



Michael's Subaru Project Fact Sheet

FACT SHEET - January 2024

Project Overview and History

Lithia Real Estate Inc. (applicant) has applied for an Administrative Amendment Permit #23-126844-LI to a previous Conditional Use Permit (CUP) approval and a Design Review (ADR) Permit # 23-126845-LD to expand an existing automobile retail use. The proposal includes demolition of approximately 19,368 SF (square feet) of an existing one-story building, a 2,231 SF building with commercial space and a 2,614 SF car wash. The applicant seeks to construct a two-story 72,465 SF addition to the existing automobile dealership with roof top parking. The Comprehensive Plan designation for the parcel is Community Business (CB) and the Land Use Zoning designation is Community Business (CB) as well.

Land Use Code (LUC) 20.10.440, classifies this use as an "auto retail" use which is permitted in the CB land use district through a CUP. In 2004, Michael's Toyota received Conditional Use approval by the Hearing Examiner via permit 04-100086 LB, to establish the existing automobile retail use. The Hearing Examiner's approval for this CUP was subsequently appealed to the City Council. In August 2004, the Council denied the appeal which allowed the automobile retail use to be established on the site. In 2011, Michael's Toyota submitted another CUP application to construct a new three story, four tier parking garage for storage of their vehicles via permit 11-117278-LB. The applicant's current Administrative Amendment application seeks only to modify the 04-10086 LB Conditional Use approval to expand the automobile retail use on-site.

Where is the project located?

The project is located within a 11.92-acre parcel in the Eastgate subarea of Bellevue, just north of the I-90 and 148th Avenue SE interchange (see Figure 1). To the north of the parcel is The Church of Jesus Christ of Latter-day Saints and Michael's Service Center. To the west across 148th Street and the I-90 access ramps is the Bellevue College Campus. Subaru's existing dealership is located to the east of the parcel. The site is bordered by SE Eastgate Way to the South.



Figure 1 Site Location

What is the proposed site layout?

Figure 2 depicts the existing structures or portions of existing structures that are proposed to be demolished whereas Figure 3 depicts the proposed building addition for Micheals Subaru and change in parking configuration and landscape improvements between the proposed addition and SE Eastgate Way. The scope of these permits does not include the building that houses Lil John's restaurant.

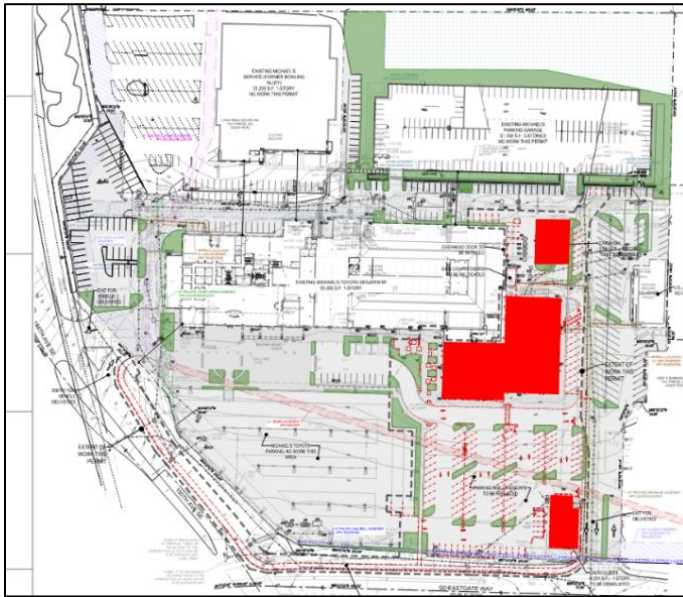


Figure 2 Existing structures proposed to be demolished.

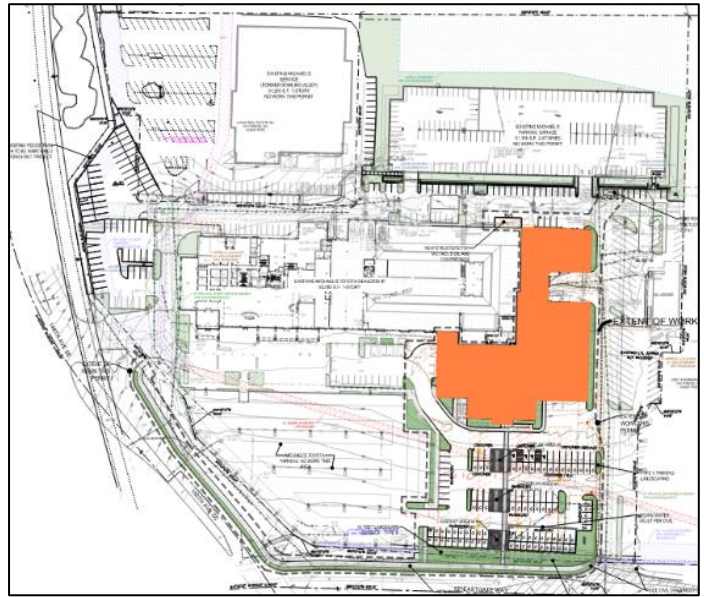


Figure 3 Proposed building addition for Michael's Subaru.

What is the City's process for this project?

The Administrative Amendment and Design Review (ADR) are both Process II applications which are administrative decisions made by the Development Services Department Director. The project is being reviewed as an Administrative Amendment as it is an expansion of an existing use that is adding more than 20% more space and is thus not eligible to be reviewed as a Land Use Exemption. The criterion that the city will consider during the review process for approval of this expanded use is located in the LUC at LUC 20.30B.175. In addition, the city will be using the Administrative Design Review Process to review the design for the remodeled building, this is in addition to the Administrative Amendment. Both decisions are appealable to the City's Hearings Examiner. The City Council does not have a role in either the approval process or in any potential appeal.

There is a minimum 14-day public comment period after receipt of a complete application directed by the Land Use Code for any Process II application, however DSD will leave the comment period open until a decision is reached on the land use permits. Members of the public that have submitted a comment are established as a party of record (POR) as part of the project review and will be notified of future actions on these permits. Additional comments should be directed to the permit's project manager listed below. The permit review is anticipated to take several months to complete, and interested parties may reach out to the permit project manager below for updates. Parties of record will receive notice of the decision once rendered and will have status to appeal the decision if they believe the project was approved or denied in error.

What is the status of review?

The Administrative Amendment and Design Review applications were applied for on November 29, 2023, and the project application was deemed complete on December 21, 2023. Notice of the project proposal was published in the Weekly Permit Bulletin on January 4, 2024. A virtual informational public meeting was conducted on January 24, 2024.

The City is in its initial stage of review of the submitted permit. Review of Administrative Amendments and Design Reviews can take up to approximately 6 to 8 months to complete. While the staff continues to review

this project all comments from the public will be considered up to such time as the Director issues an approval, approval with conditions or denial of said applications. The project files are available for review through the City's Records- Development Services Office. To submit a records request, please use the public disclosure portal ([GovQA](#)) or email them directly at dsrecords@bellevuewa.gov.

General Community Concerns

Public comments have been received on this proposal. The general theme from these comments is noted below:

- Consistency with the city's adopted Comprehensive Plan policies, Economic Development Plan, Pedestrian and Bicycle Transportation Plan.
- Demolition of established neighborhood retail uses with automotive uses which do not support the adjacent neighborhoods.

Next Steps

All comments are being reviewed by staff as a part of the city's permit review process and all substantive comments received will be addressed in the city's decision. Staff in all disciplines will review the project to ensure compliance with the city's adopted development regulations and policies.



Staff Contact

Komal Agarwal, Associate Land Use Planner, (425)452-7224, kagarwal@bellevuewa.gov



For alternative formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-2044 (voice) or email (kagarwal@bellevuewa.gov). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.