been planned for a rezone to CB.**

*per Policy 5-W1-3*

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

**Not applicable.**

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

**The eastern portion of the site has steep slopes and is designated "critical habitat" area.**

*steep slope*

*WC 20.25H.120*

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

**The proposal is for a non-project rezone. The current GC zoning allows for retail uses, such as nearby Best Buy and Home Depot. The proposed rezoning to CB will allow General Merchandise uses. No people would reside in a completed retail project. The future retail project that is envisioned could employ approximately 150-200 people.**

*WC 20.10.440*

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

**There are currently no housing units on the property. The current structures are vacant.**

- k. Proposed measures to avoid or reduce displacement impacts, if any: ✓  
**No displacement will occur as a result of the proposed rezone.**

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

**This SEPA Checklist is submitted as a part of a rezone application. A project narrative included with this checklist demonstrates compliance with the Bellevue Land Use Code, the Comprehensive Plan, the Washington GMA, and other applicable land use plans for the subject property. All of the proposed uses are allowed outright subject to approval of the requested zone change and text amendment as proposed.**

## 9. Housing

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

**No housing units will be provided with this rezone application.**

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

**The currently proposed commercial development does not include residential uses.**

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

**The currently proposed commercial development does not include residential uses.**

## 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 maximum height in the current GC zone is 30 feet (with an extra story allowed when there is underground parking and an extra 15 feet allowed for rooftop mechanical equipment). The maximum height in the CB zone is 45 feet (with an extra story allowed when there is underground parking and an extra 15 feet allowed for rooftop mechanical equipment).**

**A sample of the type of future development that may occur with the rezone is the proposed future retail store. The tallest height is 75 feet with precast, textured wall systems, clear glass, curtain walls and embossed metal panels.** ✓

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

**No scenic views will be impacted with the proposed rezone.** ✓

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

**The non-project rezone will not have adverse aesthetic impacts. The current zoning allows some big retail stores, such as the nearby Best Buy and Home Depot. The new zoning would allow General Merchandise retail that has more than one type of product for sale. Proposed future development will comply with code requirements. Also, the future project will be subject to administrative design review and will include landscaping and buffers. Quality, durable building materials with a neutral color and materials scheme are proposed and will be confirmed through the Design Review process.** ✓

## 11. Light and Glare

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

**No light or glare associated with the rezone. General site lighting during business hours will occur with redevelopment.** *and will be reviewed under Design Review.*

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

**The proposed improvements to the building and site are not anticipated to increase the light or glare beyond what currently exists today. A photometric plan will be included with the design review application to address site lighting and proper candling to meet the code requirement.**

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

General off-site lighting within the 116th and 4th ROW may spill over into the site.

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

**Temporary flood lighting used during construction activities will be directed in such a way as to avoid disturbance to nearby uses including public right-of-ways. New light sources associated with buildings and roads will be consistent with adjacent developments. Landscaping along the project perimeter will serve to reduce any light and glare impacts.** *Reviewed w/ construction permits.*

## 12. Recreation

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

**Sidewalks are located along existing public streets and a proposed bicycle/pedestrian trail is planned within the abandoned BNSF corridor adjacent to the east property line.**

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

**The proposed action will 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: ✓

**The proposed action will not displace any existing recreational uses. The planned zone change and subsequent development do not impact the development of the future bicycle/pedestrian trail in the BNSF corridor. Upon redevelopment, a new sidewalk on 116<sup>th</sup> will be constructed through the property, and details such as benches are proposed to be located along 4<sup>th</sup> can be addressed through project specific design review.**

## 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. ✓

**There are no known historic or cultural places or objects 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. ✓

**There are no known historic or cultural places or objects on or next to the site.**

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

**In the event that cultural deposits are discovered during construction of future projects, the activity will be halted and a qualified professional archeologist will be contacted.**

## 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 served by 116th Avenue, NE 4th Street and the Highway 405 on/off ramp. See plans** *(incl. extension under construction)*

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

**Yes bus routes are located at 116<sup>th</sup>, 2 bus stops are located at 116<sup>th</sup> Ave NE and NE 2nd Place.**

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

**If the rezone is approved, parking would be provided as provided by city code. For example, the future contemplated Target store project would have approximately 500 parking spaces.**

- 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). ✓

**The City is constructing the NE 4th street project. The proposed rezone will not require other new roads or street or improvements to existing roads or streets.** *Extension*

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

**No. There is an existing rail right-of-way located to the east of the site.** ✓

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

The proposal is for a non-project action and will not in and of itself generate trips. Retail development could occur under either the current GC zoning or the proposed CB zoning. General merchandising retail would be allowed with the rezone, and could be expected to generate traffic. Trip generation is expected to be examined as part of project specific proposals. ✓

A Transportation Impact Analysis for the project proposal is being prepared by Transpo to be submitted at a later date as part of its design review approval process. *Reviewed under Design Review.*

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

The non-project rezone will not in and of itself create new transportation impacts. The project proposal includes a parking structure and central driveways allowing access into the parking structure from both 116th Avenue and NE 4th Street. A detailed Transportation Impact analysis is being prepared by Transpo to be submitted at a later date as part of its design review approval process. ✓

## 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. ✓

The proposed project will require public services such as fire and police protection generally associated with new commercial development. The commercial uses will not require health and education services.

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

It is anticipated that taxes and fees paid by the businesses and property owners of the proposed development will fund services commensurate with the demand placed upon them by the proposed development. No new facilities or improvements to the existing services will be necessary to support the development.

## 16. Utilities

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

The site has all of the above listed utilities. *Utilities has determined during rezone review that there will be sewer capacity for future Target store.*

- 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. ✓

The proposed development will require:

Water and Sewer, supplied by the City of Bellevue; Electricity, supplied by Puget Sound Energy; trash and recycling, vendor to be determined; and Natural gas, supplied by 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: **Michael Cerbone, AICP**

Date Submitted: **September 31, 2013**

Updated: **April 29, 2014**



**SUPPLEMENTAL SHEET FOR NONPROJECT ACTION**

**Continuation of the Environmental Checklist**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, 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).

- 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?

*no development is assumed w/ this rezone* ✓

The proposal is unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The request is to rezone the site from one commercial designation (GC) to another (CB), both zones allow for similar uses.

Proposed measures to avoid or reduce such increases are:

No increases are anticipated. The resulting zoning will allow for commercial development of the site consistent with the City's adopted comprehensive plan. Development under the proposed zoning will not vary significantly from the development allowed under the existing zoning. Required setbacks are the same; stormwater will be treated and handled the same under the existing and proposed zoning.

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

The proposal is unlikely to result in impacts to plants, animals, fish and/or marine life beyond what could reasonably be anticipated to occur under the current zoning.

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

No additional adverse impacts are anticipated. The resulting zoning will allow for commercial development of the site consistent with the City's adopted comprehensive plan. Development under the proposed zoning will be subject to the same stormwater and landscape standards.

*Reszone allows for different uses, but is generally same as exist. zoning.* ✓

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

The proposal is unlikely to result in the depletion of energy or natural resources beyond what could reasonably be anticipated to occur under the current zoning.

Proposed measures to protect or conserve energy or natural resources are:

The proposal is to rezone the site from GC to CB, both are commercial zoning designations that allow for similar uses and are subject to similar development standards. The subject area is located within the City and is already anticipated to support urban levels of development, the requested zone change will therefore not result in an increase in consumption of energy. The resulting zoning and subsequent development will be subject to the same requirements in terms of the how the site develops and will not result in any additional impacts to natural resources beyond what could reasonably be expected to occur under the current zoning.

- 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 subject area does contain a steep slope critical area. The proposed rezone will result in commercial land being zoned a different commercial designation.

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

Subsequent development of the subject site will be subject to the same standards as the existing zoning and will be required to comply with the State Environmental Policy Act and all relevant local and federal requirements.

*Project-specific impacts to steep slope reviewed under Crit. Area Land Use permit, reviewed concurrently w/ Design Review*

*WC 20.25H.*

*SN*

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 is not located adjacent or near to shoreline designated property and therefore is not anticipated to negatively affect shoreline uses or land designated as shoreline.

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

The proposed rezone is consistent with the comprehensive plan and development anticipated for the Williburton sub area. The proposed rezone does not impact shoreline designated lands and is unlikely to result in impacts to shoreline designated land within the City.

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

The proposal is unlikely to result in increased transportation and/or public service demands. Subsequent development will be required to model and mitigate transportation impacts per City code and pay any applicable utility fees.

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

The proposed rezone is consistent with the adopted comprehensive plan ensuring that impacts to transportation, public services and utilities have been anticipated. The resulting zoning is similar to the existing zoning ensuring adequate levels of services for services, utilities and transportation.

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

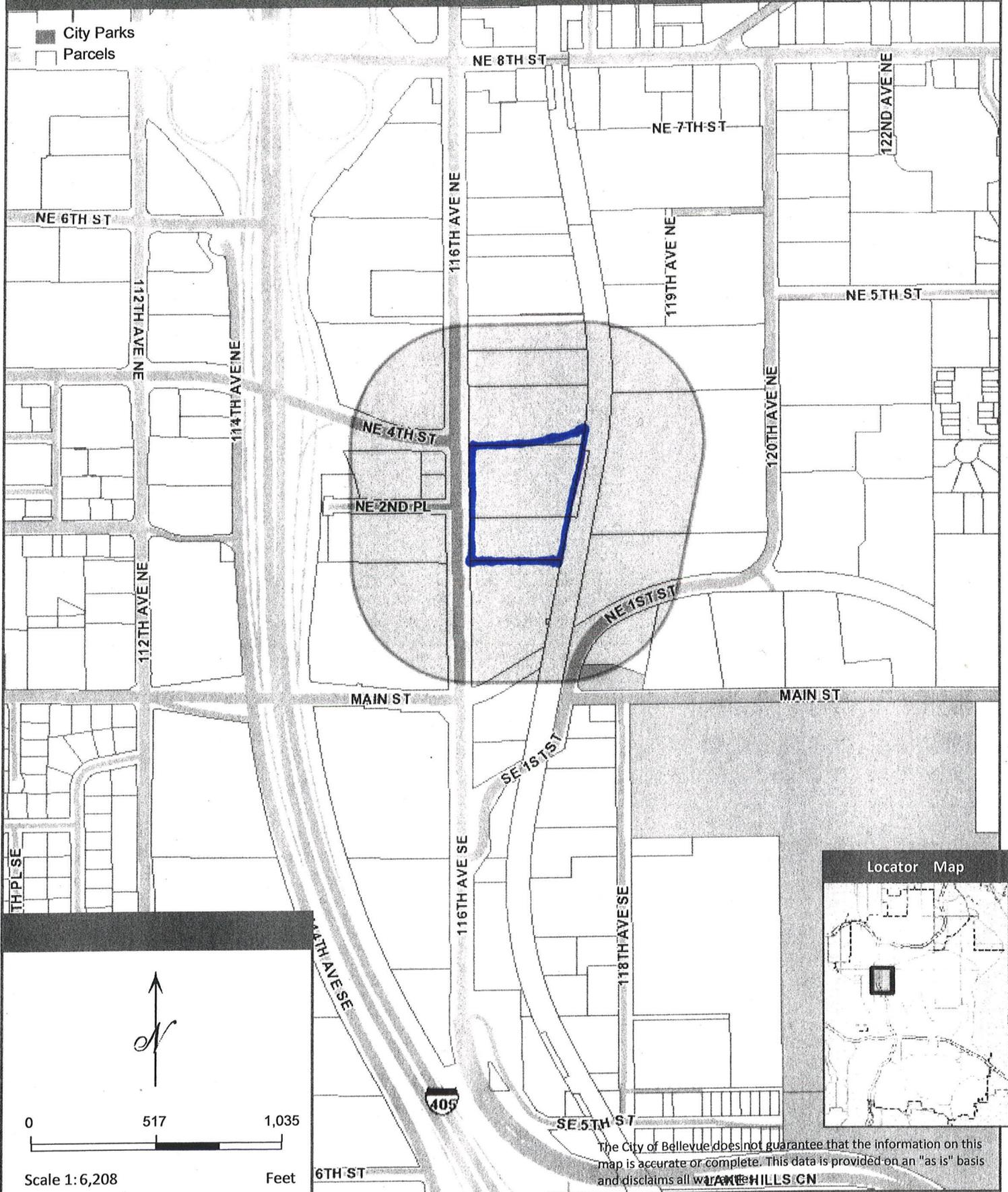
The proposal is unlikely to conflict with local, state, and/or federal laws or requirements intended to protect the environment. The proposed rezone will result in zoning that is similar to the existing zoning, permitting similar uses and subject to the same development standards. The proposed rezone is consistent with the City's adopted comprehensive plan which provides guidance for how the area is envisioned to be developed. The proposed rezone does not remove any environmental overlays or proposed to redesignate significant natural features. Subsequent development will be subject to the State Environmental Policy Act and will need to comply with all relevant local, state and federal requirements.

*Rezone anticipated  
in Comp Plan  
5-W1-3  
No project-specific  
Future development will require  
project-specific SEPA review.*

# 13-130500-LQ Target



City Parks  
Parcels

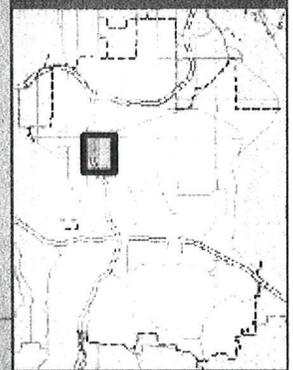


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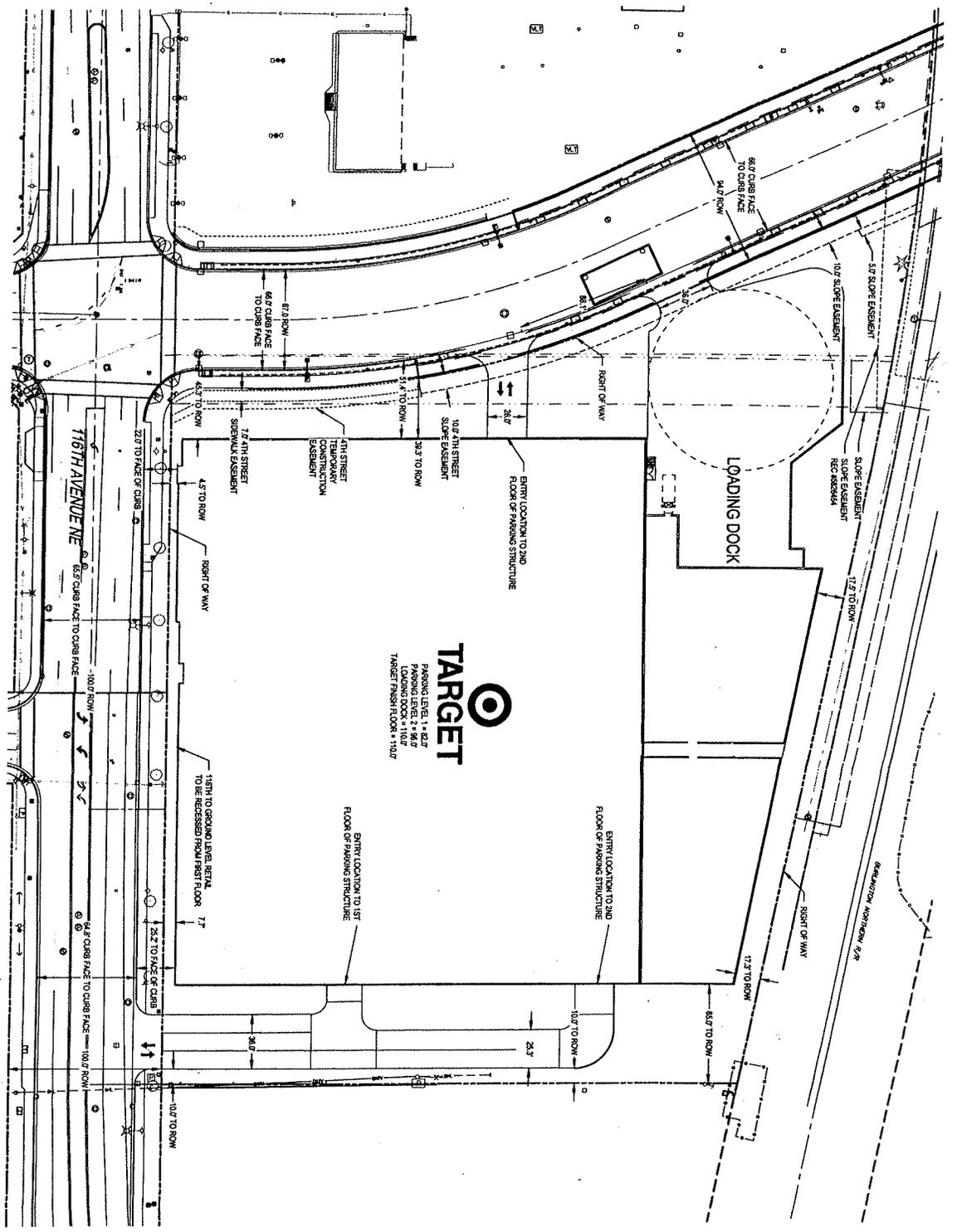
Feet

Locator Map



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

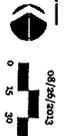
TARGET BELLEVUE - NE 116TH AVE AND NE 4TH ST  
 BELLEVUE, WASHINGTON



**TARGET**  
 TARGET FISH FLOOR = 110.7  
 TARGET FISH FLOOR = 110.7  
 TARGET FISH FLOOR = 110.7

**SITE SUMMARY**

PROPERTY AREA	1.0 AC
PROPOSED BUILDING AREA	1.0 AC (0.0%)
NET IMPROVEMENT AREA	0.9 AC (11.7%)
NET IMPROVEMENT AREA	0.9 AC (11.7%)
PARKING LEVEL 1	20 SPACES
PARKING LEVEL 2	20 SPACES



**Cardno**  
 Shaping the Future

PORTLAND  
 4415 SW VANDERBILT DR. STE 100 PORTLAND, OR 97221  
 TEL: 503.251.2200 FAX: 503.251.2200

SITE PLAN - C1.0



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: Bellevue Target Rezone

Proposal Address: 200 116<sup>th</sup> Avenue NE

Proposal Description: Application to change the zoning on a 4.95 acres in the Wilburton/NE 8<sup>th</sup> Street subarea site from GC to CB to allow General Merchandise uses.

File Number: 13-130500-LQ

Applicant: John Dietrich, Target Corporation

Decisions Included: Process III, Rezone and Process II, SEPA

Planner: Sally Nichols

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance**

*Carol V. Helland*

Carol V. Helland  
Environmental Coordinator

Director's Recommendation: **Approval with Conditions**

*Carol V. Helland*

Carol V. Helland, Land Use Director  
Development Services Department

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Notice of Application: April 3, 2014  
Notice of Recommendation: May 8, 2014  
Deadline for Appeal of DNS: May 22, 2014  
Public Hearing Date: June 5, 2014

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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## I. PROPOSAL DESCRIPTION

The applicant, Target, is requesting a rezone for a 4.95 acre site to change the land use district designation from GC (General Commercial) to CB (Community Business) in order to support a 'general merchandise' land use per LUC (Land Use Code) 20.10.440.

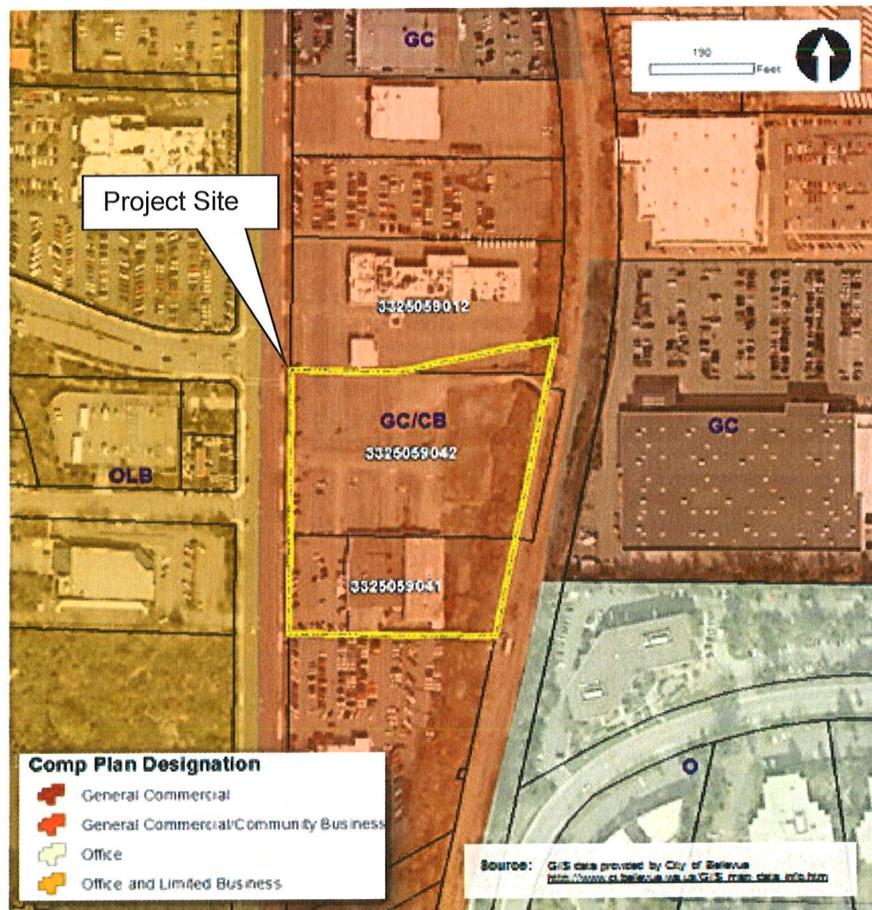
### A. Reason for the Proposal/Background

#### Reason for Request:

Per Comprehensive Plan Policy S-WI-3, the City anticipates growth of the Wilburton area "west of 120<sup>th</sup> Avenue NE between NE 8<sup>th</sup> and about NE 4<sup>th</sup> Streets, and on the east side of 116<sup>th</sup> Avenue from about NE 4<sup>th</sup> to SE 1<sup>st</sup> Streets." This future growth should support the long term development of this area as a "retail village."

However, per Land Use Code (LUC) use charts in section 20.10.440, the use for a Target store is defined as 'general merchandise.' Although many types of retail uses would be allowed under the existing GC land use, the 'general merchandise' use would not be allowed in a GC land use district. 'General merchandise' would, however, be permitted in the CB land use district. Therefore, Target is requesting a rezone from GC

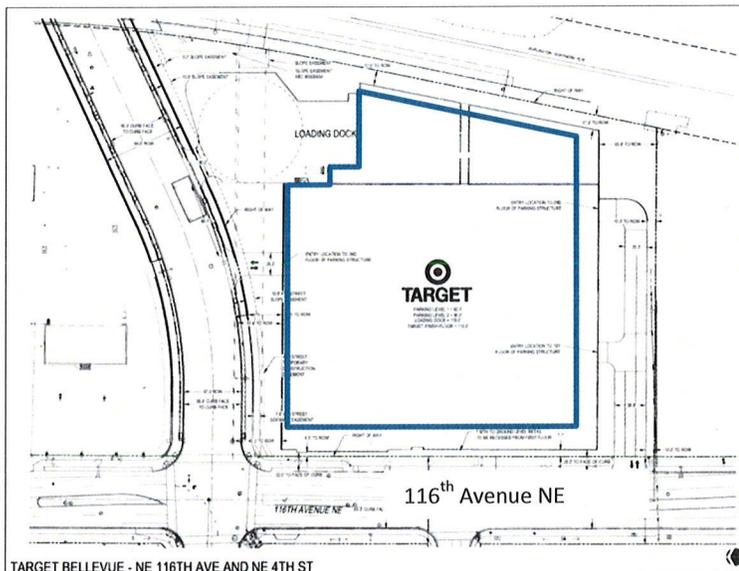
**Figure 1 - Comprehensive Plan Designation**



to CB, as anticipated in the Comprehensive Plan, to allow a 'general merchandise' use in this location. The rezone will allow Target to construct the first retail/service development in the area to support the 'retail village' vision of the Comprehensive Plan.

Background:

Comprehensive Plan Policy S-WI-3 expressed the vision of a 'retail village' in the Wilburton/NE8th Street subarea and that rezoning from GC to CB to support this vision was appropriate. However, the Policy also stated that transportation improvements would need to take place that could support the anticipated retail village development before any rezone could be considered. The key transportation improvement germane to this rezone application is the NE 4<sup>th</sup> Street extension from 116<sup>th</sup> Avenue NE to 120<sup>th</sup> Avenue NE (CIP PW-R-160). 120<sup>th</sup> Avenue NE is also currently being upgraded to provide improved north-south access between the Wilburton, Downtown, and Bel-Red subareas. Phase 1 of the NE 4<sup>th</sup> Street extension is under construction. Once Phase 2 development rights have been secured, it will be appropriate to rezone the area from GC to CB because the street system will be able to handle the increased vehicular activity.



The entire NE 4<sup>th</sup> Street extension will run from 116<sup>th</sup> Avenue NE to 120<sup>th</sup> Avenue NE (CIP PW0R-160). Phase 1 of this project, which will build the roadway from 116<sup>th</sup> Avenue NE to the BNSF railway corridor, is currently under construction, with an anticipated completion date of November, 2014. An agreement between the City and the underlying property owner to secure the development rights to build Phase 2 will need to be secured before this rezone can be approved. When the

entire street corridor completion is assured, this rezone application will have fulfilled the Comprehensive Plan requirements to go forward with a rezone from GC to CB.

**B. Required Land Use Approvals**

**Rezone:** Rezones are subject to a Process III review procedure (Land Use Code 30.35.300) that require a quasi-judicial decision made by the City Council. Decision criteria and decision criteria compliance are discussed in Section VIII of this report. The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal and recommends an action to the City Council. Then, the City Council makes a final decision based on the record established by the Hearing Examiner.

**SEPA:** The environmental determination made under the State Environmental Policy Act (SEPA), and documented in this report, is not a development-specific review, nor is it intended to be a planned action. The environmental review is phased under WAC 197-11-060(5); more detailed project-specific environmental review will be conducted as part of the subsequent Land Uses review, when applicable, if this rezone application is

approved. Environmental determinations require a Process II review and are issued by the Environmental Coordinator, with an opportunity to appeal to the Hearing Examiner. In order to comply with SEPA requirements, as well as the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Examiner at the public hearing on the Rezone action. Only parties who have submitted written comment during the review period for this rezone and associated SEPA review are allowed to file an appeal of the SEPA threshold determination. The final decision on any SEPA appeal would be issued by the Hearing Examiner and included in the report at the same time as the Examiner's recommendation on the rezone is transmitted to the City Council.

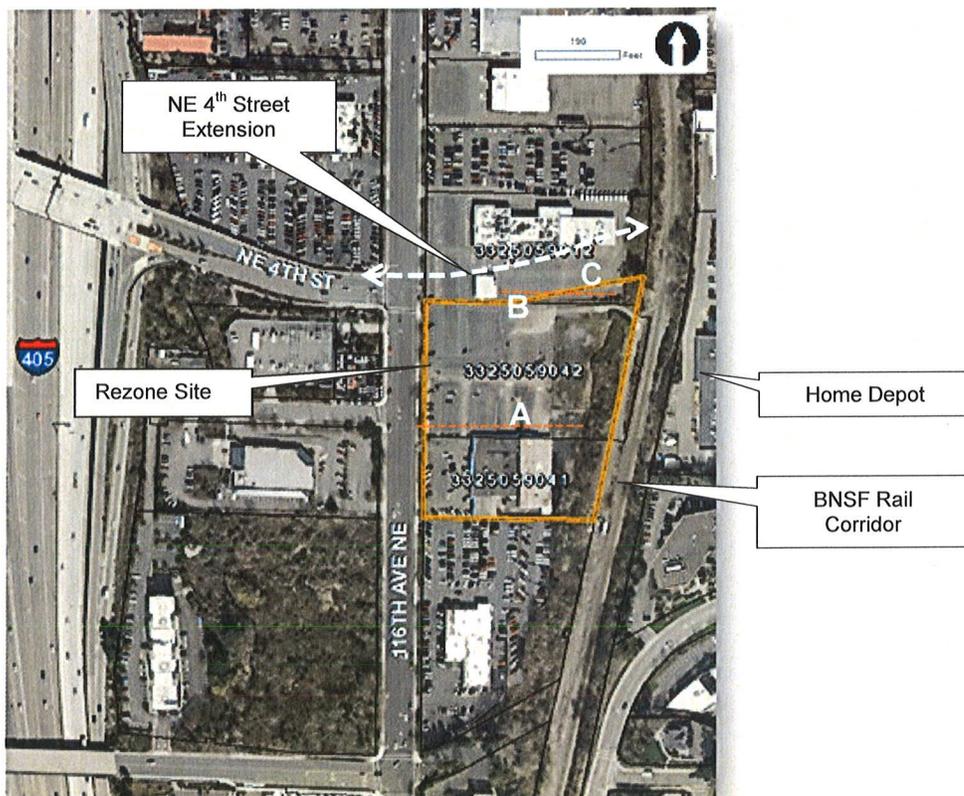
## II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

### A. Site Description

The project site currently is comprised of three parcels: 3325059041- Parcel A, 3325059042 – Parcel B, and a small portion of 3325059012 – Parcel C. The three parcels together constitute the “site.” Refer to Attachment A for the legal description of the site.

The site is located on the corner of 116<sup>th</sup> Avenue NE and the NE 4<sup>th</sup> Street extension under construction off of 116<sup>th</sup> Avenue NE. Both streets are classified as major arterials. The proposed rezone site is within the Wilburton/NE 8<sup>th</sup> Street subarea. Currently the

**Figure 2 - Vicinity Maps**



site is occupied by an abandoned auto dealership building and large surface parking lots for this dealership and another abandoned dealership to the north.

The eastern portion of the site is adjacent to the BNSF railroad corridor and tracks, which will become a public access trail in the future. There is an existing steep slope critical area in this location below the rail line. It is vegetated with a few trees and noxious weeds – predominantly blackberries.

Construction of Phase I of the NE 4<sup>th</sup> Street extension along the northern property line is underway and the expected completion date is November 2014.

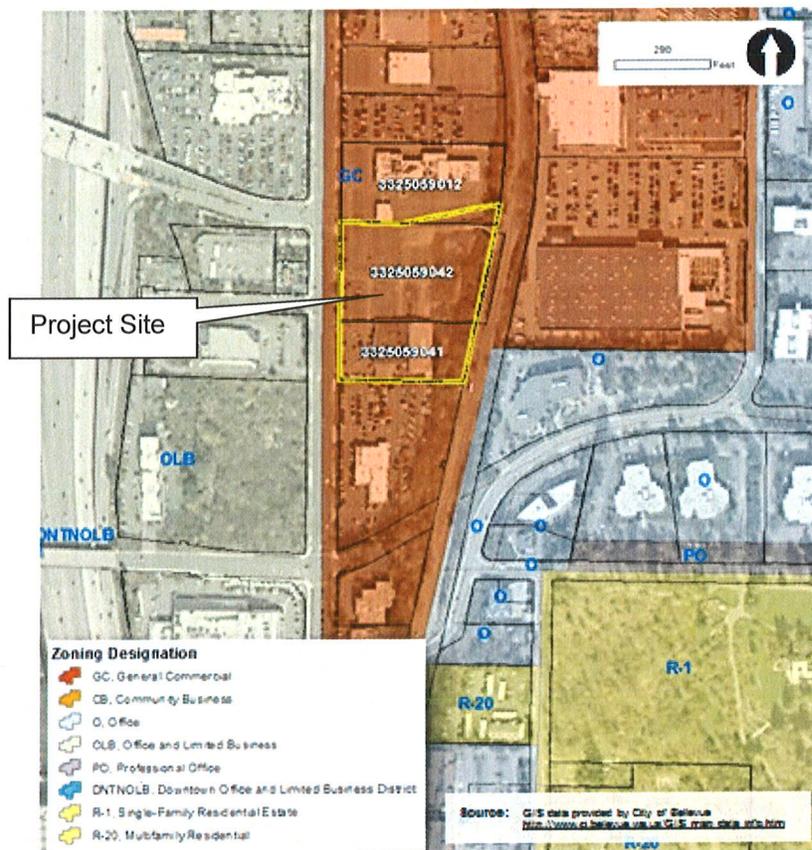
### B. Context and Zoning

The property is currently within the GC (General Commercial) land use district, that lies in between the OLB (Office and Limited Business) to the west and the O (Office) land use district to the east. This site is located in the area that is referred to as the 'Wilburton Village' area in the Wilburton/NE 8<sup>th</sup> Street Subarea section of the Comprehensive Plan.

The surrounding zoning and land use is as follows:

- North: GC (General Commercial), Phase 1 of NE 4<sup>th</sup> Street (under construction) and vacant auto dealership on the northern side of the NE 4<sup>th</sup> Street extension.
- South: GC, Bellevue Chrysler/Jeep/Dodge auto dealership.

**Figure 3 - Zoning Map**



- West: OLB (Office & Limited Business), across 116<sup>th</sup> Avenue NE is the Definitive Motors auto dealership.
- East: GC, BNSF railway corridor and tracks, Home Depot and Best Buy retail center.

### III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

#### A. General Provisions of the Land Use Code

##### 1. Dimensional Requirements

The site can be developed in conformance with the general provisions of the Land Use Code. A listing of applicable Land Use Code elements for both the GC and CB land use districts is provided below:

Zoning	Existing GC	Proposed CB
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	7,200 SF	4,700 SF
Lot Coverage	40%	40%
Maximum Impervious Surface	85%	85%
Building Setbacks Front Side(s) Rear	15 FT 0 FT* 0 FT*	0 FT 0 FT* 0 FT*
	*landscape buffers are required	*landscape buffers are required
Building Height	30 FT from average finish grade	45 FT from average existing grade** **May be increased to 75 feet per the Comprehensive Plan Policy S-WI-4 via a Land Use Amendment

### IV. PUBLIC NOTICE AND COMMENT

Application Date: September 30, 2013  
 Notice of Application: April 3, 2014  
 Public Notice Sign: April 3, 2014  
 Minimum Comment Period: April 17, 2014  
 Public Meeting: April 24, 2014 at 6:30 p.m. at City Hall

This application was originally submitted in September, 2013, but was deemed 'incomplete' because the City had not yet secured the development rights for Phase 2 of the NE 4<sup>th</sup> Street extension (see Comprehensive Plan Policy S-W-3). The NE 4<sup>th</sup> Street extension is an approved and funded project in the City's CIP (Capital Improvement Projects), and Phase 1 construction is currently underway. According to the project schedule and by agreement with the rezone applicant, informal review continued under a Predevelopment Services permit (13-117404-DC) until April 2014. Again, by agreement with the applicant, the City agreed to proceed with formal review of this rezone application in April 2014 in light of a likely settlement with the property owner for the rights needed for Phase 2 of the NE 4<sup>th</sup> Street extension. Confirmation of the status of these rights will be provided through the review process for this rezone application. Because the project is fully funded and construction on Phase 1 has begun, the Director finds that Policy S-W-3 will be satisfied at the time that the City has secured the rights for Phase 2 of the NE 4<sup>th</sup> Street extension. The rezone will not be effective until, and will be conditioned on, receipt of the Phase 2 rights for the NE 4<sup>th</sup> Street extension. Receipt of such rights will be evidenced by entry of a Decree of Appropriation in King County Superior Court, and/or through conveyance by deed or easement signed by the parties. **Refer to Condition of Approval regarding the rezone effectiveness date in Section X of this report.**

Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on April 3, 2014. It was mailed to taxpayers and occupants within 500 feet of the project site and a two-sided Public Information Sign was installed on the project site on the same day. A public meeting was held on April 24, 2014. There were seven attendees. None of the attendees had any comments regarding the rezone specifically. Target presented their design proposal and the public's questions were focused on design issues. The design of the development and response to these questions will be addressed during the Design Review approval process that will be required to approve the Target development under the CB zoning.

One written comment letter was received by the City via email. It primarily addressed the future proposed Land Use Code Amendments, including an amendment to allow development over 100,000 square feet in the CB zone, project-specific SEPA review, and Design Review and Critical Areas Land Use Permit approvals necessary for Target to construct their proposed development. Responses to those comments will be addressed under those processes and permits. All written comment is available for public viewing in the project file at City Hall.

The comments from the written comment that relate to the rezone are summarized below:

**1. The 85% maximum impervious surface should be reduced to 75%.**

**Response:** The 85% maximum impervious surface is the same dimensional requirement for both the GC and CB land use districts. There has been no discussion to include revising this requirement in any future land use code amendments.

**2. How will the steep slope be protected?**

**Response:** The existence of steep slopes along the eastern property line was identified in the Environmental Checklist. This slope will be affected by future development. These impacts will be reviewed during the project specific SEPA review required for the forthcoming Design Review and Critical Area Land Use Permit applications. The change of land use district from GC to CB will not affect how the slope is regulated under the Critical Areas section of the Land Use Code – LUC 20.25H.

**3. The commenter would like the City to “require that the Traffic Impact Analysis be complete, vetted, and approved before (sic) making any decision on maximum size limits for retail in the zone.”**

**Response:** A project-specific Traffic Impact Analysis will be required as part of the Design Review application – 13-131453-LD/Bellevue Target.

**4. “It is completely spurious to answer SEPA checklist elements f and g under item 14 Transportation with a Transportation Impact Analysis “to be submitted at a later date,” while at the same time asking the City to lift the lid on retail size in the zone. This does not protect the public interest and does not ensure an appropriate size for the CB zoning, given other constraints. Traffic impacts must be reliably predicted before a decision on retail size limits in Wilburton commercial areas. Traffic impacts from big box stores are tremendous. Surrounding neighborhoods and businesses have a right to know what those impacts could be under various scenarios.”**

**Response:** The retail size limitation anticipated in a future Land Use Code amendment application is not being modified as a component of this proposal. Note too that the rezone decision can be made independently from any future Land Use Code amendments because the rezone and future amendments are not interrelated actions. The rezone is not based on, nor will it require, any amendments. **Refer to Conditions of Approval regarding authority of this rezone in Section X of this report.**

**5. “Given the predictions in the latest Transportation Facilities Plan for the Wilburton mobility management area over the next decade, we are at serious risk of the aptly named “*wall of gridlock*” (sic) on 116<sup>th</sup> and 120<sup>th</sup> Avenues NE. Consider the following predictions from the City’s own 2013-2024 Transportation Facilities Plan: Final Environmental Impact Statement, *based on having transportation improvements in place* (i.e. this is not a “no action” alternative scenario). What further effect will Target’s retail proposal have on these projections? The City needs to know before making the decision on retail size limits.**

- By 2014, the intersection of 120<sup>th</sup> at NE 8<sup>th</sup> will be >102% of its capacity, up from 79% in 2012 (TFP EIS page 3-26).
- Two of 4 carbon monoxide (CO) pollution “hot spot” intersections are in Wilburton, with 120<sup>th</sup> at 8<sup>th</sup> predicted to have the greatest increase in CO and be the worst CO hot spot in Bellevue by 2014. (TFP EIS pages 4-15 to 4-19).

**Response:** The purpose of the TFP EIS is to anticipate long-term impacts of all development projected to occur in the City by 2024 based on total square footage. The

latest TFP EIS assumed a growth projection of 186,916 square feet of new retail and 428,342 square feet of new office space in the Wilburton area. The proposed Target development fits within these projections. The long-term transportation impacts of the actual Target development proposal will be addressed through the forthcoming Design Review process.

6. **There is a concern about neighborhood impacts and the quality of life in the Wilburton/NE 8<sup>th</sup> Street subarea. This includes more vehicular congestion, pedestrian safety, impacts on schools and public parks, and pedestrian access to locally-owned businesses and services.**

**Response:** These issues, including the overall compatibility of the proposal with the surrounding neighborhood context, will be addressed during the Design Review of the Target proposal via the application of Land Use Codes, Comprehensive Policies, and development guidelines.

## V. TECHNICAL REVIEW

### A. Utility Department

The Utilities Department technical staff confirms that there is sufficient capacity in existing utilities to provide service to this site, and there are no utilities related conditions regarding the proposed Rezone.

### B. Transportation Department

The City of Bellevue Transportation Department has reviewed and recommends approval of rezone application 14-128488-LQ with the understanding that the approval is a non-project action, and does not constitute or imply approval of specific design details for any transportation-related improvements. Review will occur under a subsequent Design Review application, with associated construction permits and project-specific traffic impact analysis and settlement agreements between the City and all permit applicants located adjacent to the City's NE 4<sup>th</sup> Street extension project (CIP PW-R-160). Review will include the items listed below:

1. Specific design and implementation of transportation-related improvements per the City's NE 4<sup>th</sup> Street extension project.
2. Specific design and installation of standard street frontage improvements, including new access points, sidewalk improvements, street trees, street lights, and utility undergrounding,
3. Design of the site's internal circulation pattern, driveway locations, and driveway throat design, especially as they affect traffic operations on adjacent city right of way.
4. Transportation Management Program requirements.

## VI. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see Environmental Checklist in the project file at City Hall Records Office). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), adopted August, 2013 (available in the Records Office at City Hall). This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

An Environmental Checklist and Supplemental Sheet for Non-Project Action have been reviewed and the annotated checklists are available for public viewing in the project file at City Hall. Adverse impacts which are less than significant are usually 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 Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

If the rezone is approved, any future redevelopment proposed for this site would be subject to Design Review (Process II action – refer to LUC 20.35.200), project-specific SEPA review, and subsequent construction permit approvals.

### **Transportation:**

#### Long-Term Transportation Impacts and Mitigation

The long-term impacts of all development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth projected to occur by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan (TFP) are in place. The Transportation Facilities Plan EIS divides the City into Mobility Management Areas for analysis purposes. The proposed rezone lies within MMA # 4 (Wilburton Area), which has a 2024 total growth projection of 186,916 square feet of new retail space and 428,342 square feet of new office space. This rezone application provides for 150,000 gsf of retail space and is, therefore, within the scope of the 2013-2024 TFP-EIS analysis assumptions.

#### Mid-Range Impacts and Mitigation

For most development proposals, traffic impacts anticipated to occur in the next six years are evaluated through a concurrency analysis under the Traffic Standards Code (BCC 14.10). However, under BCC 14.10.020A, concurrency analysis does not apply to site-specific rezones. Hence, this proposal will not be subjected to concurrency analysis until a Design Review application or building permit application is submitted. At that time, the concurrency testing requirements currently in effect will apply.

#### Short-Term Operational Impacts and Mitigation

A rezone by itself does not generate traffic nor create short-term transportation impacts. However, redevelopment of the site in compliance with the rezone will require

analysis of short-term transportation impacts prior to Design Review approval. Specific engineering details, identification of transportation mitigation, and conditions of approval for the site's redevelopment will be resolved during future Design Review and construction permit phases. Mitigation requirements are likely to include items such as those listed above by the Transportation Department.

## VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

There were no changes as a result of City review.

## VIII. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for a Rezone if the following decision criteria listed in LUC Section 20.30A.140 can be met:

### A. The rezone is consistent with the Comprehensive Plan:

The following is a summary of relevant Comprehensive Plan policies:

#### Land Use Element Policies:

**Policy LU-5:** *Ensure enough properly zoned land to provide for Bellevue's share of the regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.*

**Policy LU-8:** *Ensure that commercial land uses are contained within carefully delineated areas.*

**Policy LU-9:** *Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.*

**Policy LU-12:** *Retain land availability for specific commercial uses which are important to the community.*

**Policy LU-13:** *Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.*

**Policy LU-31:** *Encourage and foster economic development in areas designated for commercial uses.*

**Policy LU-32:** *Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.*

**Policy LU-33:** *Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers.*

**Finding:** The proposal is consistent with the Land Use Element Policies above. The rezone supports Bellevue's commitment to accommodate regional growth.

**Wilburton/NE 8<sup>th</sup> Street Subarea Policies:**

***Policy S-WI-1:*** *Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.*

***Policy S-WI-2:*** *Support the provision of commercial services in Wilburton that complement Downtown such as large retail and auto sales; mixed use opportunities, and services that provide convenient shopping for the adjacent neighborhoods. Implement this through zoning and development regulations.*

*Discussion: The Wilburton/NE 8<sup>th</sup> Street subarea includes a variety of commercial areas.*

*The eastern portion of the subarea includes small commercial sites that primarily serve the immediate neighborhood.*

*The western portion of the subarea includes more intense commercial areas between 116<sup>th</sup> and 120<sup>th</sup> Avenues and near Lake Bellevue that serve the broader community. Some of these areas may be ready for redevelopment into new commercial or mixed uses.*

*The area west of the BNSF corridor is appropriate for auto and motorcycle sales, large retail uses, office and hotel uses.*

*The vision for the area on the west side of 120<sup>th</sup> Avenue, between NE 8<sup>th</sup> Street and the existing Home Depot property is for the development of a "retail village" this is an inviting, attractive, and pedestrian friendly retail area comprised of a mixture of community-oriented and neighborhood-oriented retail and residential uses.*

***Policy S-WI-3:*** *Support the long term development of a "retail village" in the commercial area on the west side of 120<sup>th</sup> Avenue to provide a transition from more intense commercial areas to the west and the residential area to the east. Designate the area west of 120<sup>th</sup> Avenue NE between NE 8<sup>th</sup> and about NE 4<sup>th</sup> Streets General Commercial/Community Business (GC/CB). Without access improvements, the area remains appropriate for General Commercial uses. As NE 4<sup>th</sup> Street (East Bellevue Transportation Plan project #582) is extended to increase access to the area, Community Business uses are appropriate.*

*Discussion: The intent is to increase transportation capacity as redevelopment occurs. It is recognized that the complexity of construction and property ownership may require phasing of the street project. Phasing may be accepted through a development agreement that assures adequate right of way and timely completion of the entire connection.*

***Finding:*** *The proposed rezone is a response to these specific policies. Target will provide convenient shopping and services for adjacent neighborhoods and they will be the first development to help support the vision of a 'retail village' in this area. The rezone is appropriate at this time because the rights Phase 1 of the NE 4<sup>th</sup> Street extension have been secured by the City and the construction of Phase 1, which will directly provide access to Target, is well underway and scheduled for completion in*

November 2014. Note that, based on conditions of approval, the rezone will not become effective until Phase 2 rights are secured. **Refer to Condition of Approval regarding rezone effectiveness date in Section X of this report.**

**B. The rezone bears a substantial relation to the public health, safety, or welfare.**

**Finding:** The development will not require new public facilities; there is capacity within the transportation network, the utility system, and other public services such as fire and police to accommodate additional development. The subject parcel can provide for an appropriate level of increased density and help facilitate redevelopment on other properties in a manner that is compatible with the character of the existing and proposed development within the designated 'retail village' commercial area in the Wilburton/NE 8<sup>th</sup> Street Subarea.

**C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.**

**Finding:** This rezone is warranted to achieve consistency with the Comprehensive Plan – particularly the policies of the Wilburton/NE 8<sup>th</sup> Street subarea. By rezoning to CB, Target's 'general merchandise' use will be allowed and Target will be able to provide a development that will begin to realize the Comprehensive Plan's vision for a 'retail village' in this area.

**D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

**Finding:** The existing development on the site is an abandoned auto dealership and associated surface parking lots. The lot is in poor condition. The rezone will provide an opportunity for redevelopment with a 'general merchandise' use in this location that will support the development goals of the 'retail village' as identified in the Wilburton/NE 8<sup>th</sup> Street subarea policies in the Comprehensive Plan. As an allowed redevelopment within the CB land use district, the redevelopment of this site with a new retail proposal (Target) will provide new services and amenities currently not available to the adjacent neighborhoods, including the development of pedestrian-oriented streetscapes. It will also most likely provide a catalyst for redevelopment on adjacent, underutilized properties, thereby helping to fulfill the vision of the Comprehensive Plan.

**E. The rezone has merit and value for the community as a whole.**

**Finding:** Per the Comprehensive Plan policies for the Wilburton/NE 8<sup>th</sup> Street subarea, large retail and mixed-use developments that complement Downtown are desired features within the existing GC/CB land use district. These uses will add value to the community by providing convenient shopping and services for the residential neighborhoods in both the Wilburton and Downtown subareas. The new 'general

merchandise' development that will be allowed as a result of this rezone will provide the opportunity to re-vitalize blighted, underutilized and abandoned sites along 116<sup>th</sup> Avenue NE.

## **IX. RECOMMENDATION**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby **RECOMMEND APPROVAL WITH CONDITIONS** of the Target rezone proposal.

## **X. CONDITIONS OF APPROVAL**

### **1. Rezone Effectiveness Date**

The approval of this rezone will not be effective until the right for Phase 2 of the NE 4<sup>th</sup> Street extension is secured. Receipt of such rights will be evidenced by entry of a Decree of Appropriation in King County Superior Court, and/or through conveyance by deed or easement signed by the parties.

AUTHORITY: Comprehensive Plan Policy S-WI-3  
REVIEWER: Sally Nichols, Land Use

### **2. Authority**

Approval of this rezone does not constitute an approval of any Land Use Code amendments, Design Review, or any other ancillary permits that may be required for the design and construction of the proposed Bellevue Target store.

AUTHORITY: LUC 20.30A  
REVIEWER: Sally Nichols, Land Use

Attachment A:  
Legal Description

**Attachment A – Legal Description of Site**

**RECORD LEGAL DESCRIPTION:**

(PER CHICAGO TITLE INSURANCE CO. A.L.T.A. COMMITMENT SECOND COMMITMENT, ORDER NO. 1361617, DATED MAY 6 2013)

PARCEL A:

THE SOUTH 300 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION,  
THENCE SOUTH 0°19'43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET;  
THENCE SOUTH 89°19'26" EAST 50.00 FEET TO THE EAST MARGIN OF STATE HIGHWAY 2-A (116TH AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 0°19'43" WEST ALONG SAID EAST MARGIN, A DISTANCE OF 1,085.95 FEET;  
THENCE SOUTH 89°40'17" EAST 415.23 FEET TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;  
THENCE NORTHERLY ALONG SAID WESTERLY MARGIN TO A POINT WHICH IS SOUTH 89°19'26" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°19'26" WEST 442.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SECTION 33, 575 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
THENCE NORTH ALONG SAID WESTERLY LINE 180.4 FEET;  
THENCE EAST AT RIGHT ANGLES TO SAID WESTERLY LINE TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;  
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO THE INTERSECTION OF SAID WESTERLY MARGIN WITH A LINE PRODUCED EASTERLY AT A RIGHT ANGLES FROM THE WESTERLY LINE OF SAID SECTION, FROM THE TRUE POINT OF BEGINNING;  
THENCE WESTERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING,  
EXCEPT THE WEST 50 FEET THEREOF FOR STATE HIGHWAY 2-A (116TH AVENUE NORTHEAST).

PARCEL C:

THE SOUTH 243.95 FEET OF THE NORTH 785.95 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION,  
THENCE SOUTH 0°19'43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET;  
THENCE SOUTH 89°19'26" EAST 50.00 FEET TO THE EAST MARGIN OF STATE HIGHWAY 2-A (116TH AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 0°19'43" WEST ALONG SAID EAST MARGIN 817.89 FEET;  
THENCE SOUTH 89°26'52" EAST 467.89 FEET TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;  
THENCE NORTHERLY ALONG SAID WESTERLY MARGIN TO A POINT SOUTH 89°19'26" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°19'26" WEST 442.63 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF CONDEMNED BY THE CITY OF BELLEVUE PURSUANT TO CONDEMNATION PROCEEDINGS FILED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 12-2-19166-2 SEA.

NOTE: THIS ALTA SURVEY ONLY SHOWS THAT PORTION OF PARCEL C LYING SOUTH OF THE SOUTH LINE OF THE CONDEMNED RIGHT OF WAY.