



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 06-133021-LM
Project Name/Address: Bellevue Club, 11200 SE 6th Street, 15,500 square foot addition
Planner: Ken Thiem
Phone Number: 425-452-2728

Minimum Comment Period: December 28, 2006; 5:00 p.m.

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

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

BACKGROUND INFORMATION

Property Owner: **Bellevue Club**

Proponent: **Baylis Architects**

Contact Person: **Meredith Everist**

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

Address: **10801 Main Street, Bellevue, WA 98004**

Phone: **425-454-0566**

Proposal Title: **Bellevue Club Expansion**

Proposal Location: **11200 S.E. 6th street , Bellevue, WA 98004**

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

Please attach an 8 ½" 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: **Addition of 15,000 sq. ft. 3-story, plus basement, recreation facility to existing private club, also includes minor renovation to existing library and office spaces.**
2. Acreage of site: **8.99 ACRE**
3. Number of dwelling units/buildings to be demolished: **N/A**
4. Number of dwelling units/buildings to be constructed: **One Building expansion to existing building**
5. Square footage of buildings to be demolished: **None**
6. Square footage of buildings to be constructed: **15,498 sq. ft.**
7. Quantity of earth movement (in cubic yards): **1,560 cu. yards**
8. Proposed land use: **OLB OFFICE AND LIMITED BUSINESS**
9. Design features, including building height, number of stories and proposed exterior materials:
42 feet proposed building height with 3 stories above grade and 1 story below grade. Material: Wood siding; glass; metal roofing
10. Other

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

Start at spring 2007

Complete at end of 2007

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 Known

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 Known

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.

Land Use Exemption, Preliminary SEPA, Clearing and Grading, Construction and Building Permits

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

Approximately 90 percent of the site is flat. Most of the site is covered with existing structures or paved area. Along 112th Avenue, there is a strip of area, about 25' wide, with man-made steep slopes. The proposed expansion is outside of the steep slope area.

b. What is the steepest slope on the site (approximate percent slope)? Greater than 45 % See soils report for additional information.

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. Very silty sand

- 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.
General grading for construction purposes including excavation for basement level. Approx 460 CY of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur during excavation of basement. Erosion control measures will be implemented.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 85 percent – same as existing.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary erosion and sediment control measures will be implemented during construction.

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.
**During construction, emissions to the air would include occasional dust raised during clearing and construction process, plus some diesel exhaust fumes from operating earth-moving vehicles and trucks.
The existing facility results in automobile emissions to the air, this will continue during and after construction**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None identified
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Periodic maintenance of construction equipment and restriction of long-term idling of engine.

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 stream or river it flows into.
N/A

- (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.
Unknown
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from impervious surfaces and be directed to the City Storm Water System.

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

Not likely

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

Landscaping at open areas will help mitigate runoff impacts.

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.

Landscaped areas will be impacted during the construction phase and replaced at project completion.

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

None identified

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

A landscaped garden will be added adjacent to the proposed expansion. Existing landscape beds impacted by the construction will be replaced.

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 identified
- c. Is the site part of a migration route? If so, explain.
Unknown
- 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 and Gas for lighting and heating
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
The project will be constructed to meet the current standards of the Washington State Energy Code

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 special emergency service is anticipated.
- (2) Proposed measures to reduce or control environmental health hazards, if any.
There are no environmental health hazards foreseen coming from this project.

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 noise will be the noise generated by construction equipment and vehicles during the regular construction hour between 7:30 am and 4:30 pm. No long-term noise is anticipated.

- (3) Proposed measures to reduce or control noise impacts, if any: **Limit loud construction operations as required by City of Bellevue.**

8. Land and Shoreline Use

- | | |
|---|--|
| a. What is the current use of the site and adjacent properties? | Tennis courts, Recreation Facility, Hotel |
| b. Has the site been used for agriculture? If so, describe. | No |
| c. Describe any structures on the site. | Existing Recreation Club and Hotel |
| d. Will any structures be demolished? If so, what? | No |
| e. What is the current zoning classification of the site? | OLB – Office & Limited Business |
| f. What is the current comprehensive plan designation of the site? | Southwest Bellevue Subarea |
| 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. | Unknown |
| i. Approximately how many people would reside or work in the completed project? | No Change from Existing |
| j. Approximately how many people would the completed project displace? | None |
| k. Proposed measures to avoid or reduce displacement impacts, if any: | N/A |

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Submit applicable information to City of Bellevue for review and approval**

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:
N/A

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?
proposed height is 42 feet to mid point of sloped roof. Maximum height would be 45' as restricted by City of Bellevue.
- 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

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
During the hours of operation, the proposed building will produce light associated with commercial building activities. No glare is anticipated.
- b. Could light or glare from the finished project be a safety hazard or interfere with view?
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.
Lighting from building interior will be mitigated by use of tinted exterior glazing.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Existing recreational facility on site.
- 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:
Proposed expansion of facility will enhance recreation opportunities.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. NONE
- 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: 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.
Interstate 405, 112th AVENUE, Southeast 6TH 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?
Existing parking will not be modified with proposed 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. **The proposed expansion is intended to enhance the existing facility for existing members. Increased vehicular trips are not anticipated**

g. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public Services

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

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

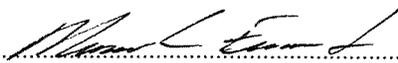
16. Utilities

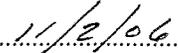
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Electricity, gas, water, refuse service, telephone, sanitary sewer, cable

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.
No addition utilities are proposed. Expansion will tie into existing utilities.

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..........