



DEVELOPMENT SERVICES
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. 14-147202-LB & 15-106890-LD

Project Name/Address: Pro Sports / 4455 148th Ave NE

Planner: Leah Chulsky

Phone Number/Email: 425-452-6834

Minimum Comment Period: April 23, 2015

Materials include in this notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Click here to enter text.

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife/ stewart.reinbold@dfw.wa.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
DEC 05 2014
Permit Processing

BACKGROUND INFORMATION

Property Owner: Professional Recreation Organization

Proponent: PRO Sports Club

Contact Person: Torjan Ronhovde, Architect

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

Address: 14900 Interurban Avenue South, #138, Tukwila, WA 98168

Phone: (206) 859-5500

Proposal Title: 2014 remodel and Expansion

Proposal Location: 4455 148th Avenue NE

(Street address and nearest cross street or intersection) Provide a legal description if available.

legal description and vicinity map attached

Please attach an 8 1/2" 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: demolish approx. 43,000 sf bldg and replace with new 215,000 sf 5 floor addition and new 36,000 sf addition. Combine 2 parcels (152505-9046 and 152505-9019)
2. Acreage of site: 10.9 per acr
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 43,000 sf
6. Square footage of buildings to be constructed: 251,000 sf
7. Quantity of earth movement (in cubic yards): +- 63,000 yd export
8. Proposed land use: Expansion of Existing Health Club
9. Design features, including building height, number of stories and proposed exterior materials:
Building will conform to 30 ft height limit. Exterior materials expected to be metal and stucco siding
10. Other

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

Construction anticipated to start 1 qtr of 2107 upon receipt of necessary permits. 18 month construction schedule.

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

No

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

A soils report will be updated, a traffic and parking study has been commissioned.

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.

A land use code exemption application #14-144662 LJ to fill in the 3rd floor with approx. 1900 SF of offices has been submitted and is pending.

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.

Building permits, grade and fill permits, and land use approvals are required.

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

SEE ATTACHED

- 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)?
- 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.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

A) ENVIRONMENTAL ELEMENTS:

1) Earth:

A) General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

B) What is the steepest slope on the site (approximate percent slope)?

Approx. 5% at existing drive aisles and 5 – 10% near the west property line.

C) What are the types of soils found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The predominant soil is dense to very dense loose soft silty sand glacial till. See report from previous remodel and expansion prepared by Terra Associates. An update to this report will be prepared as part of the permitting process.

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 and grading proposed. Indicate source of fill.

Export is approx. 65,000 Cu Yds. Import is not anticipated. This is due to excavations of below grade floors.

F) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. An engineered soils erosion and sedimentation plan will be submitted with the construction plans.

G) About what portion of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approx. 70%. The site has been previously developed and contains an existing health club building, drives, parking and walk aisles. Less than 5,000 SF of new impervious area will be added.

H) Proposed measures to reduce or control erosion, or other impacts to the earth.

See item "G" above.

2) Air:

A) What types of emissions to the air would result from the proposal (ie: dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe.

Dust and equipment exhaust during construction and auto and truck exhaust after completion. Quantities are unknown.

B) Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

No.

C) Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

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.

No.

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.

Not applicable.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface waters or wetlands and indicate the area of the site that would be affected.. Indicate the source of fill material.

Not applicable.

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

Not applicable.

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.

Storm water will be detained and treated per an engineered storm system meeting the requirements of the agency with jurisdiction. It is anticipated that the existing storm system is adequate to address the minor amount of new impervious areas. Quantities are unknown at this time.

B) Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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 any toxic chemicals; agricultural, etc.). Describe the general size of the system, such as the number of such systems, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.

Not applicable.

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.

Storm water runoff from impervious surfaces (roofs and paving areas) will be collected, detained and treated in an engineered storm system meeting the requirements of the agency with jurisdiction. It is anticipated that the existing storm retention system can be reused due to the small amount of new impervious areas added.

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

No.

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

None in addition to those previously described.

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 soils plants: cattail, buttercup, bullrush, skunk cabbage, other:
Water plants: water lily, eelgrass, milfoil, other.
Other types of vegetation.

B) What kind and amount of vegetation will be removed or altered?

The site has been previously filled and graded and landscaped. Some trees and landscaping will be removed and replaced at the new drive areas. Total areas of new or revised landscaping is anticipated to be less than 15,000 sf.

C) List threatened or endangered species known to be on or near the site:

None.

D) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site, if any.

Any new landscaping will make extensive use of native plant materials. Minor area of additional planting will be installed at the parking islands and parking area perimeters.

5) Animals:

A) 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, 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?

No.

D) Proposed measures to preserve or enhance wildlife, if any:

None.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas or electric for heating and cooling, electric lighting.

B) Would the 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 this proposal? List other proposed measures to reduce or control impacts, if any:

The completed projects will exceed the requirements of the current Washington State Energy Code.

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.

No.

1) Describe special emergency services that might be required.

None known.

2) Proposed measures to reduce or control environmental health hazards, if any:

None.

B) Noise:

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

Traffic from adjacent roads is present, but will not affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic construction, operation, other)? Indicate what hours noise would come from the site?

Short-term construction noise, long-term vehicle noise generated by the users of the project.

3) Proposed measures to reduce or control noise impact, if any:

None, the primary parking areas are located away from 148th avenue. The existing access drive aisles will be retained.

8) Land and Shoreline Use:

A) What is the current use of the site and adjacent properties?

The site is currently occupied by the existing PRO Sports Club and Wimbledon Apartments.
South: racquet Club Estates – Condominium
West: Office park across 148th Avenue
North: Hampton Green Apartments.
West: Hampton Green Apartments.

B) Has the site been used for agriculture? If so, describe:

No.

C) Describe any structures on the site:

Existing Health Club, surface and underground parking structure and Wimbledon Apartments.

D) Will any structures be demolished?

Yes the existing west metal building of approx. 43,000 SF will be removed and replaced.

E) What is the current zoning of the site?

R-20

F) What is the current comprehensive plan designation of the site.

Multi-Family Medium Density. PRO Sports Club is an existing legal non-conforming use.

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:

No.

I) Approximately how many people would reside or work in the completed project?

16 apartment units are currently in use and will remain. Approx. 200 workers on site at any given shift.

J) Approximately how many people would the completed project displace?

None.

K) Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

L) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with all current zoning requirements, no variances or special conditions approvals are anticipated.

9) Housing:

A) Approximately how many units would be provided, if any?

None new. 16 existing apartment units to be retained.

**B) Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.**

Not applicable.

C) Proposed measures to reduce or control housing impacts, if any:

Not applicable.

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 buildings will not exceed 30 feet according to the measuring method outlined in Bellevue Municipal Code. The exterior building material is anticipated to be painted metal siding and stucco. The materials will be similar to the existing.

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.

11) Light and Glare:

A) What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will require parking lot and building lighting. Most of this lighting is existing or will be replaced with like lighting.

B) Could light or glare from the finished project be a safety hazard or interfere views?

No.

C) What existing off-site sources of light or glare may affect your proposal?

None.

D) Proposed measures to reduce or control light and glare impacts, if any:

The project will use shielded light source luminaires for parking lot lighting and building lighting. Minor revisions to site lighting will result from this proposal. These revisions will not result in alterations to the lighting or glare impact to adjoining properties.

12) Recreation:

A) What designated and informal recreational opportunities are in the immediate vicinity?

The current use as a health has many different options for recreation, including, swimming, tennis, racquetball, basketball, weights and cardio.

B) Would the proposed project displace any existing recreational uses? If so, describe.

No. Additional recreation options related to the Health Club will be expanded.

C) Proposed measures to reduce or control impacts on recreation, including recreation, opportunities to be provided by the project or applicant, if any:

None.

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 near the site? If so, generally describe:

No.

B) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

C) Proposed measures to reduce or control impacts, if any:

Not applicable.

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.

148th Avenue NE abuts the site to the east. See the site plans.

B) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is served by public transit on 148th Avenue NE. The nearest transit stop is less than 100 yards from the property.

C) How many parking spaces would the completed project have? How many would the project eliminate?

There are currently approx. 1003 parking stalls on grade and in the parking structure. The finished project will have approx. 1255 stalls. Most of the new stalls will be contained in a new underground parking structure at the west end of the property.

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 proposal will not require improvements to 148th Avenue. The existing site access points will remain.

E) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:

No.

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

This project is anticipated to generate less than 30 PM peak hour trips. A parking demand and traffic study is being prepared by Transportation Engineering Northwest and will be submitted as an exhibit during the conditional use process. The peak volumes are most likely to be between 7 AM and 7 PM.

G) Proposed measures to reduce or control transportation impacts, if any:

None.

15) Public Services:

A) Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

No.

B) Proposed measures to reduce or control impact on public services, if any:

None anticipated.

16) Utilities:

A) Circle utilities currently available at the site: electricity, natural gas, water, refuse
 service, telephone, sanitary sewer, septic system, other:

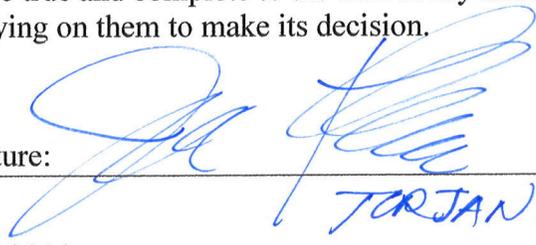
B) Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity, which might be needed:

Natural Gas: PSE
Sanitary Sewer: City of Bellevue
Water: City of Bellevue
Electricity: PSE
Telephone: PNB
Refuse: Waste Management

C. 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.

Owner / Agent Signature: _____



TORJAN RANHANI, ARCHITECT

Date Submitted: 12-5-2014

PROJECT ADDRESS: 4455 - 148TH AVENUE NE, 98007

LEGAL DESCRIPTIONS

PARCEL NO: 1525059046

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON: TOGETHER WITH THE NORTH HALF TO THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION 15:
AND TOGETHER WITH THE EAST 300.37 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15:
EXCEPT THE SOUTH 140 FEET OF THE EAST 330 FEET OF THE SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER:
AND EXCEPT THE NORTH 135 FEET OF THE EAST 315 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15:
AND ALSO EXCEPT THE EAST 50.00 FEET FOR 148th AVENUE NORTHEAST.

PARCEL NO: 1525059109

THE SOUTH 140 FT OF THE EAST 330 FT OF THE NE 1/4 OF THE SE 1/4 LESS THE EAST 50 FT FOR STREET TOGETHER WITH THE NORTH 135 FT OF THE WEST 265 FT OF THE EAST 315 FT OF THE SOUTHEAST OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 15, TWP 25 N., R 5 E.

PROJECT ADDRESS: 4455 - 148TH AVENUE NE, 98007

VICINITY MAP

