



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> Avenue NE, P.O. BOX 90012  
Bellevue, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

---

**PROPONENT:**

Eric Koch, Partners Architectural

**LOCATION OF PROPOSAL:**

15555 NE 24<sup>th</sup> Street, Bellevue, WA

---

**NAME & DESCRIPTION OF PROPOSAL:** Walgreen's at Overlake

Application for a SEPA determination to demolish and reconstruct a 14,817 square foot portion of an existing building.

**FILE NUMBER: 11-124900-LM**

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Development Services Section. This information is available to the public on request.

- There is no comment period for this DNS
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 12/1/11.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts-(unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
Environmental Coordinator

12/1/11  
Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe

ENVIRONMENTAL CHECKLIST

*Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

**Walgreens Bellevue**  
15585 NE 24<sup>th</sup> St  
Bellevue, WA 98007

2. Name of applicant: **Partners Architectural Design Group Inc.**

3. Address and phone number of applicant and contact person:

16398 NE 85<sup>th</sup> Street Suite 101  
Redmond, WA 98052  
425-636-8006

4. Date checklist prepared: **10/05/11**

5. Agency requesting checklist: **City of Bellevue, WA**

6. Proposed timing or schedule (including phasing, if applicable):

**Construction is estimated to begin the 1<sup>st</sup> or 2nd quarter of 2012 and be complete by the 4<sup>th</sup> quarter of 2012.**

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

**None at this time.**

Received  
OCT 12 2011  
Permit Processing

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

**None.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**We are not aware of any pending approvals.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**SEPA, Clearing and Grading, Building Permit, Electrical, Plumbing, and Mechanical permits.**

**Department of Ecology Stormwater General Permit (Notice of Intent).**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**We propose to demo the east 100' of the existing retail building and construct a new Walgreens Pharmacy in its place. The rear of the site will be regraded up to be flush with the interior floor level for loading. The parking lot will be renovated to meet current landscape codes. Some grading is proposed to bring the site closer to ADA compliance. The site is fully developed and approximately 4.05 acres. Portions of the site will be cleared, graded and improved to accommodate the demo and new construction of 14,817 s.f. for the Walgreens Pharmacy. The existing building is approximately 48,889 s.f. Refer to the construction plans submitted with permit applications 11-124717-GD & 124718-BB.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The address is 15585 NE 24<sup>th</sup> Street, Bellevue WA 98007. The lot is bordered by Bel Red Road on the west, NE 24<sup>th</sup> Street on the north, and 156<sup>th</sup> Ave NE on the east. The tax parcel number is 252505916201. The lot is 4.04 acres in size. See survey provided. See also Vicinity Map, last page of this document.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**B. 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)? **Approximately 22% ( at driveways)**

- c. What general types of soils are 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.

**Silty Sand with gravels and cobbles (unweathered glacial till) Refer to report by Salem Engineering dated September 14, 2011 for specific information.**

- 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.

**500 cy Fill. 931 cy Cut. Source of fill not determined at this time.**

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

**Yes, erosion could result from our excavation operations. Erosion control measures will be provided.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approximately 88% of the site is proposed to be impervious surfaces.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**All site clearing, grading and construction activities shall comply with the Erosion and Sediment Control requirements as adopted by the City of Bellevue. Proposed measures includes silt fence, soil stabilization, and catch basin inlet protection.**

**A Construction Stormwater Pollution Prevention Plan has been prepared for the project.**

Impacts mitigated by application of clear & grade code BCC 23.76. See also Construction Stormwater Pollution Plan as part of project file 11-124718-GD.

- a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During construction, the primary source of emissions will be exhaust from heavy construction equipment. During construction soil that is exposed is susceptible to wind erosion. After construction, customer vehicles and delivery vehicle exhaust as well as emissions from the facility will be the primary source of emissions.**

- b. Are there any off-site sources of emissions or odor 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:

**During construction, contractor may water down site regularly to minimize construction dust / dirt emission to air. Additionally, contractor will minimize idling vehicles. All diesel equipment shall be maintained in proper working order to minimize emission.**

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. The nearest body of water is Lake Sammamish at over 2 miles away.**

- 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, purpose, and approximate quantities if known.

**No. Site soils are glacial till.**

- 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 stormwater):

- 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.

**Runoff will be collected from the building roof, onsite parking lot, and landscaping via catch basins and storm drains. Portions of the existing system will be replaced for improved conveyance. The site will continue to discharge to the existing storm drain outlet at the southwest corner of the site.**

- 2) Could waste materials enter 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

Impacts mitigated by application of clear & grade code BCC 23.76 and storm & surface water utility code BCC 24.06.

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, 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?

**Minimal landscaping exists onsite. A portion of the existing landscaping will be removed and larger planter beds will be installed.**

- 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 the site, if any:

**Provide landscaping native to site/area. A detailed Landscaping Plan shall be submitted for review and approval prior to construction.**

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, 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:

**Landscaping will be installed per City of Bellevue requirements.**

## 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.

**Electricity and natural gas will be used for heating and cooling. Electricity will be required for the final assembly portion of the facility.**

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 this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**The new building will be constructed with the Washington State Energy Code standards and code requirements. In addition, mechanical equipment used and building equipment used will be Energy Star rated.**

## 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.

**Other than Police, Fire and Emergency medical services, no other emergency services is anticipated**

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

**No environmental health hazards are anticipated from this project.**

Impacts mitigated by application of fire code BCC 23.11.

### b. Noise

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

**Vehicular Traffic on 3 sides of the site.**

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 from the use of construction tools may occur between the hours of 7am to 6 pm.**

**Long term noise would be incidental vehicular noise associated with the use of the building.**

Impacts mitigated by application of noise code BCC 9.18.

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

**We have received planning approval of a land use exemption for design review.**

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

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

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

**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 building height will be less than 30'-0" tall. A metal structure with masonry walls, metal siding, canopies over storefront glazing are proposed.**

See file #11-124717-BB

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**The building design has been approved through the City of Bellevue Land Use Exemption process of staff level design review.**

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**All exterior lighting shall conform to the requirement of jurisdiction having authority. All exterior site lighting and building lighting shall be designed to eliminate off-site glare.**

- b. Could light or glare from the finished project be a safety hazard or interfere with 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:

**All exterior lighting shall conform to the requirement of jurisdiction having authority. All exterior site lighting and building lighting shall be designed to eliminate off-site glare.**

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

**None.**

**8. Land and shoreline use**

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

**The current site is retail with O'reilly auto parts, Bel Red Furniture, and a Halloween store operating as tenants in the building. The property to the south is abandoned. The property to the west and north are retail. The east property is Hitachi Data Systems. Farther north and northeast include medical office, office, and Microsoft.**

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

**No**

c. Describe any structures on the site.

**The existing retail building is approximately 48,889 s.f.**

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

**Yes – the east 100' of the retail building will be removed.**

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

**BR-RC-3**

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

**Bel Red Design District**

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.

**Not that we have determined.**

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

**The Walgreens Pharmacy has 10 to 15 staff in the store at a time.**

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

**None**

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

**None**

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

**The site is at the east end of Bellevue's retail core. Ardmore Park is east of the site less than a mile.**

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**

**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, 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:

**None**

**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.

**Access to the site will be from Bel Red Road, NE 24<sup>th</sup> Street, and 156<sup>th</sup> Ave NE. Highway 520 entrance is west of the site on 148<sup>th</sup> Ave NE.**

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

**Metro has a bus stop on the east side of the site serving bus lines 229, 233, 245, 253, 256, and 261**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**The existing site has 224 parking stalls. We are proposing approximately 198 vehicular parking spaces. The project will eliminate 26 parking spaces with all the new landscaping required by current code.**

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 new road improvements are proposed.**

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 peak volumes would occur.

**The existing development conditions have a net external trip count of 167 weekday pm peak hour trips. The new Walgreens Pharmacy and proposed tenants is anticipated to generate approximately 29 new daily trips>.**

g. Proposed measures to reduce or control transportation impacts, if any:

**The development will provide adequate on-site measures to meet the City of Bellevue's transportation standards.**

**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.

**This project is not expected to cause additional impact to police protection services.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**The project will be constructed to current building and fire codes.**

**16. Utilities**

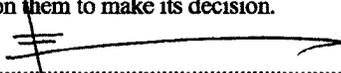
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

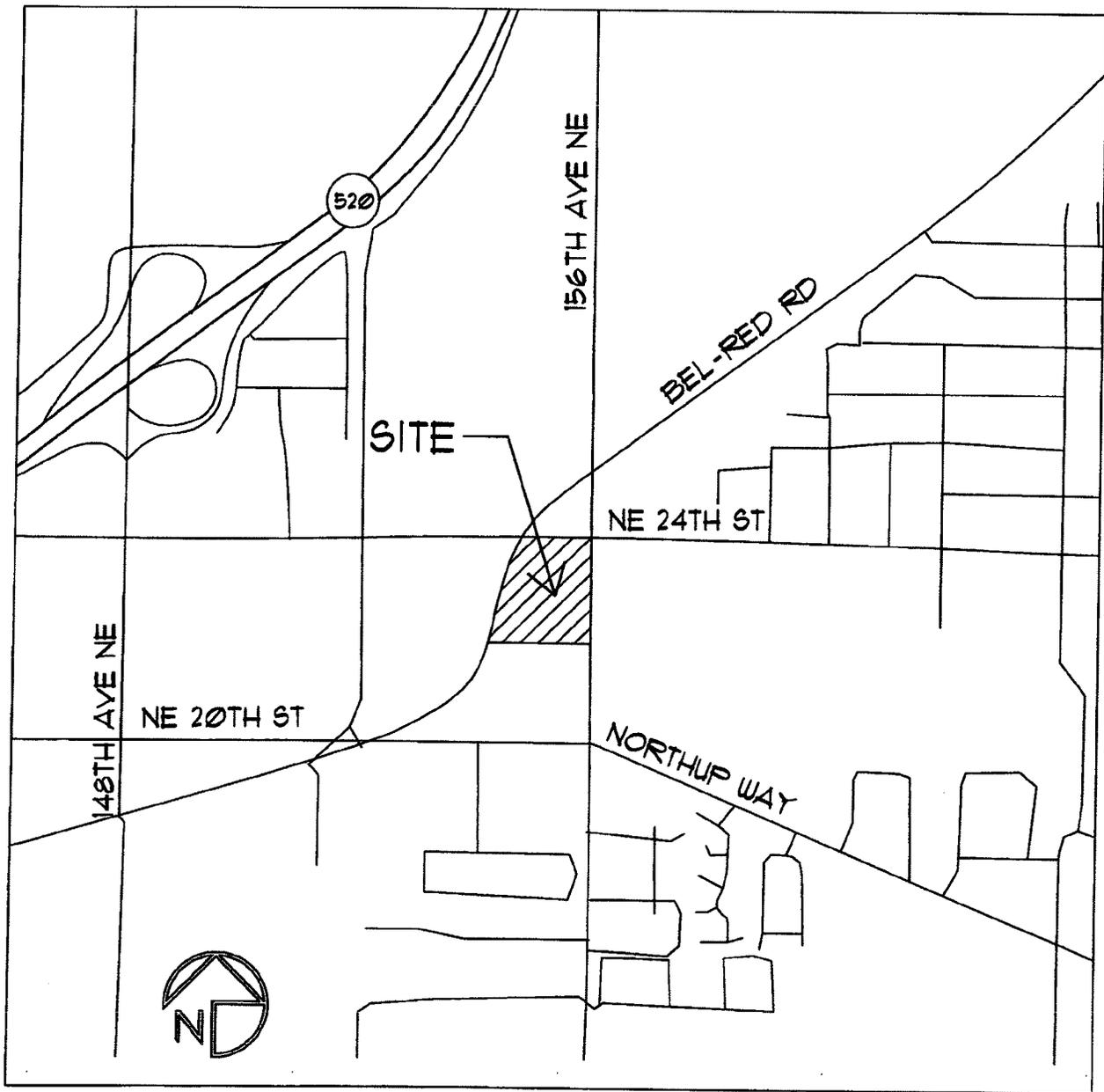
**Electricity and water will be required for construction. The final utilities will include all of the above.**

**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.

Signature:  .....

Date Submitted: 10/11/11 .....



VICINITY MAP: N.T.S.