



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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. 14-141566 LM
Project Name/Address: S Mart
5629 119th Avenue SE; Bellevue, WA
Planner: Bradley Calvert
Phone Number: (425) 452-6930

Minimum Comment Period Ends: October 30, 2014

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

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

SEP 23 2014

Permit Processing

BACKGROUND INFORMATION

Property Owner: Johnwalker33 LLC

Proponent: Wu Architecture

Contact Person: Paul Wu, AIA

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

Address: 8817 NE 116th Place
Kirkland, WA 98034

Phone: (425) 503-2182

Proposal Title: S Mart

Proposal Location: 5629 - 119th Avenue SE, Bellevue, WA 98006

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

see 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: Change of use from indoor sports to grocery/food store
2. Acreage of site: 1.72 Acres
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: 22,709 s.f. (exst.)
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: NB (Neighborhood Business)
9. Design features, including building height, number of stories and proposed exterior materials:
Existing Single Story building with masonry walls and glass storefronts (see images attached)
10. Other
The original building was constructed as a supermarket/grocery store building (formerly Albertson's)

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

Interior tenant improvements to complete by end of January 2015.

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.

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

None

✓ BC

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.

None

✓ BC

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.

Application for Health Department approvals for food services in progress.

DESIGN REVIEW - LAND USE EXEMPTION

BUILDING PERMIT

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 ✓ BC

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

2.6% SLOPE

✓ BC

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 existing site is 90% covered with building and paving.

SOIL CLASSIFICATIONS: Vr AND AmC

✓ BC

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

Do not know. LIQUEFACTION HAZARD - VERY LOW PER MAPSHOT

✓ BC

✓ BC

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No exterior work is anticipated.

ONLY FACADE IMPROVEMENTS AND PARKING LOT RESTRIPING

✓BC

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

No. ~~NO~~ NO CLEARING OR GRADING WILL OCCUR

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

Existing site conditions: over 95% is covered with impervious surfaces. NO ADDITIONAL IMPERVIOUS SURFACE PROPOSED

✓BC

- 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.

Kitchen exhaust (food odors), automobile exhausts from customers and product delivery.

✓BC

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

None

✓BC

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None

MEASURES WILL NEED TO BE TAKEN TO CONTROL EMISSIONS AND DUST PER BELLEVUE CITY CODE 23.76

✓BC

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.

None

✓BC

- (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.

✓BC

✓BC

- (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

✓
BL

- (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.

✓
BL

- (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, except for storm drainage in parking lot.

✓
BL

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

✓
BL

- (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.

✓
BL

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 via City storm drainage system.

✓
BL

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

No.

✓
BL

✓
BL

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

None.

MUST COMPLY WITH 24.06 STORM AND SURFACE WATER UTILITY CODE

✓ BC

4. Plants

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

✓ BC

- 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.

ALL EXISTING LANDSCAPING TO BE PROTECTED AND MAINTAINED.

✓ BC

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

Do not know.

✓ BC

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

None.

ALL EXISTING LANDSCAPING TO BE PROTECTED AND MAINTAINED

✓ BC

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:

✓ BC

✓ BC

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

Do not know. *NO KNOWN THREATENED OR ENDANGERED SPECIES*

✓bc

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

Do not know.

✓bc

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

None.

✓bc

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 for lighting, cooling and food preparation, natural gas for heating and cooking.

✓bc

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. *NO HEIGHT CHANGE*

✓bc

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:

Improvements to existing building envelope, where occur, will meet current State Energy Code.

✓bc

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.

Do not know.

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

May require police and emergency services as a result of general retail/food operations.

✓bc

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

✓bc

None.

✓bc

b. Noise

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

Traffic.

(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.

Traffic and construction noise during tenant improvements, traffic noise during store operating hours daily from 7:00 AM to 10:00 PM.

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

None anticipated.

MUST COMPLY WITH BELLEVUE CITY CODE NOISE CONTROL 9.18

8. Land and Shoreline Use

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

Current use: Indoor Sports (Stod's Baseball), adjacent uses include retail, bank and restaurants. CURRENT BUILDING IS VACANT. FORMER INDOOR SPORTS FACILITY

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

No

c. Describe any structures on the site.

Existing single story retail building. ORIGINALLY A GROCERY STORE. RENOVATED TO A RECREATIONAL FACILITY AND IS NOW VACANT.

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

No. NO DEMOLITION. TENANT IMPROVEMENT, EXTERIOR MODIFICATIONS, PARKING LOT IMPROVEMENTS

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

NB (Neighborhood Business)

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

NB (Neighborhood Business) NEWPORT HILLS

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.

Do not know. No.

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

25 employees. NO RESIDENTS

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

Do not know.

NONE. THERE ARE NO RESIDENCES ON SITE AND THE PROPOSED BUSINESS WILL RENOVATE A VACANT BUILDING.

✓ BC

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

None. *NO EXISTING OR PROPOSED HOUSING*

✓bc

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

The proposed project meets existing and projected land use guidelines, provides needed grocery/food services for the immediate neighborhood.

REVERTS PROPERTY TO ORIGINAL USE

✓bl

9. Housing

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

None.

✓bc

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

None.

✓bc

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

None required.

✓bc

NO EXISTING OR PROPOSED HOUSING

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?

Existing Building: 29 ft. high, existing cell tower: 80 ft.; principal exterior material: CMU walls, glass storefronts. ✓bc

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

None, existing building. *HEIGHT WILL NOT BE MODIFIED FROM EXISTING STRUCTURE*

✓bc

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

General painting and repairs to the existing vacant building; clean up and debris removal at existing parking lot.

AESTHETIC QUALITIES WILL NEED TO BE EVALUATED IN DESIGN REVIEW LAND USE EXEMPTION PROCESS

✓bc

✓bc

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Glare from interior lighting through glass storefronts; parking lot security lighting from dusk to dawn. ✓BC
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Do not know. CUT OFF SHIELDS SHALL BE UTILIZED TO MINIMIZE SPILLAGE PER LUC. 20.20.522 ✓BC
- c. What existing off-site sources of light or glare may affect your proposal?
Do not know. COMMERCIAL DEVELOPMENT IMMEDIATELY EAST OF PROPOSAL ✓BC
- d. Proposed measures to reduce or control light or glare impacts, if any:
None known.
PER LUC. 20.20.522. ALL EXTERIOR LIGHTING IN PARKING AREAS SHALL UTILIZE CUTOFF SHIELDS. ✓BC

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Do not know.
NEWPORT HILLS COMMUNITY PARK IS LOCATED 2 BLOCKS SOUTH. COAL CREEK PARK IS TWO BLOCKS TO THE NORTH AND 4 BLOCKS TO THE EAST
- b. Would the proposed project displace any existing recreational uses? If so, describe. ✓BC
Former tenant, Stod's Baseball (indoor baseball batting cages) vacated the building in April, 2014.
RELOCATED TO 5600 119TH AVENUE SE (ACROSS THE STREET). NO RECREATIONAL USES WILL BE DISPLACED ✓BC
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓BC
None known.
NONE PROVIDED. NO IMPACT ANTICIPATED.

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. ✓BC
Do not know. NONE EXIST
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. ✓BC
Do not know. NONE EXIST ✓BC
- c. Proposed measures to reduce or control impacts, if any:
None known.

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.
See attached response by traffic engineer (Jake Traffic Engineering). EXISTING CURB CUTS: 1 AT 119TH AVENUE SE AND 2 AT SE 58TH STREET
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
See attached response by traffic engineer (Jake Traffic Engineering).
BUS ROUTES 114 AND 240
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Proposed 97 surface parking stalls (see Site Plan); 2 parking stalls less than current count. ✓BC
PER 20.20.590 LUC: 4:1000 NSF MINIMUM = 91 SPACES 10
MAXIMUM = 102 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 new streets are needed; curb gutter and sidewalk exist on the project street frontages.

✓bc

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

None known.

✓bc

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

2500 DAILY TRIPS

85 PEAK AM

230 PEAK PM

See attached response by traffic engineer (Jake Traffic Engineering).

✓bc

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

Redevelop the facility back to its initial grocery store use per applicable City requirements.

✓bc

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.

Fire and police protection for grocery/food services.

✓bc

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

Building will be protected by automatic fire sprinkler and alarm system.

✓bc

16. Utilities

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

✓bc

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 natural gas by PSE, water/sewer by City of Bellevue, phone/broadband services by Comcast.

✓bc

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..... 9/22/2014

✓bc

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 served by SE 119th Street a Collector Arterial and SE 58th Street a Local Access Street.

Access to the site exists and includes 3 – driveways on SE 119th Street and 2 on SE 58th Street.

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

Metro Transit routes 114 and 240 serve the site with a stop at SE 119th Street at SE 58th Street; at the site. Route 114 is a peak hour service route with 5 runs in the AM peak and 4 in the PM. Route 240 is all day.

Additionally, a Park and Ride Lot exists at the Newport Hills Community Church located at 5833 119th Ave SE with 37 spaces and serves Metro Routes 114, 240 and 824 (serves Newport High School)

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

See SEPA Checklist.

- 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 streets are needed. Curb gutter and sidewalk exists on the project street frontages.

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

None known.

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

The site is a re-development. The facility was originally constructed as a grocery store that converted to a Sports Complex and a Pizza Restaurant. The proposal is to revert back to the sites original use. Thus no added traffic based on its original use. Based on change from its current use about **57 net new PM peak hour trips to the City street grid** are projected (based on ITE Trip Generation data). The grocery store projects to generate about 2,500 daily trips (based on ITE Trip Generation data), 85 AM peak hour and 230 PM peak hour trips at the site driveways; many of the trips would be pass-by. Residents in the site vicinity would have a grocery store closer to home that could reduce traffic on the City street grid further away from the site. Based on change from its current use about **55 net new PM peak hour trips to the City street grid** are projected

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

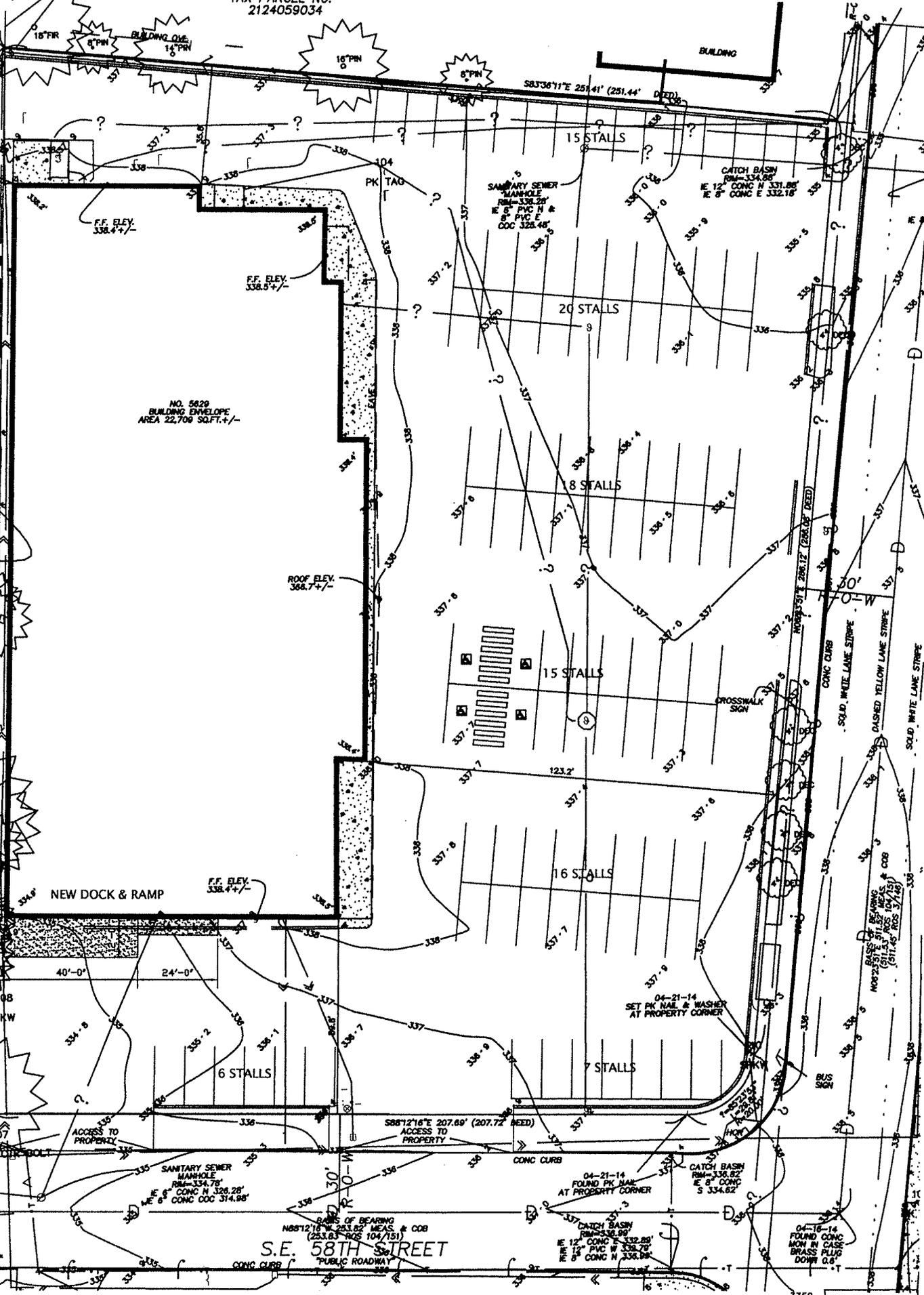
Re-develop the facility back to its initial grocery store use per applicable City requirements.



2124059034

5' U.I.E. RTY CORNER

CHAIN LINK FENCE IS 0.7' W OF PROPERTY CORNER



NO. 5629 BUILDING ENVELOPE AREA 22,709 SQ.FT. +/-

NEW DOCK & RAMP

S.E. 58TH STREET

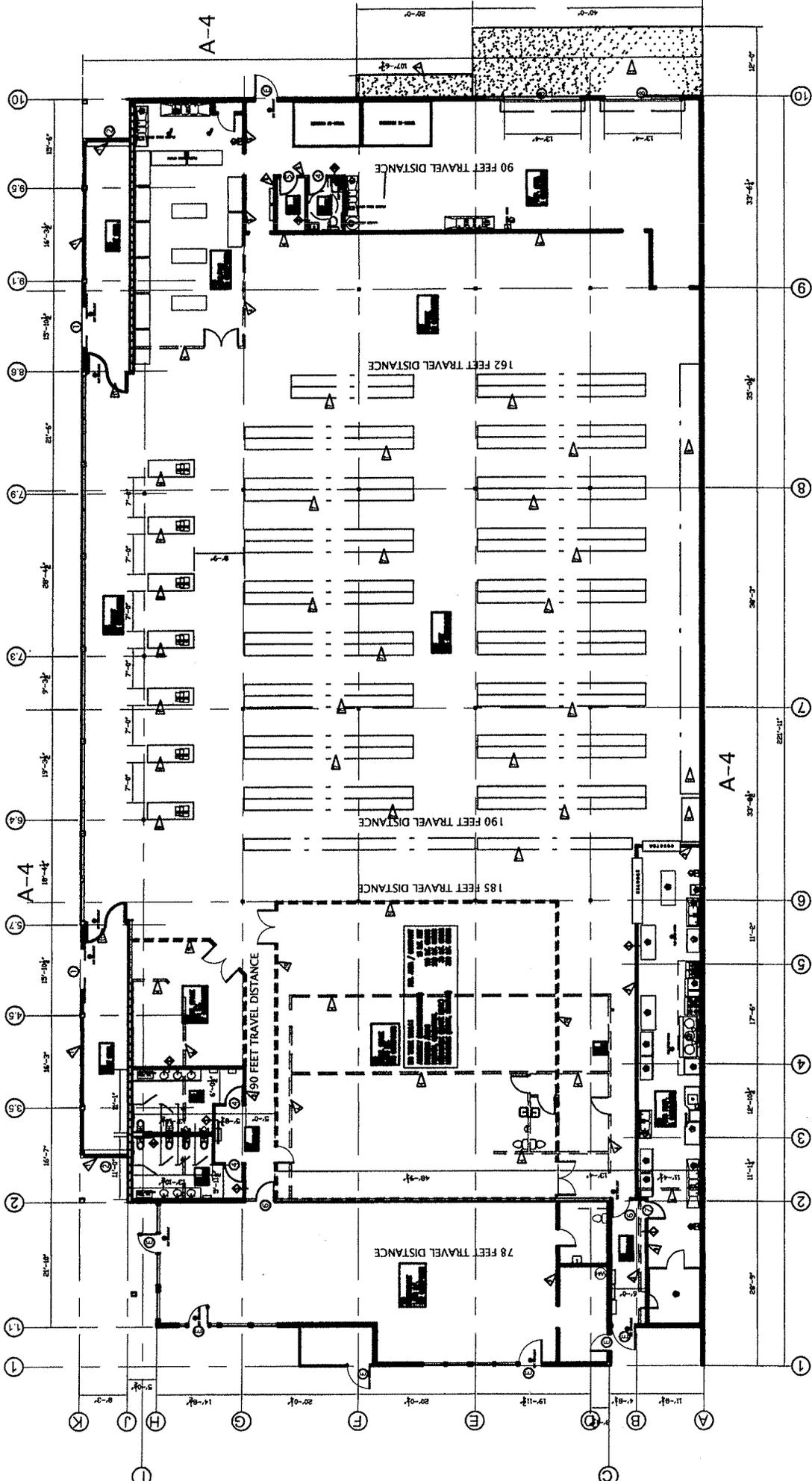


S MART
5629 - 119TH AVENUE SE, BELLEVUE, WA 98006

NO SCALE

DATE: 9/18/2014

REGISTERED ARCHITECT
PAUL Z. WU
STATE OF WASHINGTON



FLOOR PLAN NO SCALE

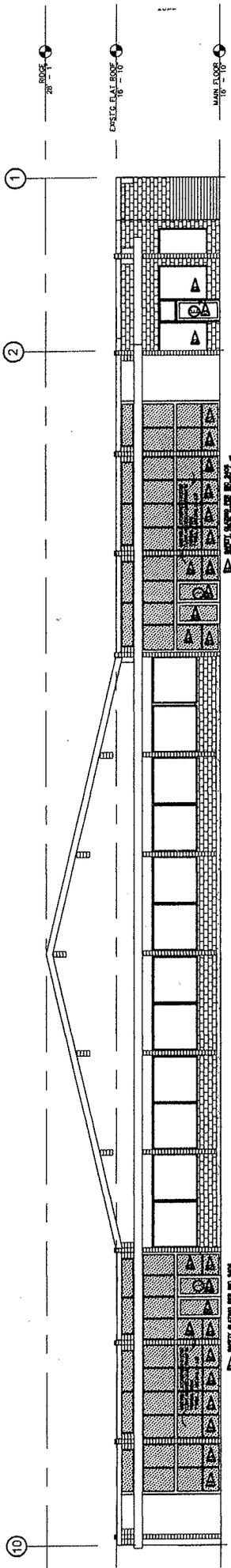
SMART
5629 - 119TH AVENUE SF. BELLEVUE, WA 98006

3359 REGISTERED ARCHITECT

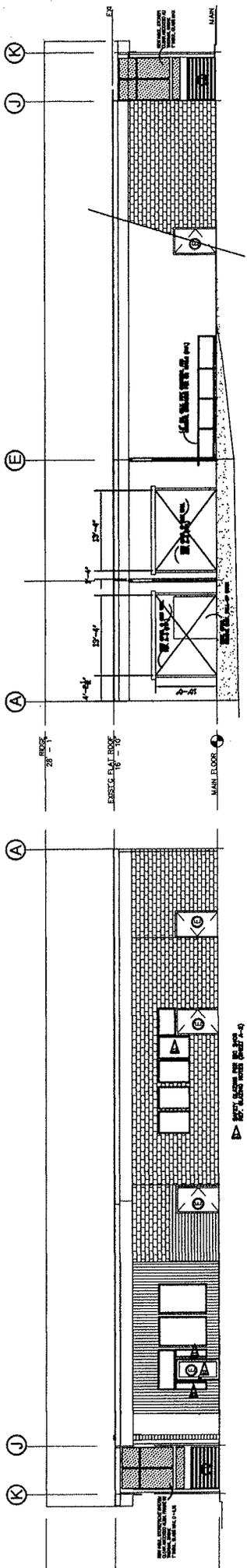
PAUL Z. WU
STATE OF WASHINGTON

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DATE: 9/18/2014

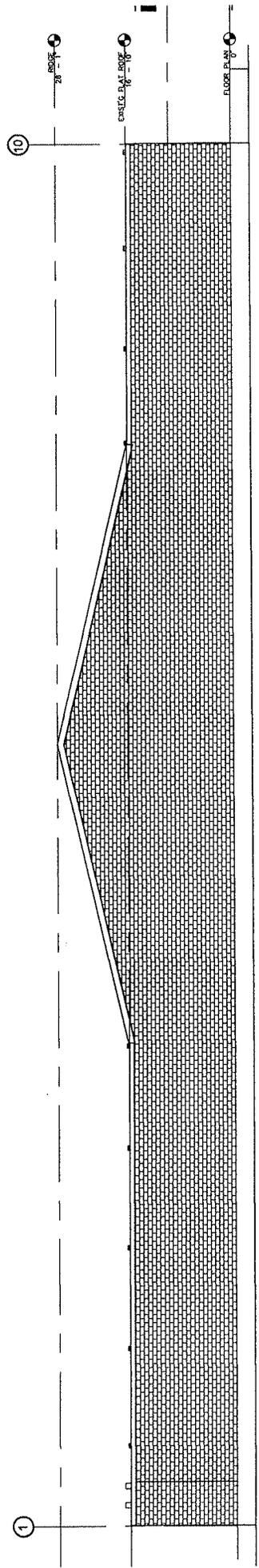


EAST ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"

SOUTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"

BUILDING ELEVATIONS NO SCALE

S MART
5629 - 119TH AVENUE SE. BELLEVUE, WA 98006

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REGISTERED ARCHITECT

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