



**NOTICE OF ACTION - SEPA THRESHOLD DETERMINATION AND LAND USE APPROVAL**

**Project Name:** Best Buy Store Modification and Parking Garage Construction

**File Number:** 14-109111-LM

**Project Address:** 457 120th Ave NE

**Date of Application:** January 15, 2014

**Completeness Date:** January 17, 2014

**Notice of Application Date:** January 23, 2014

**Action Taken:** SEPA Threshold DNS and Land Use Approval was issued on March 20, 2014

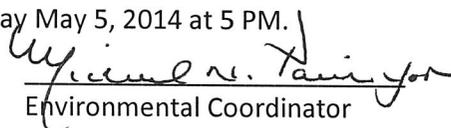
**Project Applicant:** Brendon Stuckey, Development Manager, Best Buy, 612-291-7541

**City of Bellevue Project Planner:** David Pyle – (425)452-2973 / [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

**Description of Action:** Notice is given under SEPA, RCW 43.21C.080, that the City of Bellevue Environmental Coordinator has issued a final SEPA Threshold Determination and Land Use Approval in support of the Best Buy store modification and parking garage construction. The project SEPA Threshold Determination and Land Use Approval was issued on March 20, 2014 subject to a 14 day appeal period. No appeals were filed with the City on this decision.

**Project Description:** Modification of the Best Buy store and site to accommodate the City of Bellevue NE 4th Street extension between 116th Ave NE and 120th Ave NE. The project includes the following actions as necessary to preserve store operations and accommodate the City's road project in the following order: 1) Property boundary adjustment to the north of the existing building. 2) Expansion to the north side of the retail building by adding 9,964 square feet of new retail space. 3) Demolition of a portion of the south side of the retail building through removal of 11,021 square feet of retail space. 4) Shifting of the retail floor space into the new building retail area. 5) Establishment of temporary parking in the area of demolition and the future right of way and in a portion of the adjacent rail right of way by paving and striping per the requirements of temporary parking plans submitted with the right of way permit to be issued for this project. 6) Construction of a new single story parking garage on the eastern portion of the site in area currently dedicated to parking to accommodate up to 226 vehicles. 7) Establishment of new site landscaping, including approval of landscaping through the Alternative Landscape Option allowing modifications to perimeter, parking lot and required total percentage of landscaping. 8) Vacation and demolition of area to be used for construction of the City's NE 4th Street extension. The proposal includes installation and relocation of utilities and infrastructure as necessary to accommodate site modifications. Best Buy operations will be modified with this project to include restricted off hour use of the new NE 4th Street roadway for backing of delivery and service trucks at the store delivery point in the southwest corner of the property. After modification the final retail store structure is proposed to be 45,520 square feet and the parking deck is proposed to be 32,800 square feet. The project will require approximately 2,000 cubic yards of cut and fill.

**Appeal Deadline:** In accordance with RCW 43.21C.080(2)(a) any challenge or judicial appeals regarding this SEPA Threshold Determination of Non-significance and Land Use Decision shall be commenced by Monday May 5, 2014 at 5 PM.

  
Environmental Coordinator

04/04/2014  
Date