



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. LA-07-104936

Project Name/Address: Bellevue Children's Academy  
14600 NE 24<sup>th</sup> Street

Planner: Toni Pratt

Phone Number: (425) 452-5374

**Minimum Comment Period: March 8, 2007**

Materials included in this Notice:

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

Leni Hall  
2/8/07

# CITY OF BELLEVUE

## SEPA Checklist

### Background Information

**Property Owner:** BCA Properties, LLC, a Washington Limited Liability Company

**Name of applicant:** JPC Architects--Architect for Bellevue Children's Academy

### Address and phone number of applicant and contact person:

601 108<sup>th</sup> Ave NE Suite 2250  
Bellevue, WA 98004

Contact: Patty Iverson (425) 641-9200 x333

**Proposal Title:** Bellevue Children's Academy

**Proposal Location:** 14600 NE 24<sup>th</sup> Street, Bellevue, WA

### Proposal scope and nature:

1. General Description: Create landscaped play area for school
2. Acreage of site: 1.39 acres
3. Number of dwelling units to be demolished: None
4. Number of dwelling units to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 206 cubic yards
8. Proposed land use: School
9. Design features, including building height, number of stories, and proposed exterior materials:  
N/A (Existing building)
10. Other

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

Construction Completion: June 2007

**RECEIVED**  
FEB 05 2007  
Permit Processing

**Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Yes-- Tenant Improvement (interior modifications only)

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

Traffic Study dated 7/27/06 and Addendum dated 12/12/06 by Gibson Traffic Consultants, Inc.

**Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known

**List any government approvals or permits that will be needed for your proposal, if known.**

Administrative Conditional Use  
C & G w/out SEPA  
Building, Plumbing, Electrical  
Demo  
Tenant Improvement

**Please provide one or more of the following exhibits, if applicable to your proposal.**

- Land Use Reclassification (rezone) Map of existing and proposed zoning: N/A  
Administrative Conditional Use
- Preliminary Plat or Planned Unit Development: N/A
- Clearing & Grading Permit  
Plan of existing and proposed grading: N/A (very little if any changes to existing grades)  
Development Plans: N/A
- Building Permit (or Design Review)  
Site Plan  
Clearing & Grading Plan
- Shoreline Management Permit: N/A  
Site Plan: N/A

## **Environmental Elements**

### **1. EARTH**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Site is relatively flat at the top of a 40 percent slope adjacent to the site. There is an existing rockery wall on the east side; no change to this wall.

- b. What is the steepest slope on the site (approximate percent slope)?

Forty percent slope adjacent to site

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown. (Original development included soils report by Keith Cross dated 5-18-84.)

- 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.

Approximately 150 C.Y. Topsoil at areas of curb demolition and proposed planting beds. Addition of crushed rock in proposed play area under the artificial turf.

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

None other than normally encountered during the construction process. Erosion is not anticipated as a result of construction or use.

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

68% Impervious

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

Temporary erosion control measures will utilize best management practices including: Minimizing the area of disturbance, providing blanket protection of disturbed areas with the use of filter fabric and intercepting surface runoff onto or off disturbed areas to control sediment transport throughout the use of fences per the City of Bellevue requirement.

## 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 the construction of the project the ambient air quality could have minor, short term impacts caused by higher levels of background particulates due to construction-related activities. When complete, there will be a new landscaped play area and revised site landscaping.

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

None are known

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

During construction the contractor will be responsible for controlling dust related to the removal of a portion of the asphalt parking area. Control could be achieved through the periodic watering of site work or other means acceptable to the City of Bellevue.

### 3. WATER

- 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, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

- (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.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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

No

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

None

b. Groundwater

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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 stormwater)

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

Storm water is currently collected into onsite catch basins. New surface grade would utilize existing catch basin.

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

No

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

No change to existing

#### 4. PLANTS

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

deciduous trees: alder, maple, aspen, other (London Plane Tree, Plum, and Linden)

evergreen trees: fir, cedar, pine, other

shrubs

grass

pasture

- \_\_crops or grain
- \_\_wet soil plants: cattail, buttercup, bullrush,
- \_\_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?

The ivy will be removed from the site. Some of the shrubs that are damaged or unhealthy-looking will be removed and replaced with new shrubs. Some of the existing parking lot planting will be removed. A Type III planting buffer will be added to the south and west property lines except where indicated on planting plan.

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

None

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

The ivy will be removed from the site. Some of the shrubs that are damaged or unhealthy-looking will be removed and replaced with new shrubs. A Type III planting buffer will be added to the south and west property lines except where indicated on planting plan.

## 5. ANIMALS

- a. 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 that we are aware of.

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

Not that we are aware of.

- 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 needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

## 7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

None

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

N/A

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 a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

A minor short-term increase in noise levels will occur during the construction phase of the

project.

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

Construction will be limited to normal working hours, i.e., 7:00 AM to 6:00 PM.

## 8. LAND AND SHORELINE USE

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

The site currently is vacant; it was formerly an auto dealership. Property to the south is NE 24<sup>th</sup> Street. Property to the east is a Burger King Restaurant. Property to the north and west is SR 520.

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

No

- c. Describe any structures on the site.

The project site consists of one (1) two-story building.

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

No

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

General Commercial (GC)

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

General Commercial. This site is located within the Bel-Red/Northup Subarea, Subdistrict B

- 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.

No

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

The completed project would be a maximum 220-student school facility with 25 teachers.

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

None

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

None required.

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

None required.

## 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.

N/A

- 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?

Children's playground equipment will be added.

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

None

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

Black coating on chainlink fence to diminish its presence while providing visual access to playing children.

## 11. LIGHT AND GLARE

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

occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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

None are known

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

All site lighting will be contained to this site.

## 12. RECREATION

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

None

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

No

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

N/A

## 13. HISTORIC AND CULTURAL PRESERVATION

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

No

- b. Generally describe any landmarks or evidence of historic, archaeological, 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.

The site fronts NE 24<sup>th</sup> Street. Access is provided by an existing driveway.

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

Yes. The nearest transit stop is approximately .2 miles away at 148<sup>th</sup> Ave NE and NE 24<sup>th</sup>.

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

Project currently has 27 parking spaces on the upper level of the building and 49 parking spaces in the front (total 76). Thirty-four parking spaces are planned for removal as a result of the proposed work, leaving 42 parking spaces total.

- 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.

See Traffic Study by Gibson Traffic Consultants.

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

See Traffic Study by Gibson Traffic Consultants. Student arrival and departure times are staggered to prevent overall congestion.

## 15. PUBLIC SERVICES

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

No

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

None

**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 which might be needed.

Electricity is supplied by Puget Sound Energy

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the City of Bellevue is relying on them to make its decision.

Submitted by (signature): *R. Iverson, JPC Architects*

Date: 2-5-07

Reviewed by (signature): \_\_\_\_\_

Date: \_\_\_\_\_

