



Memo

To: East Bellevue Community Council
From: Carol Orr, Land Use Planner
Date: August 7, 2007
Re: Shell Gas Station Demolition

**Shell Gas Station Demolition
106 148th Ave SE**

Process

This application is for a Building permit for a demolition project including SEPA. The SEPA portion of this project is a Process II decision. The Director of Planning & Community Development is the decision maker. This project is presented to you under "Department Reports".

Proposal

The site is located at 106 148th Ave NE. It is located at the southeast corner of the intersection of 148th Ave NE and Main Street. This lot is adjacent to the Kelsey Creek Shopping Center. The site currently contains an existing Shell Gas Station including a convenience store, an attached car wash, one canopy, and associated equipment and four underground tanks.

The proposal is to demolish the existing Shell Gas Station including convenience store, attached car wash, canopies, all equipment, and to remove the four underground tanks. The property is being demolished prior to sale, no proposed use has been established for future use of the site. Approximately 200 cubic yards of material will be removed from the site, and 400 cubic yards of crushed rock or gravel will be imported to backfill the excavation. The City of Bellevue has requested that the applicant provide information regarding the proposed condition of the site as no buyer has yet been established. The City would prefer to see the site hydro-seeded, and the driveways barricaded to prevent drivers from avoiding the light at the intersection.

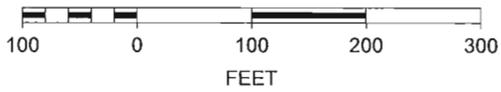
The site is extraordinarily flat with some of the required perimeter landscaping required by code.

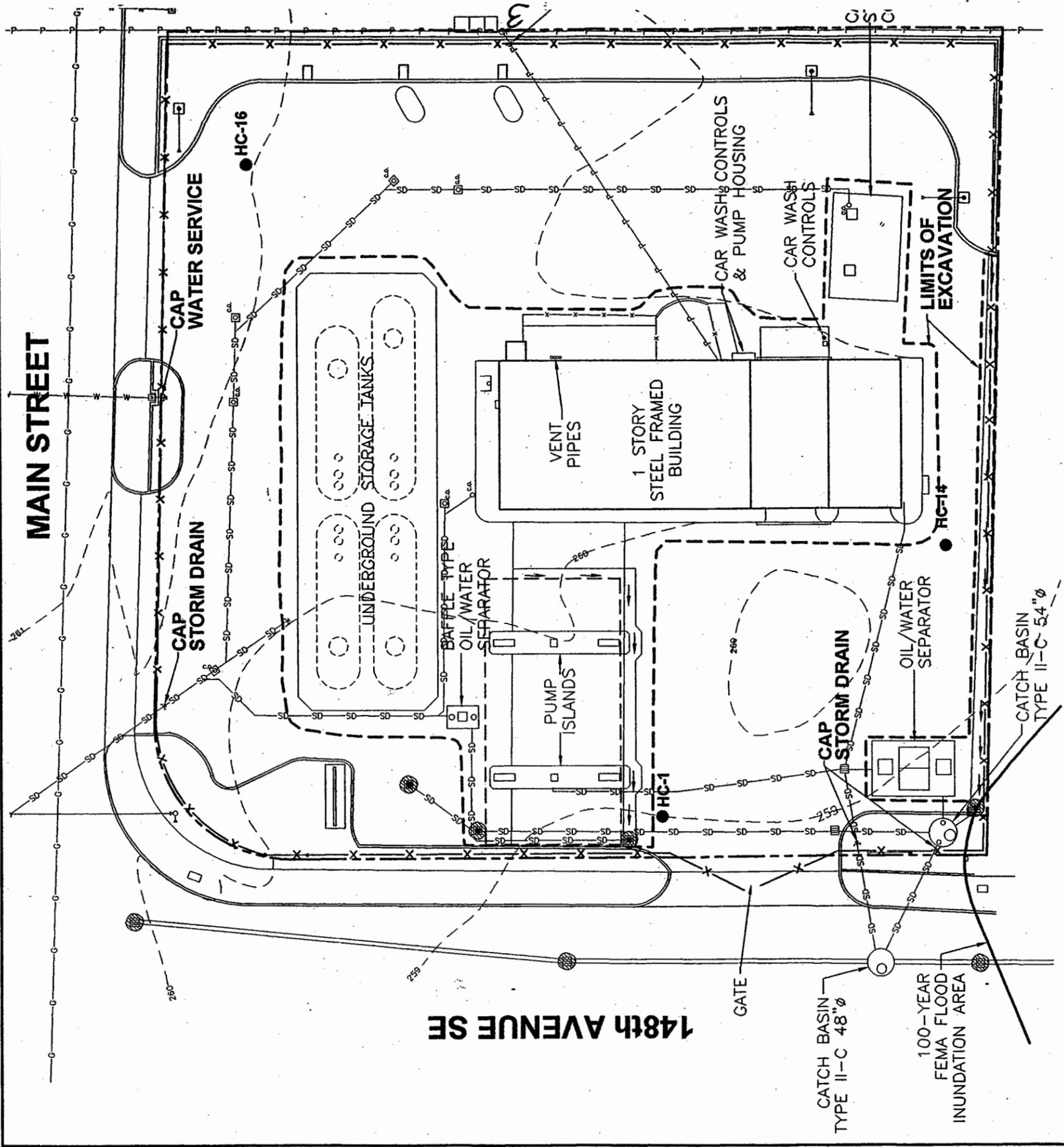
Please see attachments.

106 148th Ave NE



SCALE 1 : 1,989





MAIN STREET

148th AVENUE SE

SITE PLAN



- LEGEND**
- PROPERTY LINE
 - - - LIMITS OF EXCAVATION
 - . - . OVERHEAD POWER LINE
 - SD - SD - SANITARY SEWER LINE
 - G - G - GAS LINE
 - W - W - WATER LINE
 - X - X - FENCE LINE
 - X - X - TEMPORARY CHAIN LINK FENCE AND SEDIMENT BARRIER (SILT FENCE & STRAW BALES AND/OR STRAW WATTLES) AND LIMITS OF CLEARING & GRADING
 - CATCH BASIN INLET PROTECTION
 - ▨ CATCH BASIN
 - LIGHT POLE
 - ▣ WATER METER
 - C.O.O or C.O. CLEAN OUT
 - HC-1 ● MONITORING WELL
 - POWER POLE

CATCH BASIN TYPE II-C 48" ϕ

100-YEAR FEMA FLOOD INUNDATION AREA

CATCH BASIN TYPE II-C 54" ϕ

1 STORY STEEL FRAMED BUILDING

UNDERGROUND STORAGE TANKS

WATER SERVICE

CAP STORM DRAIN

CAR WASH CONTROLS & PUMP HOUSING

CAR WASH CONTROLS

LIMITS OF EXCAVATION

OIL/WATER SEPARATOR

PUMP ISLANDS

VENT PIPES

CAP STORM DRAIN

OIL/WATER SEPARATOR

HC-16

HC-1

HC-14

HC-1 ● MONITORING WELL