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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ira McDaniel, City of Bellevue Finance

LOCATION OF PROPOSAL: 14822 NE Bellevue-Redmond Rd

DESCRIPTION OF PROPOSAL: Sale of a City-owned 30,800 square-foot property that was formerly used as Fire Station 3. The site contains a 6,976 square-foot building that is currently leased to commercial tenants. No proposed change of use is associated with this application.

FILE NUMBERS: 20-105747-LM **PLANNER:** Reilly Pittman, 425-452-4350

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 **5/28/2020**

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

By: *Heidi Bedwell, Planning Manager* **Date:** 5/14/2020

Signed for

Elizabeth Stead, Environmental Coordinator
Development Services Department

OTHERS TO RECEIVE THIS DOCUMENT:

- ❑ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ❑ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ❑ Army Corps of Engineers
- ❑ Attorney General ecyolyef@atg.wa.gov
- ❑ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

Project Narrative: Sale of Old Fire Station #3

Old Fire Station #3, located at 14822 NE Bellevue-Redmond Road, was built in 1960 and vacated by the Fire Department in 1983 when current Fire Station #3 was built in Crossroads. The building was used by City of Bellevue's Fleet & Communications division through 2009 and after being vacant for a few years was leased to a commercial tenant, Mighty Media, who is still leasing the site.

The City is planning to sell the property and has not identified any future City uses that would work well on the site. This site is approximately 30,800 square feet in size, with 6,976 square feet of building improvements including an old fire station building and hose tower.

The vast majority of the site lies within the limits of the City of Bellevue; there is, however, a small portion of the property at the north end that lies within the City of Redmond.

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [help]
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Envirionmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

RP

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Sale of Old Fire Station #3

2. Name of applicant: [help]
   City of Bellevue, Finance and Asset Management Department

3. Address and phone number of applicant and contact person: [help]
   Ira McDaniel
   P.O. Box 90012
   Bellevue, WA 98009-9012
   425-452-4182

4. Date checklist prepared: [help]
   April 9, 2020

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   We are proposing to list the property for sale as early as June, 2020. The sale would likely not close until August 2020 or later.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No, the site and building would be sold as-is; any subsequent expansion or redevelopment of the site would require permitting by the new owner under separate application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Bellevue City Council would need to authorize the sale under B.C.C. 4.32; they would also need to approve a contract with a real estate brokerage to represent the City and market the property.

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

Our proposal is to sell the City-owned property located at 14822 NE Bellevue-Redmond Road, Tax Parcel No. 262505-9107, commonly referred to as "Old Fire Station 3". This site is approximately 30,800 square feet in size, with 6,976 square feet of building improvements including an old fire station building and hose tower. This building was constructed in 1960 and vacated by the Bellevue Fire Department in 1983 when the current Fire Station #3 was built. The building was used by the City's Fleet & Communications division through 2009. The building was vacant from 2009 until December 2011, when a lease was executed with a commercial tenant, Mighty Media. Mighty Media is still leasing the site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
14822 NE Bellevue-Redmond Road, Tax Parcel No. 262505-9107. This parcel is located in the Northwest Quarter of Section 26, Township 25 North, Range 5 East, Willamette Meridian.

Legal Description:

The East 100 feet in width of the West 280 feet of the North half of the Southwest quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington, lying Southerly and Southeasterly of County Road Number 966 and Northerly of the Redmond-Bellevue Extension County Road;
EXCEPT that portion conveyed for road by Quit Claim Deed re-recorded under Recording Number 5552270.
TOGETHER WITH that portion of vacated NE 18th Place adjoining which would attach to said premises by operation of law.

A site plan from 2011 tenant improvements is attached.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approximately 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat,

muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
According to data available through the USDA's Natural Resources Conservation Service via their Web Soil Survey GIS system, the majority of the site is "Urban Land" with some Bellingham silt loam at the north end of the site. The site is further bordered by Alderwood gravelly sandy loam. A copy of the NRCS web soil survey map is available upon request.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
None – this checklist is related to the sale of the property in as-is condition.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
No clearing, construction or change of use is proposed as a part of the proposed sale.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 90% (existing condition)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
None applicable to this proposal

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
There would be no change in the emissions to the air due to the proposed sale. Emissions are consistent with the operation of a typical commercial office space of equivalent size.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
None

3. Water [help]

a. Surface Water:

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. [help]
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. [help]
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. [help]
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
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. [help]
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
Storm water is collected in a private on-site drainage system that discharges into public stormwater systems located within public roads.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
Not as a direct result of the proposed sale

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
None

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
None

c. List threatened and endangered species known to be on or near the site. [help]
None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
None

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter*

text.

b. List any threatened and endangered species known to be on or near the site. [help]
None

c. Is the site part of a migration route? If so, explain. [help]
No

d. Proposed measures to preserve or enhance wildlife, if any: [help]
None

e. List any invasive animal species known to be on or near the site. [help]
None

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
The site uses electric power and natural gas provided by Puget Sound Energy for typical commercial office uses.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
None

7. Environmental Health [help]

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. [help]
No

1) Describe any known or possible contamination at the site from present or past uses. [help]
No environmental assessments have been located in our files; there is possible contamination from prior use of the site as a Fire Station, and the site to the west was formerly used as a gas station

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
No known conditions

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life

of the project. [help]
None

4) Describe special emergency services that might be required. [help]
None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
None

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
None

3) Proposed measures to reduce or control noise impacts, if any: [help]
None

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The site is currently leased to a multimedia production company, Mighty Media who uses it as a business office and video production studio. There are two fast food restaurants to the West and a retail strip mall to the East. The site is bordered by NE 20th Street to the North and NE Bellevue-Redmond Road to the South. The sale of this property would not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
There are two structures. One is a masonry building approximately 4 stories in height with a footprint approximately 500 square feet in size. This building is

currently not in use. It served as the hose tower when the site was used as a fire station; firefighters would hang their hoses inside the tower to dry. The second building is the former fire station, which is a wood frame building approximately 5,636 square feet in size, which consists of office space with a kitchen as well as a former fire apparatus bay that has been converted into a video studio with a mezzanine above.

d. Will any structures be demolished? If so, what? [help]
The structures will not be demolished as a part of the sale, the property will be sold as-is. Separate permitting and review would be required if the ultimate purchaser of the site elects to demolish the structures.

e. What is the current zoning classification of the site? [help]
The site is mostly within the limits of the City of Bellevue but a small portion lies within the limits of the City of Redmond. Within the Bellevue portion, the site has mixed zoning. Most of the site (approximately 23,800 square feet) is Zoned "O" ("Office"); a second, smaller area (approximately 4,000 square feet) is zoned CB (Community Business). The portion of the site lying within Redmond (approximately 3,000 square feet)is zoned "OV"(Overlake Village Design District).

f. What is the current comprehensive plan designation of the site? [help]
This site is located within the Crossroads neighborhood, District B, designated as "O" ("Office").

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No

i. Approximately how many people would reside or work in the completed project? [help]
The current tenant employs 33 people on site.

j. Approximately how many people would the completed project displace? [help]
The property would be sold with the current tenant in place; the new owner could choose not to renew or extend the lease, in which case all of the people identified in item (i.) above would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
None; this would be performed as a part of any subsequent redevelopment by the purchaser

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
Not Applicable

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None

c. Proposed measures to reduce or control housing impacts, if any: [help]
None

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
N/A – the existing buildings would remain

b. What views in the immediate vicinity would be altered or obstructed? [help]
None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
None

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
No change to existing conditions

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No

c. What existing off-site sources of light or glare may affect your proposal? [help]
None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
None

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Commissioners Waterway Mini Park is located approximately 400 feet Southeast of the site

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
None

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
The existing structures were built in 1960.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
There are no professional studies of which I am aware; there is no evidence of Indian or historic use or occupation on the surface of the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
Review of King County's Historic Preservation Viewer GIS map, which shows no cultural or historice resources on or near the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
The property is bounded on the North side by NE 20th St and on the South by NE Bellevue-Redmond Road and has vehicular access to both roads. Both access points would remain following the proposed sale.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
King County Metro Bus Routes 226 and 888 (AM Only) run along NE Bellevue-Redmond Road. The nearest transit stop for these routes is at the intersection of 156th Ave NE and NE 24th Street, approximately ½ mile northeast of the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
No additional trips beyond the existing condition

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
None

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer

c. 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. [help]
Existing utility services would remain

C. Signature [help]

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:_____

Name of signee: *Ira McDaniel*
Position and Agency/Organization: *Real Property Manager*
Date Submitted: *April 9, 2020*

D. Supplemental Sheet For Nonproject Actions [help]

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
There would be no increase

Proposed measures to avoid or reduce such increases are:
None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
There would be no direct affect from the sale; any future redevelopment of the site would require separate permitting

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None

3. How would the proposal be likely to deplete energy or natural resources?
It would not deplete energy or natural resources

Proposed measures to protect or conserve energy and natural resources are:
None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
It would not make use of sensitive or protected areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
It would not affect land and shoreline use.

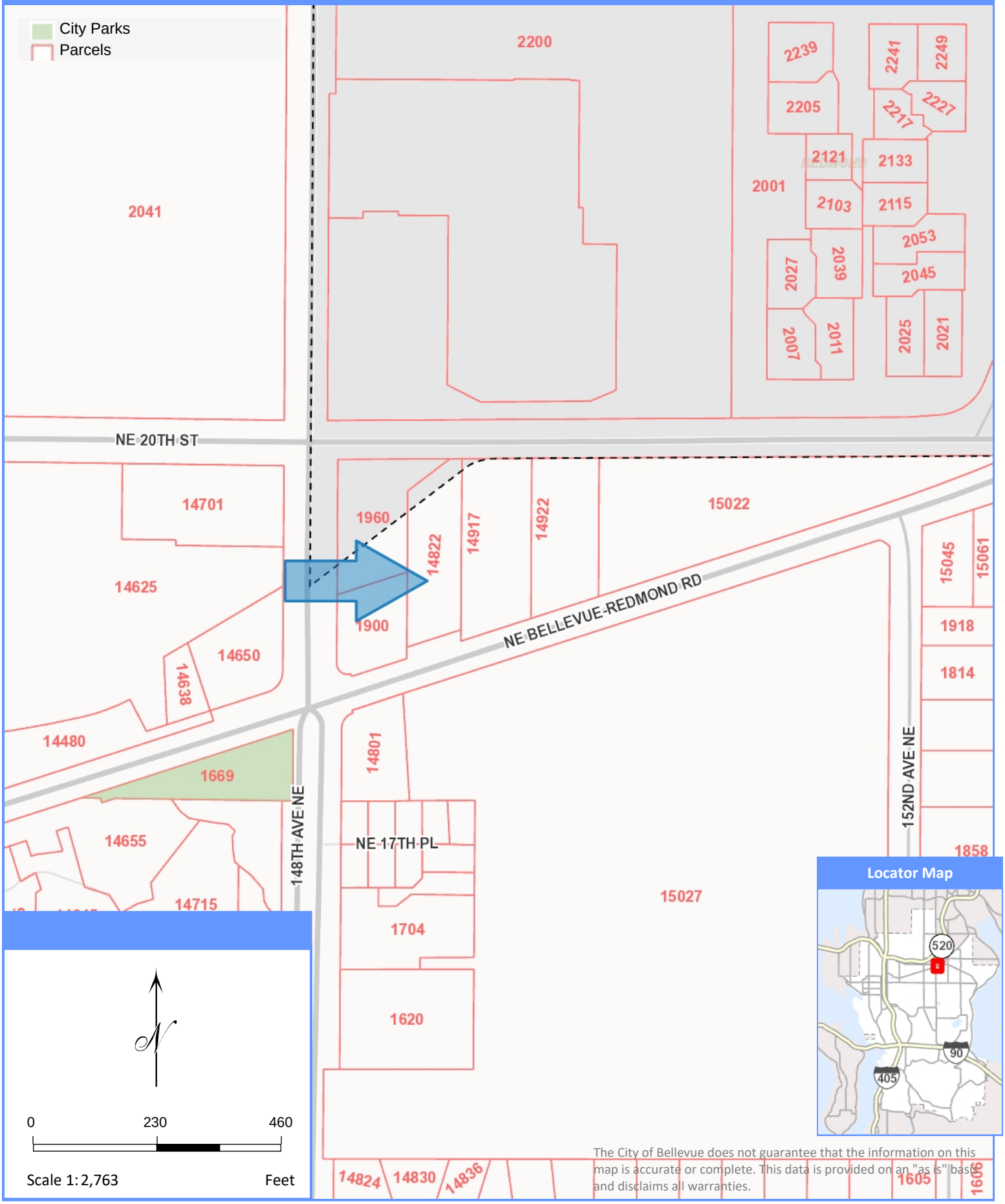
Proposed measures to avoid or reduce shoreline and land use impacts are:
None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
It would not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:
None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
It would not conflict with local, state or fedral laws or requirements for the protection of the environment.

Old Fire Station 3 Vicinity Map



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

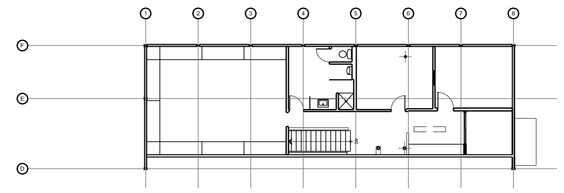
Map Generated on: 04/09/2020

OLD FIRE STATION #3

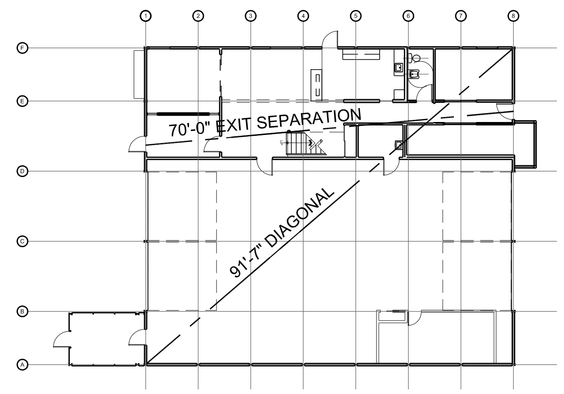
ACT	ACOUSTICAL CEILING TILE	JT	JOINT
ADJ	ADJACENT / ADJUSTABLE	LL@TE	BY LANDLORD AT TENANT'S EXPENSE
AFF	ABOVE FINISH FLOOR	LF	LINEAL FOOT
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
APPROX	APPROXIMATELY	MFR	MANUFACTURER
@	AT	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	MTD	MOUNTED
B/S	BUILDING STANDARD	MTL	METAL
CAB	CABINET	MW	MICROWAVE OVEN
CLR	CLEAR/CLEARANCE	N	NORTH / NEW
CLG	CEILING	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
COL	COLUMN	NO	NUMBER
COMM	COMMUNICATION	NOM	NOMINAL
COMP	COMPOSITION	NTS	NOT TO SCALE
CONST	CONSTRUCTION	OC	ON CENTER
CONT	CONTINUOUS	OPNG	OPENING
CPT	CARPET	OPP	OPPOSITE
CT	CERAMIC/CONCRETE TILE	ORIG	ORIGINAL
DIA	DIAMETER	PERM	PERMANENT
DIM	DIMENSION	PL	PLATE
DR	DOOR	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLYWD	PLYWOOD
DWG	DRAWING	PR	PAIR
E	EXISTING / EAST	PTN	PARTITION
EA	EACH	R	RADIUS / REMOVE / RELOCATE
EAD	EXIT ACCESS DOORWAY	RB	RUBBER BASE
ELEC	ELECTRIC	REF	REFRIGERATOR
ELEC'L	ELECTRICAL	REINF	REINFORCING
ELEV	ELEVATION (VIEW)	REQ'D	REQUIRED
EXIST	EXISTING	REV	REVISION / REVERSE
EXT	EXTERIOR	RM	ROOM
FIN	FINISH	RO	ROUGH OPENING
FH	FIRE HYDRANT	S	SOUTH
FLR	FLOOR	SCHED	SCHEDULE
FLUOR	FLUORESCENT	SC	SOLID CORE
FMC	FLOOR MATERIAL CHANGE	SECT	SECTION
FR	FIRE RATED	SIM	SIMILAR
FT	FEET	SPEC	SPECIFICATION
FURN	FURNISH / FURNISHINGS	SQ	SQUARE
GA	GAUGE	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
GD	GARBAGE DISPOSAL	STOR	STORAGE
GL	GLASS / GLAZING	SUSP	SUSPENDED
GWB	GYPSUM WALL BOARD	TEL	TELEPHONE
HC	HOLLOW CORE	TSG	TEMPERED SAFETY GLASS
HDW	HARDWARE	TYP	TYPICAL
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	W	WEST
		W/	WITH
IN	INCH	W/O	WITHOUT
INCL	INCLUDE	WC	WALLCOVERING
INSUL	INSULATION	WC	WOOD
INT	INTERIOR		

8 Abbreviations

SCALE; NTS



SECOND FLOOR



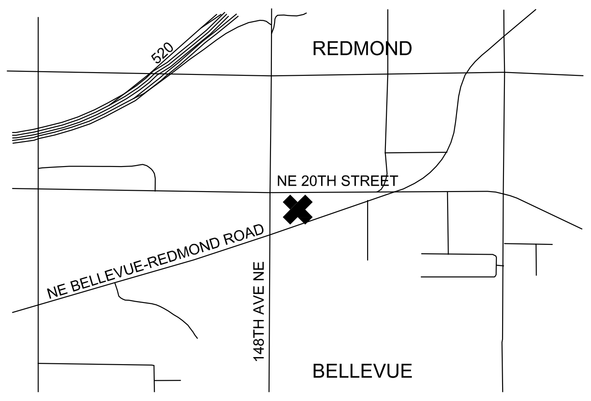
FIRST FLOOR

9 Exit Diagram

SCALE; 1/16" = 1'-0"

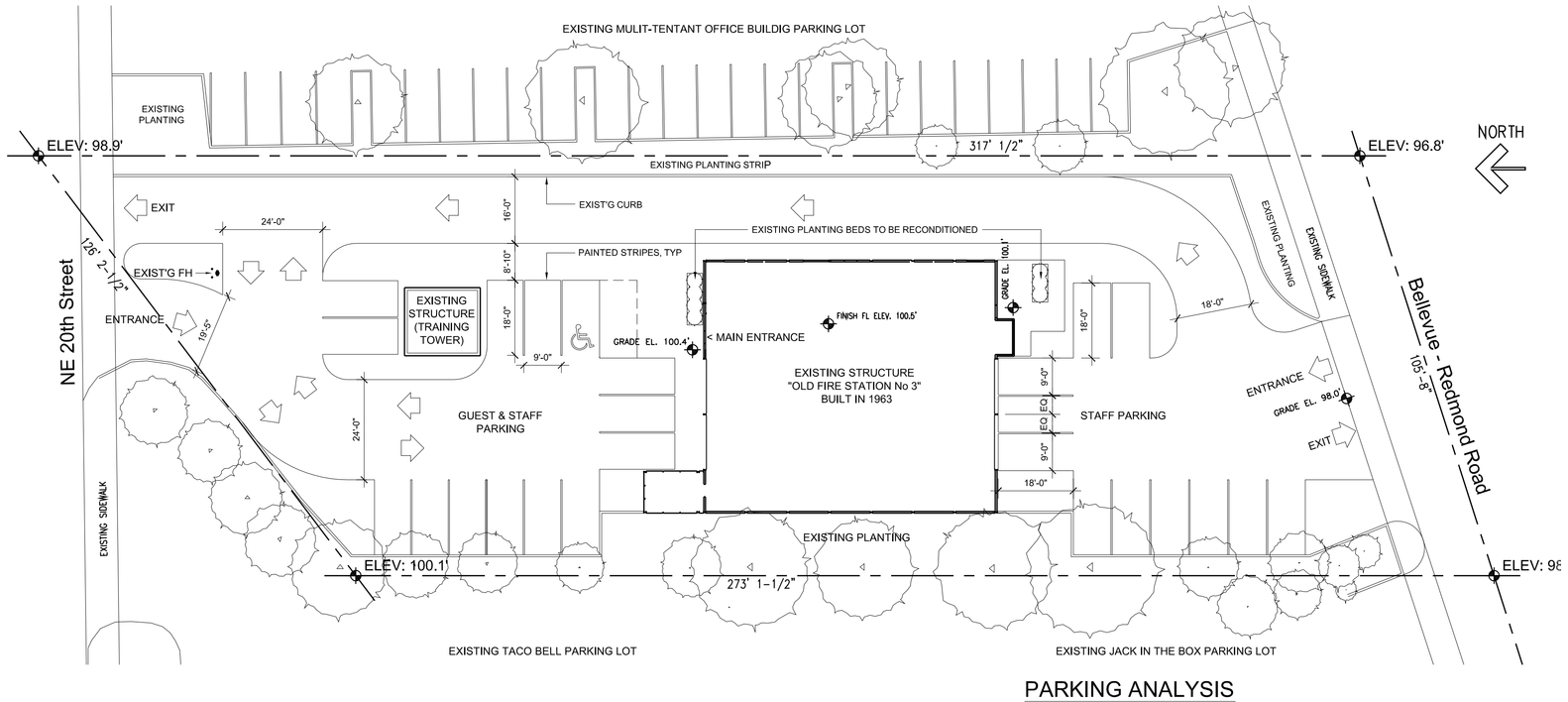
11 Aerial Photo (for reference only)

SCALE; NTS



14 Vicinity Map

SCALE; NTS



21 Site Plan / Proposed Parking

SCALE; 1" = 20'-0"

PARKING ANALYSIS

EXISTING STRUCTURE (FORMER FIRE STATION) BEING CONVERTED TO OFFICE (B) OCCUPANCY

BUILDING AREA = 5,591 SF

BELLEVUE CITY CODE SECTION 20.20.590 "PARKING, CIRCULATION AND WALKWAY REQUIREMENTS"
SUBSECTION F (TABLE) MAXIMUM / MINIMUM PARKING SPACES BY USE:
J. OFFICE (1) BUSINESS SERVICES/PROFESSIONAL SERVICES/GENERAL OFFICE
MINIMUM REQUIRED: 4:1000 NSF (5.591 X 4 = 23 SPACES)
MAXIMUM ALLOWED : 5:1000 NSF (5.591 X 5 = 27.8 SPACES)

2009 IBC TABLE 1106.1 REQUIRES 1 ACCESSIBLE PARKING STALL PER 25 SPACES
25 SPACES PROPOSED: 1 ACCESSIBLE SPACE PROVIDED

AGENCY/CODE INFORMATION

SCOPE OF WORK :

1. TENANT IMPROVEMENTS (PRIMARILY COSMETIC IMPROVEMENTS TO AN EXISTING BLD'G)
   - RESTORE ORIGINAL FIRST FLOOR HALLWAY
   - BUILD A PARTITION / INSERT ACCESS DOOR IN AN EXISTING WALL TO CREATE CONF RM 1
   - BUILD A PARTITION WITH SLIDING GLASS DOORS TO CREATE EDITING ROOM 2
   - BUILD A PARTITION WITH SLIDING GLASS DOORS TO CREATE EDITING ROOM 1
   - BUILD A COUNTER HEIGHT WORK SURFACE
   - INSTALL RECESSED FLOOR POWER MONUMENT BOX IN 2ND FL OFFICE
   - REPLACE ONE EXISTING LIGHT FIXTURE ON THE 2ND FL
   - INSTALL 3 NEW SURFACE MOUNTED FLORESCENT LIGHT FIXTURES ON THE FIRST FL
   - REMOVE LANDSCAPING IN CONTACT WITH THE BUILDING
   - INSTALL NEW FABRIC AWNING AT THE FRONT ENTRANCE

ALLOWABLE AREA PER TABLE 503 = 9,000 SF MAX (TYPE V-B CONSTRUCTION)

AREA OF BUILDING:

FIRST FLOOR	=	4,166 SF
SECOND FLOOR	=	1,425 SF
TOTAL BUILDING AREA	=	5,591 SF (9,000 SF ALLOWED)

OCCUPANCY TYPE: B

ZONING: O

CONSTRUCTION TYPE: TYPE V-B, NO SPRINKLERS

APPLICABLE CODES:

2009 INTERNATIONAL BUILDING CODE (WITH BELLEVUE CITY AMENDMENTS)
2009 WASHINGTON ENERGY CODE
WASHINGTON STATE ACCESSIBILITY CODE, ICC/ANSI A117.1-2003
VENTILATION & INDOOR AIR QUALITY, TITLE 51 WAC

ASSESSOR'S PARCEL : 2625059107

LEGAL DESCRIPTION:

E 100 FT OF W 280 FT OF POR OF SW 1/4 OF NW 1/4 LY SLY OF CO RD # 966 & NLY OF REDMOND-BELLEVUE EXTNSN CO RD & POR VAC RD ADJ

ADDRESS: 14822 NE BELLEVUE-REDMOND ROAD BELLEVUE, WA, 98007

OCCUPANT LOAD & EXIT CALCULATIONS

B OCCUPANCY SQUARE FOOTAGE: = 100 SF PER PERSON

LOAD FACTOR 5,591 SF / 100 SF = 56

REQUIRED EXITS PER TABLE 1021.1 : 1 - 500 OCCUPANTS REQUIRES (2) EXITS (3) ARE PROVIDED

TABLE 1021.2 ALLOWES I EXIT FROM A SECOND STORIE IN B OCCUPANCY WITH A MAX OF 29 OCCUPANTS AND A MAX 75' OF TRAVEL. ACTUAL IS 14 OCCUPANTS AND A 69'-4" TRAVEL DISTANCE

EXIT SEPARATION PER SECTION 1015.2.1: 1/2 DIAGONAL OF 91'-7" = 45'-9" . ACTUAL IS 70'-0"

REQUIRED EXIT WIDTH PER SECTION 1005.1 : (.2 x 56 = 11") ACTUAL IS 3 x 36 = 108"

GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE CODES AND COORDINATE INSPECTIONS WITH BUILDING OFFICIALS.
2. VISIT THE SITE AND VERIFY CONDITIONS PRIOR TO ORDERING MATERIALS OR COMMENCING THE WORK.
3. REPORT DISCREPANCIES IN THESE DOCUMENTS TO THE ARCHITECT AS SOON AS PRACTICAL.
4. OBTAIN ALL REQUIRED PERMITS AND WRITTEN APPROVALS BEFORE STARTING THE WORK.
5. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
6. ALIGN & BLEND FINISH SURFACES BETWEEN OLD AND NEW WORK.
7. PROVIDE ADA COMPLIANT TRANSITIONS BETWEEN DISSIMILAR FLOOR MATERIALS (≤ 1/2")
8. CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS REQUIRED TO COMPLETE THE WORK.
9. DO NOT SCALE DRAWINGS.
10. THERE IS NO STRUCTURAL WORK IN THIS SUBMITTAL (ONLY ALTERATION TO A NON-LOAD BEARING PARTITION)
11. NOT USED

MEP / FIRE ALARM

1. MEP & FIRE ALARM SHALL BE DEFFERRED SUBMITTALS BY OTHERS (NOT IN THIS SCOPE OF WORK)
2. N.F.P.A. & I.F.C. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY THE FIRE DEPARTMENT.

PROJECT DIRECTORY

TENANT

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SHEET INDEX

TI 0.0	COVER / SITE PLAN / CODE INFORMATION
TI 1.0	EXISTING FLOOR PLANS
TI 1.1	PROPOSED FLOOR PLANS
TI 1.2	PROPOSED FINISH PLANS
TI 1.3	REFLECTED CEILING PLANS
TI 2.0	INTERIOR ELEVATIONS
TI 2.1	DOOR TYPES / DETAILS/ EXTERIOR ELEVATION OF MAIN ENTRANCE

Marvin Stein & Associates, LLC
planning design
2221 Fifth Avenue, Seattle, Washington 98121 (206) 441-1449

DRAWN BY: DS

CHECKED BY:

JOB NO.: 11048.000

NO.	REVISIONS INDICATED THUS △	DATE	BY

TENANT:

MIGHTY MEDIA STUDIOS

SHEET TITLE:

COVER SHEET

SITE PLAN

CODE INFORMATION

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TI 0.0

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Date: Dec 09, 2011
Time: 7:56pm
Scale: 1:1 (PS)
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