



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Studio19 Architects, Brian Kim

LOCATION OF PROPOSAL: 14044 NE 8th St

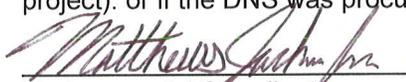
DESCRIPTION OF PROPOSAL: Convert an existing office building to a preschool with an outdoor playground.

FILE NUMBERS: 13-121417-LM **PLANNER:** Drew Folsom

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 Development Services Department. 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 **10/31/2013**
- 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

10/17/2013
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.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

4/11/2013

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).

BACKGROUND INFORMATION

Property Owner: HG INVESTMENT GROUP LLC

Proponent: Studio19 Architects

Contact Person: Brian Kim

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

Address: 705 2nd Ave Suite 505, Seattle, WA 98104

Phone: 206-466-1225 ext. 104

Proposal Title: Al Bao Bao International

Proposal Location: 14044 Ne 8th Street, Bellevue, WA 98007

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

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: Existing office building converts to 6 classrooms preschool
2. Acreage of site: 0.594 acre (25,905 sf)
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Preschool
9. Design features, including building height, number of stories and proposed exterior materials:
None (converts occupancy and no exterior design work unless code required)
10. Other
Add ADA accessible ramp at southeast corner and convert several parking stalls to playground on site.

D.J. 10/10/13
D.J. 8/27/13

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.

DJ 10/15/13
DJ 8/27/13

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

Construction will start as soon as we get the building permit.

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.

No

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.

No

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.

No

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
- b. What is the steepest slope on the site (approximate percent slope)?
12% (existing parking lot with existing building- no grading & drainage change)
- 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.

n/a

D.J. 10/15/13
at 8/27/13

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.

0 cubic yard of soil - (we convert portion of existing parking stalls to a playground. compact the ground after remove the pavements and fill with playground cover material such as bark or alternative materials.)

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

No

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

4% of parking lot will be convert to pervious surfaces.

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

No

EROSION FURTHER MITIGATED PER
BCC 23.76.090 "EROSION CONTROL"

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.

n/a - most work is inside of building to convert to pre-school. Impact of emission to the air is minimal.

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:

No

D.P. 10/15/13
8/27/13

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.

No

- (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.

We proposed to connect building sewer line to existing public sewer line. Total occupancy is 155, but we are intend to us 120 children + 12 teachers + 4 staff = 136.

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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.

No

(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:

No

IMPACTS MITIGATED BY
APPLICATION OF BCL 24.06, STORM AND
SURFACE WATER UTILITY CODE.

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, bulrush, 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?

Southeast corner lawn area is altered for new layout of parking stalls, and add parking lot planting strip with deciduous tree will be planted.

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

No

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

No

NEW PLANTER STRIP

D.T. 10/15/13
Dt. 8/22/13

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: No
- Mammals: deer, bear, elk, beaver, other: No
- Fish: bass, salmon, trout, herring, shellfish, other: No

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

No

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

No

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

No

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.

Electric and natural gas for heating, power, and cooking.

- 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:

No

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.

No

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

No

- b. Noise

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

No significant noise at this existing area is existed.

OK. 10/15/13
D7 8/27/13

- (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 construction noise to install fire sprinkler system, and no long term noise noise is generated from this project.

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

No

IMPACTS FURTHER MITIGATED
PER ACC 9.18 "NOISE CONTROL"

8. Land and Shoreline Use

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

Office buildings in same plaza area, residential house, gas station, and school.

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

No

- c. Describe any structures on the site.

Two office buildings in same plaza area.

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

No

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

B - Office Use

OFFICE 2+

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

n/a

OFFICE 2+

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

n/a

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

n/a

No 2+

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

136 people

(Total occupancy is 155, but we are intend to us 120 children + 12 teachers + 4 staff = 136.)

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

None

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

None

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

None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
0

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
0

- c. Proposed measures to reduce or control housing impacts, if any:
0 N/A dt

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?
n/a

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

- c. Proposed measures to reduce or control aesthetic impacts, if any:
n/a PLAY AREA WILL BE FENCED. dt.

11. Light and Glare

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

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

- c. What existing off-site sources of light or glare may affect your proposal?
n/a

- d. Proposed measures to reduce or control light or glare impacts, if any:
No

Db 10/10/13
D-1.8/27.3

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
n/a **PLAY AREA INCLUDED IN PROPOSAL DT.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.
n/a
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
n/a **PLAY AREA DT.**

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.
n/a
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
n/a
- c. Proposed measures to reduce or control impacts, if any:
n/a

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.
NE 8th Street
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes
- c. How many parking spaces would be completed project have? How many would the project eliminate?
None - Use existing parking spaces
- 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.
Approximately 136 trips **52 P.M. - PEAK TRIP HOURS DT.**
- g. Proposed measures to reduce or control transportation impacts, if any:
None **PASSENGER LOADING AREA. DT.**

TRANSPORTATION IMPACTS FURTHER MITIGATED PER § LOC. 20.20.HO.D "CHILD DAY CARE CENTER"

**DT 10/1/13
2-18/27/13**

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.

No

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

No

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.

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.

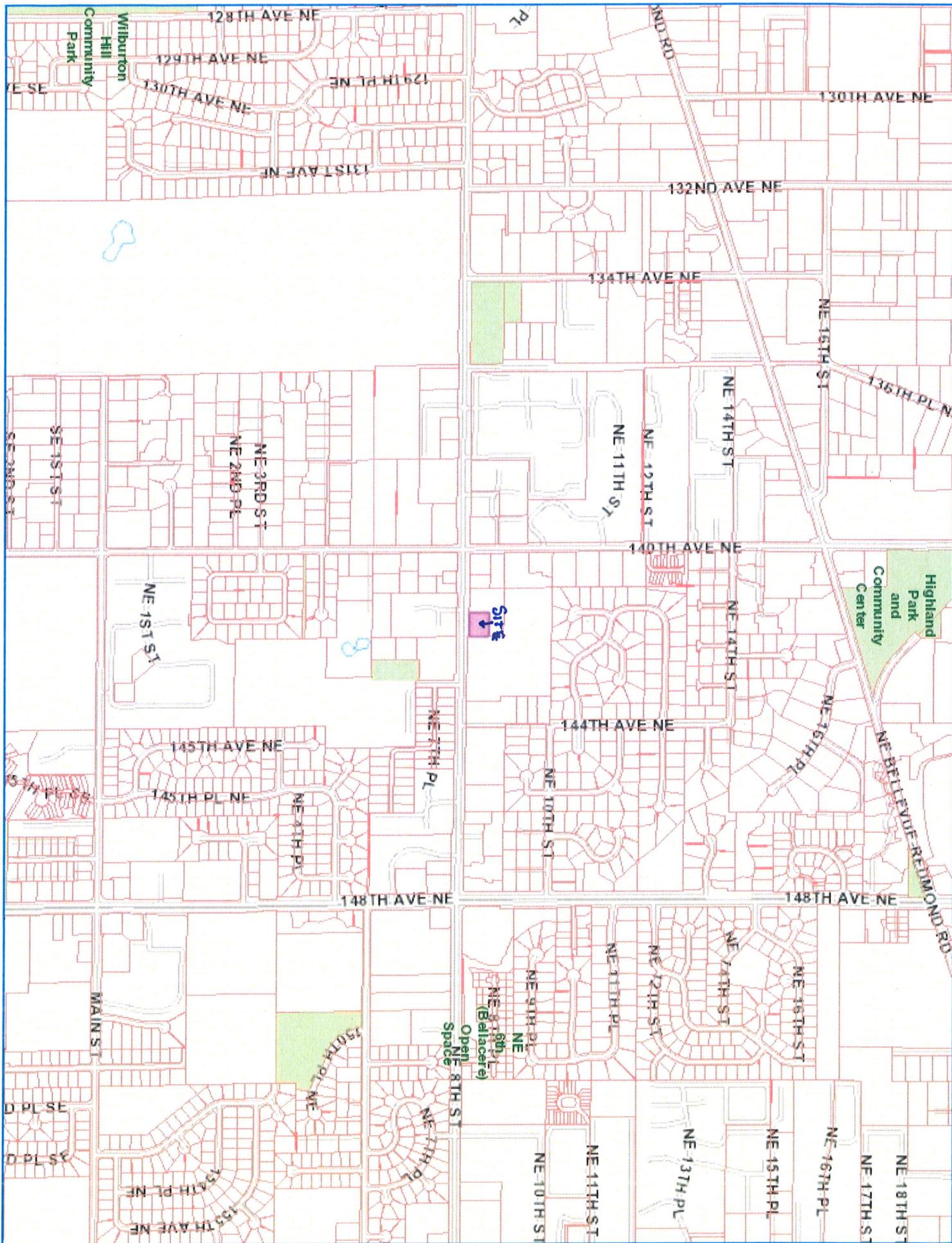
Brian Kim

Digitally signed by Brian Kim
DN: cn=Brian Kim, o=Project Manager,
ou=Studio19 Architects,
email=bkim@studio19architects.com, c=US
Date: 2013.08.16 10:19:58 -07'00'

Signature.....

Date Submitted 8/16/2013.....

*D.H. 10/15/12
D.H. 8/27/13*



CERTIFICATE OF CONCURRENCE

AI BAO BAO INTERNATIONAL

This certificate documents the Transportation Department Director's decision that the development project at 14044 NE 8th Street (Preliminary SEPA Determination 13-121417 LM) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 52 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. A building permit application (File No. 13-119138 BY) was filed for the project on June 26, 2013, and deemed complete on that date. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).



Director, Transportation Department

October 17, 2013

Date

Certificate No. 80