



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Birch Tree Academy, Inc. – Natalie Levy

LOCATION OF PROPOSAL: 1405 134th Avenue NE

DESCRIPTION OF PROPOSAL: The applicant has submitted an application to establish a preschool within an existing commercial building. No expansion of the building is proposed. Minor exterior improvements to the building exterior, including the installation of new windows, doors and an outdoor play area are anticipated. The preschool will have a proposed capacity of 76 children and 13 staff members. The proposed hours of operation will be 7:00AM to 6:00PM. As the proposal constitutes a change in use (retail bakery to preschool), a remodel which exceeds 4,000 square feet, and a use which results in over 30 peak hour trips per day, SEPA review is required.

FILE NUMBERS: 14-134190-LM **PLANNER:** Laurie Tyler, Associate Planner

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 **8/21/2014**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

8-7-14
 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

James Tyler

City of Bellevue Submittal Requirements

27a

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: Almar LLC

Proponent:

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

Address: 10908 NE 112th St, Kirkland, WA 98033

Phone: 425-202-5385

Proposal Title: Birch Tree Academy

Proposal Location: 1405 134th Ave NE, Bellevue, WA 98005
(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: Tenant improvement to accommodate E occupancy for a preschool
2. Acreage of site: *0.45 acres*
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: (Not Applicable)
6. Square footage of buildings to be constructed: (Not Applicable)
7. Quantity of earth movement (in cubic yards): (Not Applicable)
8. Proposed land use: Preschool
9. Design features, including building height, number of stories and proposed exterior materials:
We will be adding a fence around the play area and replacing doors and windows.
Otherwise, the exterior will remain unchanged.

10. Other

Received
JUN 13 2014
Permit Processing
City of Bellevue

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

The estimated completion date is September 2014 or approximately 12 weeks after constructions begins

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.

None

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.

None

#14-130751-BY
May 14, 2014

14-131111-BC (May 20, 2014)	14-138087-FD (July 30, 2014)
14-135672-UE (June 26, 2014)	14-138140-BL (July 31, 2014)
14-135677-GD (June 26, 2014)	
14-136770-BF (July 18, 2014)	

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~~

N/A - this proposal does not require a rezone

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

#14-135677-GD

Building Permit (or Design Review)
Site plan
Clearing & grading plan

#14-130751-BY

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)?
Not applicable

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.

The only soil at the site is in the decorative beds in the front

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.

Not applicable

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)?

The project will not cover portion of the site with impervious surfaces beyond what is already covered. No change to impervious surface.

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

None

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.

Automobile exhaust will be the only emissions resulting from proposed project

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:

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

Goff Creek runs north to south within an underground culvert on the adjacent property to the west.

- (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.

Domestic sewage from sinks and toilets serving up to 13 adults and 76 children from 7:00am to 6:00 pm will be the only waste materials discharged

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.

There will be no change to the storm water collection, which is via building mounted gutters

(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

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?

None

Installation of new groundcover and/or shrubs within existing planter areas.

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:

None

Installation of new groundcover and/or shrubs within existing planter areas.

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:
- 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:
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 need? Describe whether it will be used for heating, manufacturing, etc.
Electricity will be used for the heating and cooling as well as standard appliances
- 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:
LED lighting, double pane windows and exterior sealing to reduce energy use

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

- (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)?
None

- (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 will be present during standard business hours

Long Term: Automobile noise and children playing will be present from 7:00am to 6:00pm

- (3) Proposed measures to reduce or control noise impacts, if any:
None

Construction noise impacts mitigated by BCC 9.18.

8. Land and Shoreline Use

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

The site is currently vacant. There are auto service shops on adjacent properties.

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

No

- c. Describe any structures on the site.

There is currently a 16.5 foot high warehouse and office building on the site

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

No

Interior demo only

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

Commercial/warehouse

Bel-Red-Commercial/Residential (BR-CR)

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

Bel-Red-Commercial/Residential (BR-CR)

- 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?

Approximately 13 people would work at the site. No one would reside at the site

- 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.

None

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

None

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

None

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?

No new structures are proposed at the site

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

Modifications to exterior color/materials will be reviewed under a Land Use Exemption as part of the building permit (BY)

11. Light and Glare

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

No new light or glare should arise from the improvement

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 or glare impacts, if any:

None

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:
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.
No
- b. Generally describe any landmarks or evidence of historic, archeological, 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

Per the submitted parking/traffic study, a total of 20 parkings stalls are required. The applicant is obtaining a shared parking agreement for the remaining 5 parking stalls to be located at the Bellevue Tennis Academy - 13203 NE 16th Street. No construction permits will be issued until this agreement has been recorded against the title of each property.

14. Transportation

See attached technical summary regarding transportation items

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
134th Ave Ne and Bel Red Road
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is a bus stop across the street Approximately 500 feet
- c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be 15 parking spaces. No spaces will be eliminated by the project
- 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.
49 peak trips generated with a peak volume time of 8-9am and 5:30-6:30pm
- g. Proposed measures to reduce or control transportation impacts, if any:

We will stagger arrival and pick schedules of students throughout the day to alleviate peak volumes

Applicant will utilize a mobile phone app to facilitate in the pick-up and drop-off of students to prevent queuing issues.

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.

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.

There are no new utilities proposed for the 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.....

Date Submitted.....6/11/2014

Attachment: Transportation
Technical Summary and Graphics

**Transportation Technical Summary for
Birchtree Academy @ 1405 134TH Avenue NE
Project file No. 14 130751 BY**

Site Access (for drop-off / pick-up of daycare attendees)

134th Avenue NE - Ingress to the site will be restricted to right in only from the driveway located on 134th Avenue NE.

NE Bel-Red Road - Egress from the site will be restricted to right out only from the driveway located on Bel-Red Road. Driveway restrictions will be enforced by signing and channelization to be provided by the applicant. See graphic below for summary of daycare drop off / pick up route:

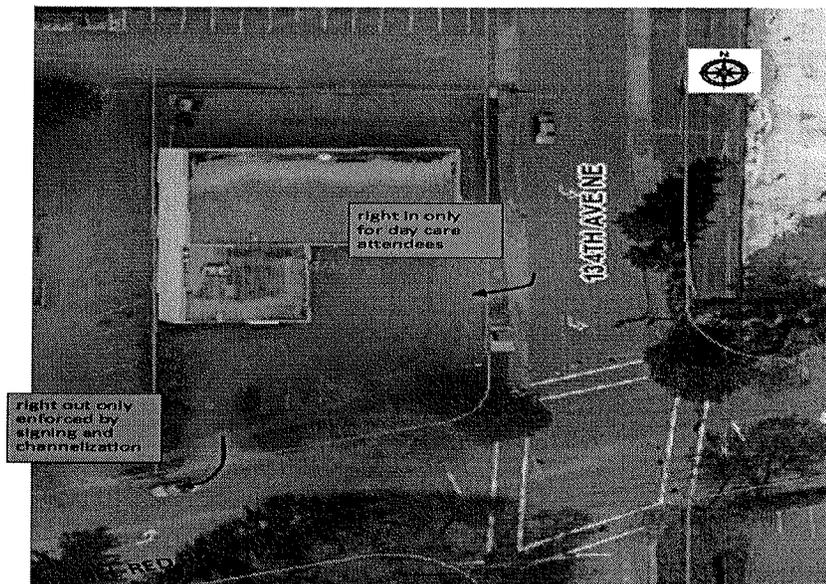


Figure 1: Birchtree Academy Pick Up / Drop off Route

Transportation Approval Requirements

1. Applicant will abide by the drop-off / pick-up route (as shown in figure 1 above) at all times during daycare open hours.
2. Applicant will remove all vegetation on both sides of the driveway located on Bel-Red Road to comply with transportation sight distance requirements (see transportation attachment).
3. Applicant will relocate the building sign (located at the northwest corner of the intersection of 134th Avenue NE & NE Bel Red Road) to comply with transportation sight distance requirements (see transportation attachment).
4. Daycare staff must include a "Transportation Coordinator" who will act as a liaison for the daycare to address transportation concerns from the public and the city.

END OF TRANSPORTATION COMMENTS

**TRANSPORTATION ATTACHMENT FOR:
Birchtree Academy - 14 130751 BY
@ 1405 134th Avenue NE**

