



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. 14-128488-LQ

Project Name/Address: Bellevue 116th Ave, LLC Rezone

Planner: Sally Nichols

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

Minimum Comment Period: May 15, 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

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. 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).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
APR 2 - 2014
Permit Processing
City of Bellevue

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Bellevue 116th Ave LLC

Proponent: Same

Contact Person: John C. McCullough

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

Address: 701 Fifth Ave, Suite 6600, Seattle WA

Phone: 206-812-3388

Proposal Title: Bellevue 116th North Parcel Rezone

Proposal Location: 316 and 400 116th Ave NE; Parcels 3325059151, 3325059012 (see attached parcel map) (Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Rezone of property from GC to CB
2. Acreage of site: 3.15
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: No demolition is proposed with this rezone (see #9)
6. Square footage of buildings to be constructed: No construction is proposed with this rezone (see #9)
7. Quantity of earth movement (in cubic yards): No earth movement is proposed with this rezone (see #9)
8. Proposed land use: Existing land use (auto showroom) to remain pending future development
9. Design features, including building height, number of stories and proposed exterior materials:
This is a nonproject rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.
10. Other

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

Rezone estimated to be complete in mid-2014.

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

The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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

Phase I Environmental Assessment, SCS Engineers (Sep. 2005, Apr. 2006, Jul. 2009), Shaw Environmental (Jul. 2007, Aug. 2007, Sep. 2007)

Phase II Environmental Assessment, Shaw Environmental (Aug. 2007, Sep. 2007)

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.

The applicant is in the concept design stage for a future retail project (see 14-128228 DC).

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.

Rezone

Retail development that may be proposed in the future would require additional permits, including design review and construction permits (see 14-128228 DC).

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)?

40%+. The site includes grade changes across the site and a steep slope on the eastern boundary.

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. Alderwood is statewide significant farmland but the property is developed.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No change to impervious surface coverage is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None required.

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.
None. No new development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known. Off-site sources of emissions are automobiles.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
None required.

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.

Sturdevant Creek runs north-south approximately 500 feet from the western edge of the property. This creek runs year-round and connects to Mercer Slough and Lake Bellevue. There is a wetland approximately 550 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.

No.

- (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.

None.

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

No.

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

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

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

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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.

No changes to stormwater runoff are proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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

No. No development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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

None required.

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 Urban landscaping

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

None. No development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

c. List threatened or endangered species known to be on or near the site.

None. This is urban developed property.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None. No development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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.

None

- c. Is the site part of a migration route? If so, explain.

No

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

None required. This is a developed urban property with limited urban wildlife.

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.

None. No development is proposed with this rezone. See prior discussion of 14-128228 DC.

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

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

None required.

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.

None. No development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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

None.

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

None required.

- b. Noise

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

Traffic noise.

- (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.

None. No development is proposed with this rezone. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

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

None required.

8. Land and Shoreline Use

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

The current use of the property is for an auto showroom. Adjacent uses include auto sales and retail.

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

Unknown. The property is currently a developed urban property.

- c. Describe any structures on the site.

An auto showroom.

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

None. No demolition is proposed with this rezone. See prior discussion of 14-128228 DC.

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

GC

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

GC/CB

- 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 property includes a steep slope.

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

No development is proposed with this rezone application. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review will occur when features are sufficiently definite.

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

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None required.

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

The Comprehensive Plan designation is GC/CB. The Comprehensive Plan contemplates that the zoning will change to CB as NE 4th Street is extended. This is underway.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

- c. Proposed measures to reduce or control housing impacts, if any:
None required.

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?
No development is proposed with this rezone application. See prior discussion of 14-128228 DC.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None required. See prior discussion of 14-128228 DC.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No development is proposed with this rezone application. See prior discussion of 14-128228 DC.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No development is proposed with this rezone application. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.
- c. What existing off-site sources of light or glare may affect your proposal?
None. Lights in the area come from adjacent development and cars.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
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.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None required.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
None required.

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, NE 4th Street and the Highway 405 on/off ramp.
- 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?
No development is proposed with this rezone application. See prior discussion of 14-128228 DC.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No development is proposed with this rezone application. See prior discussion of 14-128228 DC.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No development is proposed with this rezone application. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
No development is proposed with this rezone application. See prior discussion of 14-128228 DC.
- g. Proposed measures to reduce or control transportation impacts, if any:
None required. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No. No development is proposed with this rezone application. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None required.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
All except septic.
- 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.
No development is proposed with this rezone application. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future development project will occur when its features are sufficiently definite.

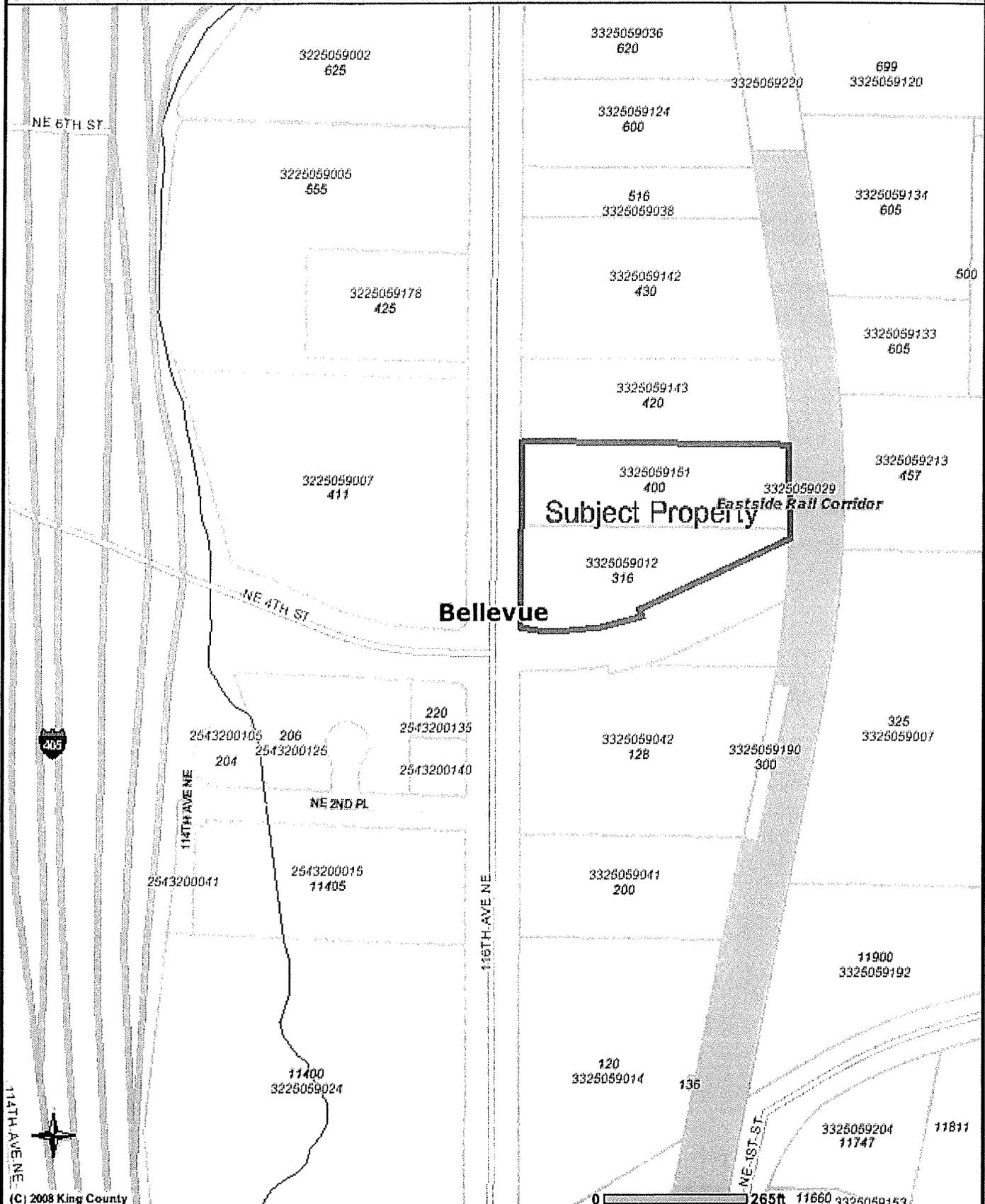
Signature

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..... *Steven Kramer*

Date Submitted..... *4/2/14*

Subject Property



(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 4/2/2014 Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

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?

The proposal is not likely to increase these items. The proposal is the rezone from one commercial zone (GC) to another (CB) with no new development proposed. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future project will occur when its feature are sufficiently definite.

Proposed measures to avoid or reduce such increases are:

None required.

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

The proposal is not likely to affect these items. The proposal is the rezone from one commercial zone (GC) to another (CB) with no new development proposed. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future project will occur when its feature are sufficiently definite.

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

None required.

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

The proposal is not likely to deplete these items. The proposal is the rezone from one commercial zone (GC) to another (CB) with no new development proposed. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future project will occur when its feature are sufficiently definite.

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

None required.

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

The proposal is not likely to affect these items. The proposal is the rezone from one commercial zone (GC) to another (CB) with no new development proposed. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future project will occur when its feature are sufficiently definite.

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

None required.

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 consistent with the comprehensive plan. The Comprehensive Plan designation is GC/CB. The Comprehensive Plan contemplates that the zoning will change to CB as NE 4th Street is extended. This is underway. The property is not in the shoreline area.

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

None required.

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

The proposal is not likely to affect these items. The proposal is the rezone from one commercial zone (GC) to another (CB) with no new development proposed. The applicant is in the concept design stage for a future retail project (see 14-128228 DC). SEPA review of this future project will occur when its feature are sufficiently definite.

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

None required.

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

No conflicts are identified.