



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Eric Dugger, Western Design Group

LOCATION OF PROPOSAL: 15625 NE 8th Street

NAME & DESCRIPTION OF PROPOSAL: Grocery Outlet

Land Use permit for SEPA threshold determination to establish a 14,000 square foot grocery store, within an existing multiple tenant building. The new use requires 71 parking spaces.

FILE NUMBER: 12-128789-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 Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this 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 5:00 p.m. on _____, ____.
- 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 January 31, 2013.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

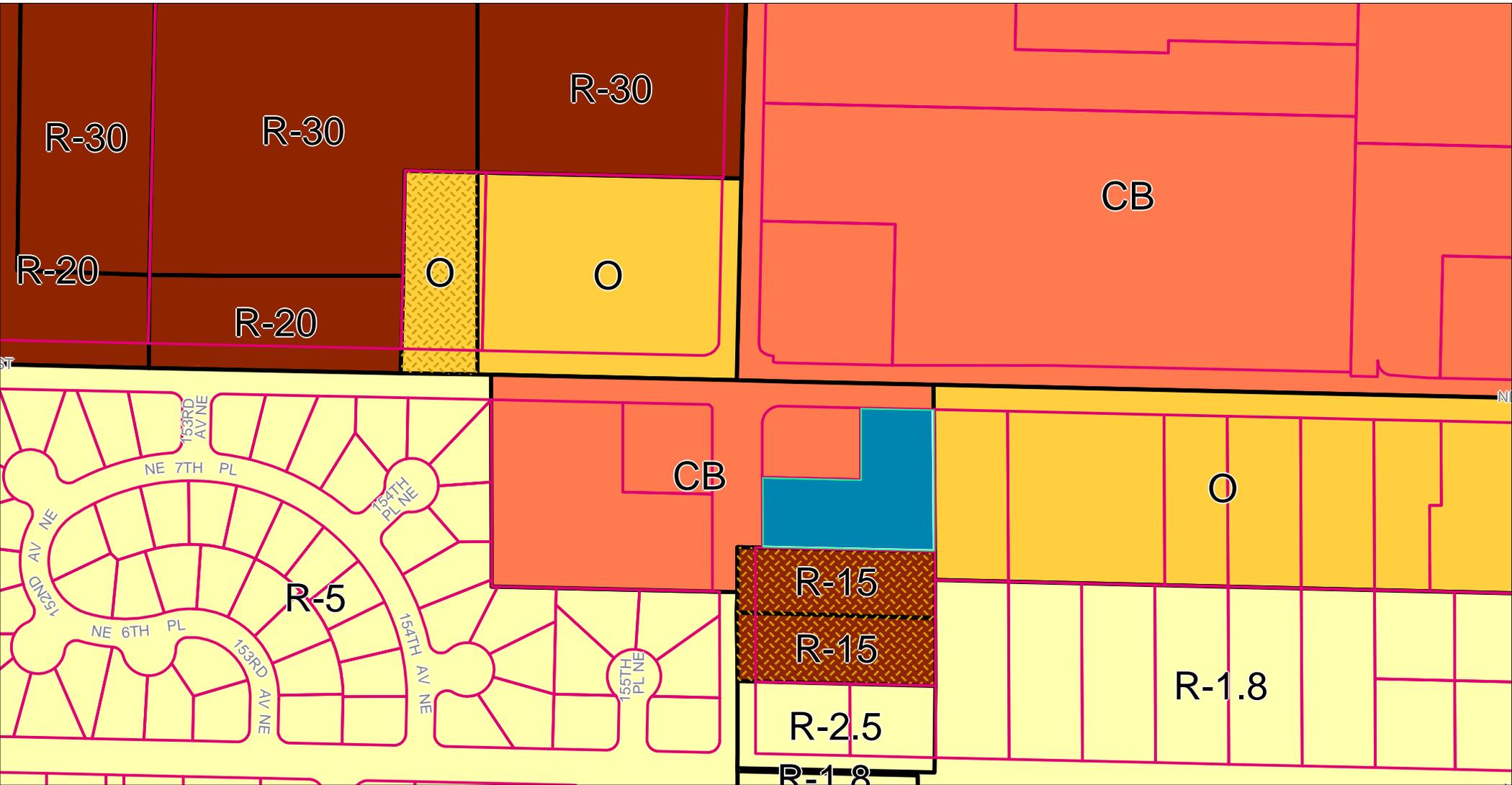
January 14, 2013
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
 State Department of Ecology,
 Army Corps of Engineers
 Attorney General
 Muckleshoot Indian Tribe

Grocery Outlet

15625 NE 8th Street
Permit # 12-128789-LM



ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Received
NOV 21 2012
Permit Processing

Property Owner: Diller Associates, Inc.

Proponent: Western Design Group

Contact Person: Kevin Kincaid
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2300 East Third Loop, Suite 110, Vancouver, WA 98661

Phone: 360-737-0990

Proposal Title: Grocery Outlet

Proposal Location: 15625 NE 8th Street
(Street address and nearest cross street or intersection) Provide a legal description if available.

N 280 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 LESS W 207.01 FT OF N 162 FT AS MEAS ALG N & E LN THOF LESS CO RD!

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: Convert 14,525 square foot shopping center to 13,105 square foot discount grocery store
2. Acreage of site: 1.12 acres
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: usable space will be reduced by 1,420 square feet
6. Square footage of buildings to be constructed: NA
7. Quantity of earth movement (in cubic yards): NA
8. Proposed land use: discount grocery store
9. Design features, including building height, number of stories and proposed exterior materials:
Existing one story building being converted from shopping center to discount grocery store. The tallest point of the existing building is 38 feet (top of the cupola). The building is painted brick, painted CMU, and wood siding exterior finish.

10. Other This property is located within the Community Business zone, and within a Multi-Family transition zone.

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CLO

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

Start in early 2013 (Jan or Feb) and finish in about 3 months.

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.

The only information that was prepared is a trip generation memo.

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.

The project has a City of Bellevue project number 12-126752-LJ, 12-126572 ~~BZ~~^{BY}, 12-126754 BG, and 12-126761 BL.

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 Permit, SEPA Determination related to "change of occupancy" trip generation threshold
Preliminary SEPA was required as the project constituted a material change of use from the previous use of the space as it resulted in a change in use from one Land Use Code Use chart category, is greater than 4,000 sf in size and resulted in more than 30 peak new p.m. vehicle trips.

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

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

The majority of the site has less than 2 feet of rise in 180 feet of run, roughly 1% slope

b. What is the steepest slope on the site (approximate percent slope)? less than 5%

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.

soils of nearby developments were a combination of silty sand and gravel

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- 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.

The site is developed so no filling or grading is proposed.

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

No because the entire site is fully developed.

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

There will be no change in impervious surface with this proposed project. The site is built out and the proposed use is to change the use of the building.

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

NA

2. AIR

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

Possible dust from building remodeling.

The proposed project may generate a small increase in auto traffic and auto emissions.

Traffic impacts will be reviewed by the Transportation Department reviewer.

- 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 the air, if any:

Applicant will comply with any local requirements to limit dust during construction. Since almost all of the construction will be inside the existing building, very little dust is expected to be generated outside.

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.

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.

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 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 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.

The site is the remodel of an existing building. No changes to the impervious surface of existing building or parking lot is proposed. Based on existing GIS info, the original building was constructed in 1969. There are no changes to where the storm water will flow to.

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

No - the existing building is connected to city sewer system.

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

None

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other The site contains perimeter landscaping consistent with what is required on a commercial site
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation various ground cover

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Existing landscaping exists and will remain.

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5. ANIMALS

- a. Check or 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: owls, woodpeckers, doves, jays

Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit, opossum, and other small mammals such as voles, shrews & bats.

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Unknown. The entire region is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

The existing trees and landscaping provide habitat for small birds and animals.

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

The site will utilize electricity for lighting, heating, and general purposes.

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

The building will be remodeled to meet or exceed building code requirements.

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.

None known.

- (1) Describe special emergency services that might be required.

fire department, ambulance, police

- (2) Proposed measures to reduce or control environmental health hazards, if any.

None proposed.

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b. Noise

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

Noise from vehicular traffic on NE 8th Street.

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

Short term noise from construction activities.

Vehicular traffic from general use of site.

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

NA **Construction noise shall comply with the regulations of BCC 9.18**

8. Land and Shoreline Use

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

The existing building is currently being used as a small shopping center of retail uses. The site is surrounded by commercial uses to the north, east, and west. To the south, residential uses exist.

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

No

- c. Describe any structures on the site.

The existing building is approximately 13,105 square feet with a 1,420 square foot mezzanine.

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

The 13,105 square foot building will remain intact and the 1420 square foot mezzanine will be converted to an attic of mechanical equipment.

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

CB

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

Crossroads Subarea Plan - CB (Community Business)

- g. If applicable, what is the current shoreline master program designation of the site?

NA

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NA

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

35 employees

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

The existing appliance store has already relocated. Most of the other tenants are on a month to month agreement and intend to relocate.

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

NA

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

The proposal is consistent with the CB zoning.

9. Housing

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

NA

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

NA

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

NA

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 structure is existing. See #9 on Page 1 for details.

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

NA

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

All local building code will be followed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Site lighting exists on-site to provide lighting along ADA route of travel and parking areas during dark hours of operation.

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

No.

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- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None. Lighting on-site already exists.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- 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:
NA

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, archeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
NA

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.
The site is adjacent to NE 8th Street and currently has a driveway directly onto NE 8th Street.
[This site also has vehicle access from 156th Ave NE](#)
- b. Is 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. A bus stop exists directly in front of the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
The proposed project will have 71 parking spaces. No parking spaces will be eliminated.
- 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
- 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.
 0 net new daily trips, 29 net new P.M. peak hour trips **New peak p.m. trips to be reviewed by the Transportation Department.**
- 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 the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
 Likely not because existing use is being replaced by a similar commercial use.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
 None

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.
 All utilities are already servicing the existing building on-site.

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..... [Handwritten Signature]

Date Submitted..... 11/20/12

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