



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave 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. 07-104585-LO
Project Name/Address: Bellevue Service Center Expansion / 2901 115th Ave NE
Planner: David Pyle
Phone Number: 425-452-2973

Minimum Comment Period: March 15, 2007

Materials included in this Notice:

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

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: City of Bellevue Facilities Planning and Development Division of the Finance Department

Contact Person: Marina Stefanovic

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

Address: 450 – 110th Avenue NE, Bellevue, WA 98009

Phone: 425-452-4486

Proposal Title: Bellevue Service Center Remodel Project (Parking Upgrades)

Proposal Location: 2901 – 115th Avenue NE, Bellevue.

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

The site is located off of 115th Avenue NE, near the intersection of I-405 and SR 520 (see Figure 1).

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

See Figure 1.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The existing Bellevue Service Center is currently being used by the City of Bellevue (City) for maintenance and operations of Utilities Storm, Water, Sewer and Fleet Maintenance departments, and Transportation Signals and Survey departments.. The center is being remodeled to include the relocation of the Parks Resource Management and Electronic Communications departments to the site and improve service to the existing facility, including improved fire truck and other large service vehicle access. Additional parking needs and clearance requirements for Parks and Utilities service vehicles require expansion of the existing parking areas to the north and east (see Figure 2). These site improvements include adequate access and turning radius for the large Fire and Utility vehicles, extra long service vehicle parking, and additional service vehicle parking to improve operations for Utility, Fire, Fleet and Transportations departments.

2. Acreage of site: Approximately 8.09 acres.

3. Number of dwelling units/buildings to be demolished: No buildings or structures will be demolished.

4. Number of dwelling units/buildings to be constructed: No buildings or structures will be constructed. The parking area is being expanded.

5. Square footage of buildings to be demolished: 0

SEPA Checklist Reviewed By: David Pyle
City of Bellevue File No. 07-104585-LO
Bellevue Service Center Expansion

David Pyle
Associate Land Use Planner
425-452-2973
dpyle@bellevuewa.gov

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

DP

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

As with all construction projects, erosion could occur as a result of construction activities; however, the flat grade of the majority of site would limit the potential for erosion.

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

The site is currently developed and approximately 65 percent impervious. Following the expansion of the parking area, approximately 78 percent of the site will be covered by impervious surfaces, representing an increase of roughly 13 percent.

- h. Describe measures to reduce or control erosion, or other impacts to the earth, if any.**

Best Management Practices (BMPs) would be used to ensure that construction work does not result in erosion. BMPs are physical, structural, and/or managerial practices that, when used in combination, prevent or reduce erosion and pollution of water caused by construction activities. BMPs may include timing of construction activities, covering exposed soils, and installation of silt fences and straw bales. Other measures, in accordance with City of Bellevue requirements, will be added as necessary to control erosion at the site.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

During construction activities, there may be a small increase in exhaust emissions from construction vehicles and equipment, and a temporary increase in fugitive dust due to earthwork.

The proposed facility improvements are not anticipated to result in increased odors produced by operation of the facility.

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

There are no off-site sources of odor that would affect the project.

4. **Will the proposal require surface water withdrawals or diversion? Give general description, purpose, and approximate quantities, if known.**

The project would not require surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The Bellevue Service Center site is not within a FEMA 100-year flood plain (Flood Insurance Rate Map, May 1995).

6. **Does the proposal involve discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The project will not discharge waste materials into any surface waters. Construction BMPs for erosion control will be incorporated to minimize sediment leaving the site. Turbidity monitoring at the site will be conducted in accordance with City of Bellevue code requirements (BCC 23.76.160.C) as part of the Clearing and Grading permit issued for the project.

b. Ground

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

During construction of the retaining walls, particularly along the east side of the site, it is likely that dewatering will be necessary. No water will be discharged to ground water, but will be disposed of in accordance with City of Bellevue and Department of Ecology requirements. Quantities of water withdrawn are unknown at this time.

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) is expected to serve.**

No waste material would be discharged into the ground as a result of the proposed project.

grass: lawn

pasture: none

crop or grain: none

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other, none

water plants: water lily, eelgrass, milfoil, other, none

other types of vegetation: blackberry

b. What kind and amount of vegetation will be removed or altered?

The amount of vegetation removal is estimated to be approximately 35,000 square feet (0.8 acre). The vegetation removed for construction of the expanded parking area and retaining walls is largely made up of non-native species, such as Himalayan blackberry.

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

According to the Washington Department of Natural Resources Priority Habitat and Species database (WDNR, 2006), there are no known federal or state listed, proposed, candidate, or priority plant species or habitats documented on the Bellevue Service Center site.

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

As part of this project, a conceptual mitigation enhancement plan is being prepared to enhance the existing vegetation on the site. Currently, the slopes on the east side of the site are predominantly vegetated with non-native blackberry. Following expansion of the parking area, enhancement plans include the removal of the invasive blackberry species, providing weed control, and replanting with native species.

5. Animals

a. Underline any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds: hawks, heron, eagle, songbirds, ducks, other

Mammals: deer, bear, elk, beaver, other

Fish: bass, salmon, trout, herring, shellfish, other

D.P.

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.**

1. Describe special emergency services that might be required.

The expansion of the parking facility at the Bellevue Service Center site will not increase the use or storage of fuels and chemicals at the site. Operation of the expanded site will continue to comply with all applicable Uniform Fire Code and Occupational Safety and Health Administration regulations. There is currently a vehicle fueling station on-site, along with the storage of chemicals for vehicle and equipment maintenance. The design of the expanded facility will provide a safer working environment for operation and maintenance crews over what currently exists. Special emergency services would not be required.

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

Impacts to environmental health are not anticipated as a result of this project; therefore, mitigation measures have not been developed.

b. Noise

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

Existing sources of noise in the area include automobile traffic on 115th Avenue NE, I- 405, and SR 520, as well as overhead airplanes. These noise sources would not adversely affect the proposal.

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.

Noise levels would be elevated temporarily during construction, which is anticipated to last approximately 8 months. The residential apartment units in the project vicinity to the north, approximately 100 feet from the nearest proposed construction activities, may experience a short-term increase in ambient noise levels during construction.

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

The project site is not located within a shoreline management area.

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

The steep slopes on the site are considered environmentally sensitive and are afforded protection under the City of Bellevue's Critical Areas Ordinance (20.25H.120).

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

Currently, approximately 156 people work at the Bellevue Service Center. When the Parks and Electronic Communications departments are moved to the site they will occupy the area vacated by Facilities Management and Police Evidence. An estimated 56 additional people, including seasonal and temporary employees, will work at the Bellevue Service Center following completion of the project. There will be no residences on the project site.

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

The proposed project will not displace any people.

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

As no people will be displaced by the proposed project, no mitigation is necessary.

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

The proposed project will not substantially change the use of the site compared to existing conditions, with the exception of adding additional parking for fleet vehicles, Parks Department staff, and enhanced access for fire trucks. Additional mitigation measures have not been developed.

9. Housing

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

Housing would not be created as a result of this project.



site. The site is not visible from 115th Avenue NE due to the topography and existing trees.

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

No off-site sources of light or glare would affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

Light and glare impacts are not anticipated; therefore, mitigation measures have not been developed.

Light shading/screening may be required.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no designated or informal recreational opportunities in the immediate vicinity of the proposed project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any recreational opportunities in the area.

c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any.

Recreational impacts are not anticipated; therefore, mitigation measures have not been developed.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Because of the historic use of the site as a borrow pit and the highly developed nature of the site and the surrounding area, the proposed expansion of the parking area on the site is not likely to directly impact cultural/historic resources. No places or objects near or at the site are known to be listed or eligible for national, state, or local preservation.

D.P.

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

The project will not use, nor interfere with, water, rail, or air transportation.

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

Following construction, vehicular trips associated with the completed project would increase slightly over current conditions. Operation of the proposed improvements would result in approximately 56 additional trips to and from the site. These operations are currently located within other areas of the City and will be moving to this site.

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

The proposed project would not adversely affect transportation in the vicinity, and therefore, no mitigation is required.

15. **Public Services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally explain.**

The proposal would not result in an increased need for public services.

- b. **Proposed measures to reduce or control direct impacts on public services.**

Since an increase in the need for public services is not required, mitigation to reduce impacts to public services is not proposed.

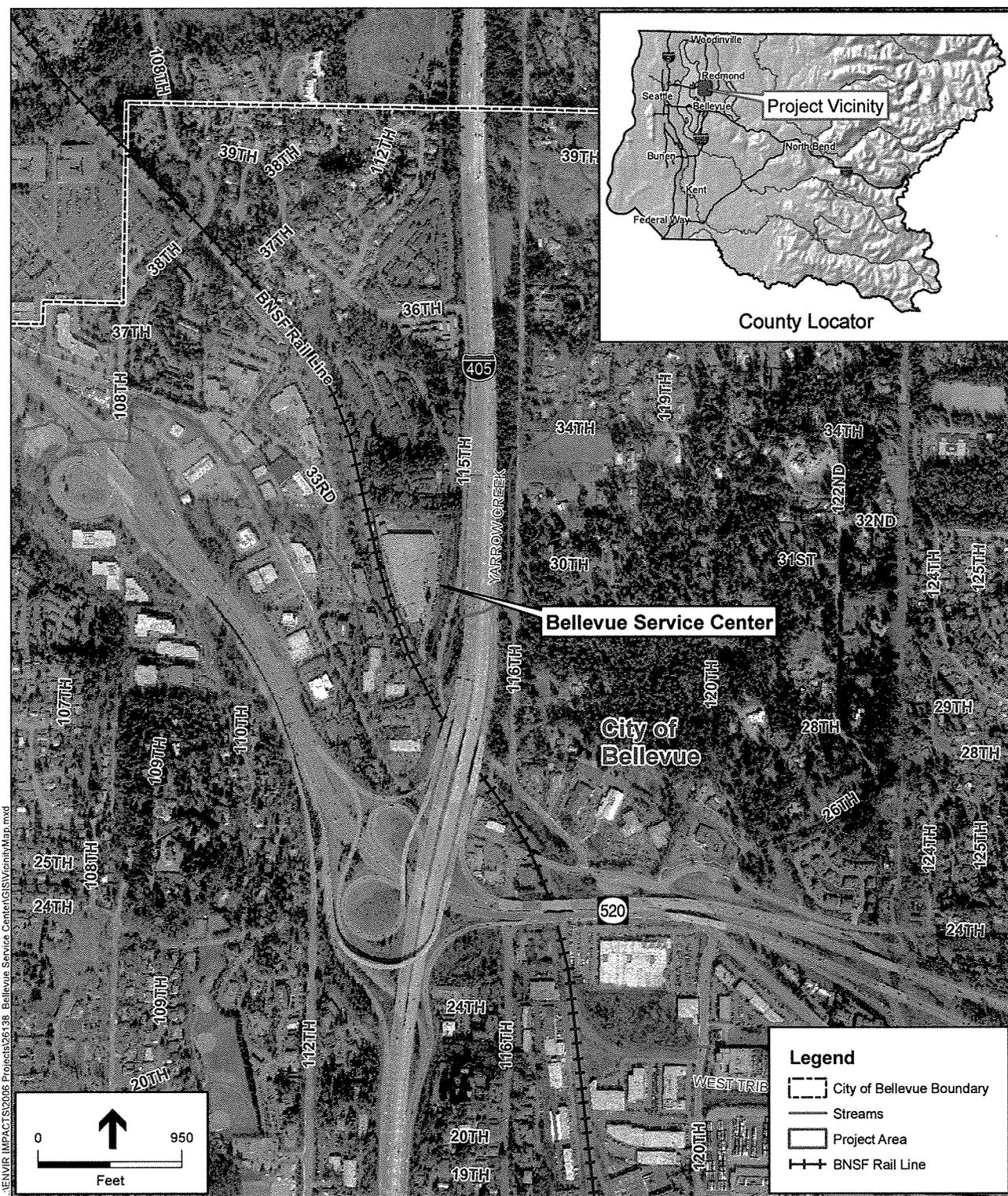
16. **Utilities**

- a. **Underline 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 that might be needed.**

Utility service at the site will not change from existing conditions.

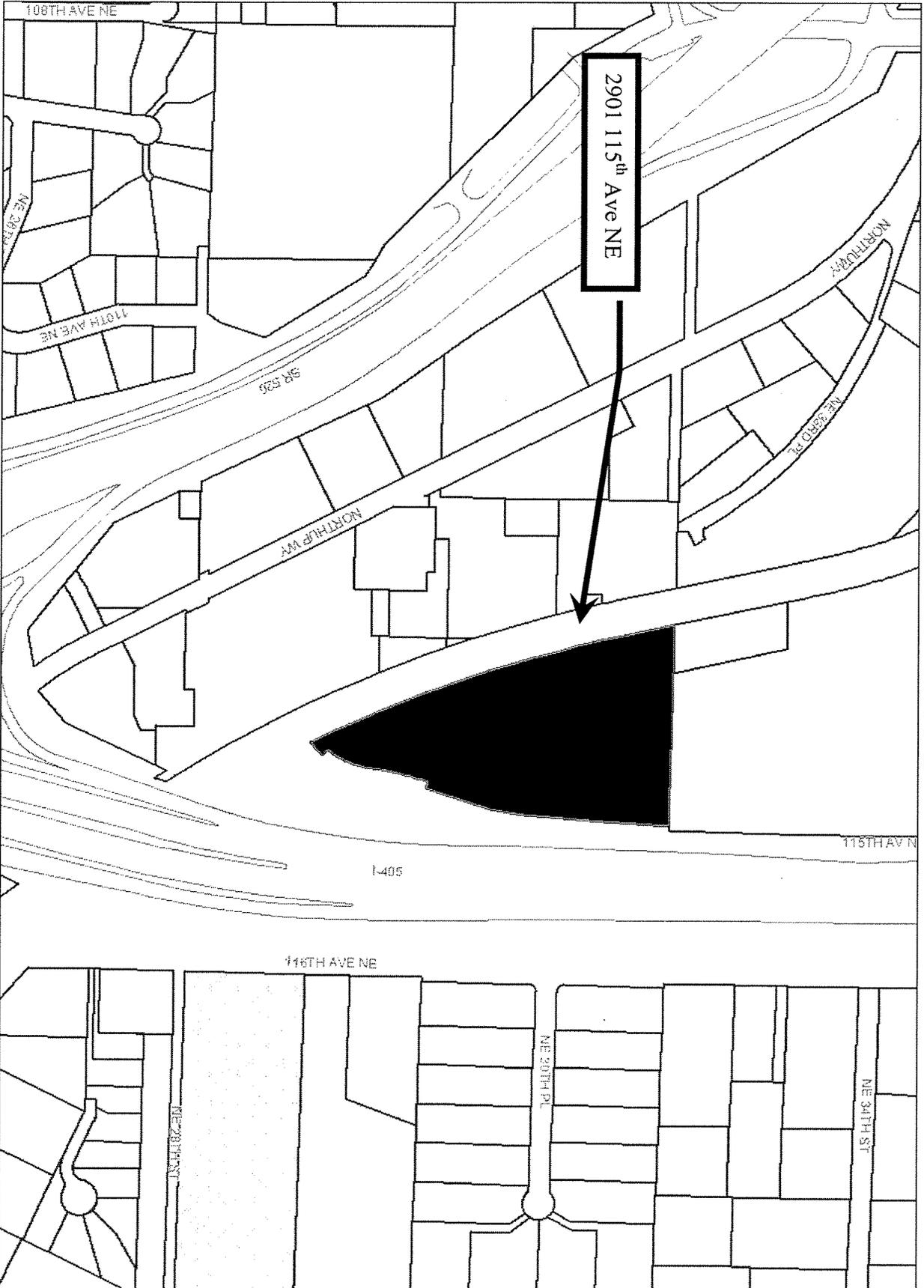


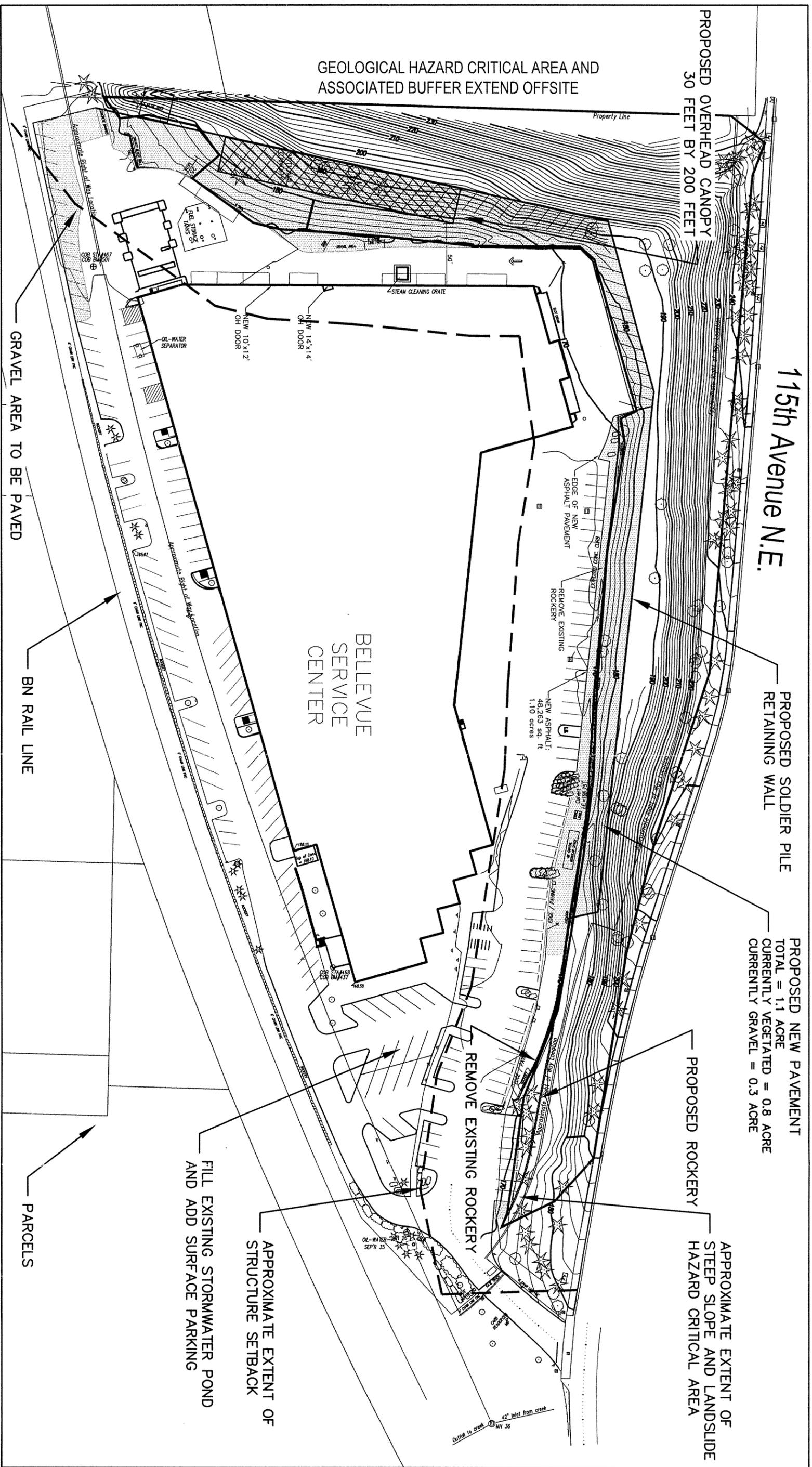
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SOURCE: City of Bellevue GIS, 2001

Figure 1
Vicinity Map
 Bellevue Service Center Parking Upgrade
 Bellevue, Washington

BelleVue Service Center Remodel – Vicinity Map
City of Bellevue File No. 07-104585-LO
2901 115th Ave NE





PROPOSED NEW PAVEMENT
 TOTAL = 1.1 ACRE
 CURRENTLY VEGETATED = 0.8 ACRE
 CURRENTLY GRAVEL = 0.3 ACRE

APPROXIMATE EXTENT OF
 STEEP SLOPE AND LANDSLIDE
 HAZARD CRITICAL AREA

BELLEVUE
 SERVICE
 CENTER

115th Avenue N.E.

GEOLOGICAL HAZARD CRITICAL AREA AND
 ASSOCIATED BUFFER EXTEND OFFSITE

GRAVEL AREA TO BE PAVED

BN RAIL LINE

PARCELS

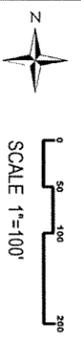
FILL EXISTING STORMWATER POND
 AND ADD SURFACE PARKING

APPROXIMATE EXTENT OF
 STRUCTURE SETBACK

Outfall to creek 42' West from creek
 MH 35

BSA Adolfson

FILE NAME: 11270628/REBUILDING
 CENTER LAST UPDATED BY: 11/27/06/SJM
 REFERENCE: E12061138



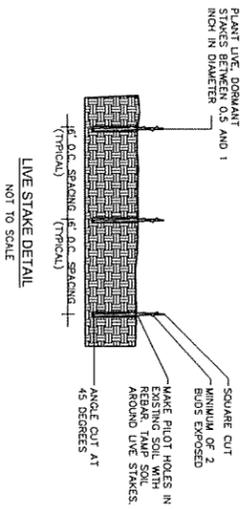
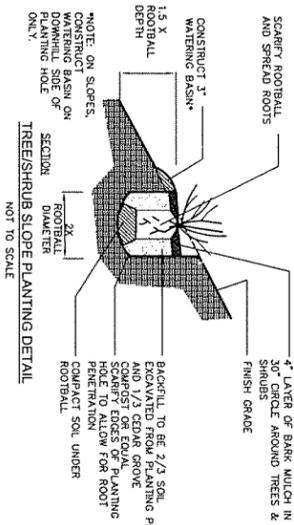
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FIGURE 3. PROPOSED PROJECT ELEMENTS
 BELLEVUE SERVICE CENTER
 BELLEVUE, WASHINGTON
 CITY OF BELLEVUE

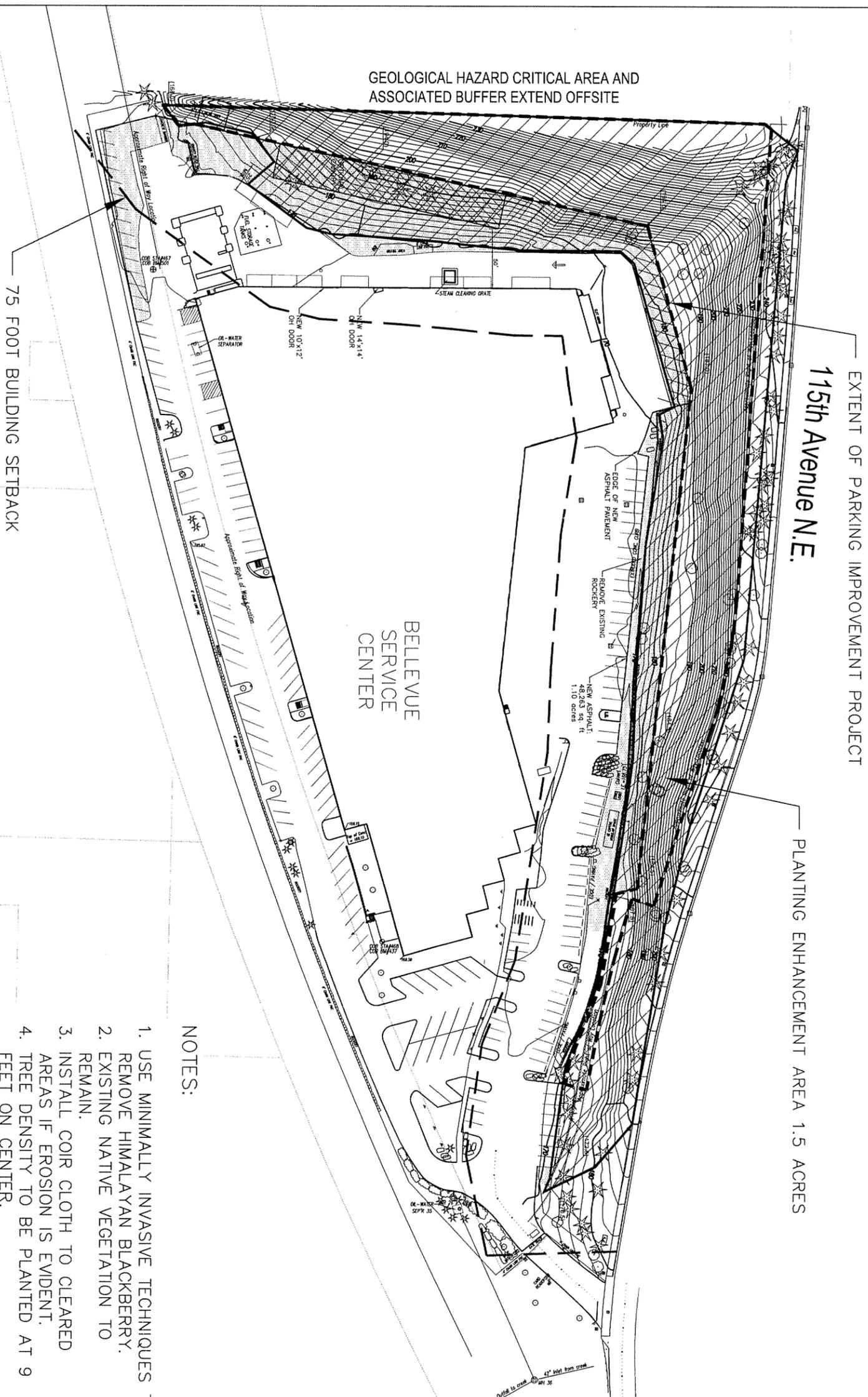
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 SOURCE: ABBAY ARCHITECTURE, 2006

Table 1. Planting List for the Bellevue Service Center Enhancement Area

Scientific Name	Common Name	Size
Trees		
<i>Abies grandis</i>	Grand fir	1 gallon
<i>Acer macrophyllum</i>	Big leaf maple	1 gallon
<i>Arbutus menziesii</i>	Pacific madrone	seed
<i>Pinus contorta</i>	Shore pine	1 gallon
<i>Thuja plicata</i>	Western red cedar	1 gallon
<i>Podocarpus nuxtomii</i>	Douglas fir	1 gallon
Shrubs		
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	4 inch pot
<i>Corylus cornuta</i>	Beaked hazelnut	1 gallon
<i>Caultheria scallion</i>	Sashi	1 gallon
<i>Hedera discolor</i>	Ocean spray	1 gallon
<i>Oenothera cerasiformis</i>	Indian plum	1 gallon
<i>Philadelphus lewisii</i>	Mock Orange	1 gallon
<i>Ribes sanguineum</i>	Red flowering currant	1 gallon
<i>Sambucus cerulea</i>	Blue elderberry	1 gallon
<i>Symphoricarpos alba</i>	Snowberry	1 gallon
<i>Vaccinium parviflorum</i>	Red huckleberry	1 gallon
Herb/Grass/Ferns		
<i>Fragaria vesca</i>	Woodland strawberry	4 inch pot
<i>Polystichum auratum</i>	Sword fern	1 gallon



GEOLOGICAL HAZARD CRITICAL AREA AND ASSOCIATED BUFFER EXTEND OFFSITE



- NOTES:
1. USE MINIMALLY INVASIVE TECHNIQUES TO REMOVE HIMALAYAN BLACKBERRY.
 2. EXISTING NATIVE VEGETATION TO REMAIN.
 3. INSTALL COIR CLOTH TO CLEARED AREAS IF EROSION IS EVIDENT.
 4. TREE DENSITY TO BE PLANTED AT 9 FEET ON CENTER.
 5. SHRUB DENSITY TO BE PLANTED AT 4 FEET ON CENTER.



FILE NAME: 11.27.2006ARFIC.DWG
 CREATED/ LAST UPDATED BY: 12/01/06 BS
 REFERENCE: E1206/03



File No. 07-104585-60

FIGURE A-1. PROPOSED ENHANCEMENT PLAN
 BELLEVUE SERVICE CENTER
 BELLEVUE, WASHINGTON
 CITY OF BELLEVUE