



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. 13-131453-LD

Project Name/Address: Target

Planner: Sally Nichols

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

Minimum Comment Period: May 29, 2014

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	
<p>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).</p>	
BACKGROUND INFORMATION	
<p>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</p>	
<p>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 ½" x 11" vicinity map that accurately locates the proposal site.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <ol style="list-style-type: none"> 1. General description: Design Review application for 150,000 sq ft of retail, with two tenant spaces (15,000 and 135,000), together with all related approvals necessary for the proposed development as described in #10 below. 2. Acreage of site: +/- 4.95 Acres 3. Number of dwelling units/buildings to be demolished: Three, an office, auto repair shop and show room. 4. Number of dwelling units/buildings to be constructed: one building with 150,000 square feet of retail and associated structured parking. 5. Square footage of buildings to be demolished: Demolition of approximately 20,300 square feet of existing building 6. Square footage of buildings to be constructed: 150,000 square feet of retail and 214,000 square feet of structured parking. 7. Quantity of earth movement (in cubic yards): Approximately 28,000 cubic yards will be cut with approximately 10,750 cubic yards removed from the site. 8. Proposed land use: Retail Commercial and accessory uses. 9. Design features, including building height, number of stories and proposed exterior materials: Please see attached project description. Target store and tenant lease retail store. The first floor of the building will contain a 15,000 square foot retail storefront and parking, the second floor of the building will contain parking and the third floor of the building will contain a 135,000 square foot retail storefront. 10. Other: In order to allow for the proposed development a requested zone change from GC to CB as well as a Land Use Code Amendment and development agreement will need approval. Impact to steep slope critical area will be reviewed under critical area land use permit which will be reviewed concurrently with Design Review. Construction related approvals are also required. 	

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

The Rezone is planned for May/June 2014 with Council approval in July 2014.

Design review approval for future project specific applications will occur in July 2014 after rezone approval. 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-July 2014. Site permits and grading is planned for summer 2014. Site and building construction to take place July 2014 through September 2015.

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

No plans for future expansion or activity on the site beyond what is proposed within the Design Review application.

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. 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 steep slope critical area will be reviewed under critical area land use permit which will be reviewed concurrently with 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.

No pending approvals are necessary or expected for the project, other than those described in #10 above. 4th Street NE is a City of Bellevue project and is planned for construction beginning in 2013 and with completion in Nov. 2014. 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.

A Pre-Application Conference (already done), Administrative Design Review, and ancillary permits including building and clearing and grading permits are required. A Land Use Code amendment to allow retail buildings in the CB district to exceed 100,000 sq. ft is also required and the initiation of this amendment by the city has been requested. A concurrent zone change from CG to CB is also under review by the City. Impact to steep slope critical area will be reviewed under critical area land use permit which will be reviewed concurrently with Design Review.

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.

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.

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)?

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:

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.

During 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.

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

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.

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.

Construction of the proposed retail store will not require surface water withdrawals or diversions.

- (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 proposal does not involve the discharge of waste materials to surface water. Stormwater quality features will be installed as part of the project 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.

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.

The proposed 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.

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 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?

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:

Development of the site will include new landscaping in areas that are disturbed consistent with City requirements. Where feasible, native or adapted trees, shrubs, and ground cover vegetation have been 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. However, the city has noted that the entire Puget Sound region is in the Pacific Flyway.

- 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.

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.

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 vacant and abandoned 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.

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

All of the structures identified within 8c are proposed for removal to facilitate redevelopment of the site.

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

General Commercial

- 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 S-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".

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

No people would reside in a completed retail project. The future retail project that is envisioned could employ approximately 150-200 people.

- 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 development.

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

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 Design Review, 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 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 average building height is 44.32 feet high. The building will be 144 feet above mean sea level at it's highest point. Concrete, metal panels and glass will be the principle exterior building materials.

- 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:

Proposed development will comply with code requirements. 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?

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 has been 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.

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 development does not impact the development of the future bicycle/pedestrian trail in the BNSF corridor. Upon redevelopment, a new sidewalk on 116th will be constructed through the property, and details such

as benches are proposed to be located along 4th 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 (including the extension under construction) and the Highway 405 on/off ramp. See plans

- 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 116th, 2 bus stops are located at 116th Ave NE and NE 2nd Place.

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

500 Parking spaces are proposed. Since the project proposes to redevelop a car dealership it is difficult to discern how many parking spaces were on site as opposed to vehicle storage and staging 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 Extension project. The proposed rezone will not require other new roads or street or improvements to existing roads or streets.

- 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 that is proposed to be converted to a bike and pedestrian trail.

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

The TIS prepared for the project identifies 6,510 daily trips with 558 net new trips during the PM peak hour consisting of 272 inbound and 286 outbound trips.

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

project proposal includes a parking structure and central driveways allowing access into the parking structure from both 116th Avenue and NE 4th Street. The applicant will be mitigating the projects long term traffic impacts through payment of an impact fee that helps fund the implementation of the City's Transportation Facility Plan (TFP). Since the growth in traffic generated by the proposed development was anticipated in the City's long range TFP, payment of the fee will constitute full mitigation of the project's traffic impacts and no further mitigation is required.

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. City utility department has determined during the rezone review that there will be sewer capacity for the future Target store at this site.

- 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: **May 7, 2014**

