City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Samena Club
c/o Thomas Horton
SM Stemper Architects
4000 Delridge Way SW
Seattle, WA 98106

LOCATION OF PROPOSAL: Samena Club – 15231 Lake Hills Boulevard

DESCRIPTION OF PROPOSAL: Demolish two structures, a disused locker facility and a temporary sprung structure covering a swimming pool. The proposal includes constructing a new two story, 10,452 sf structure to cover the existing pool, provide locker rooms, activity spaces and ancillary spaces. Construction will occur within the footprint of the existing development. Project is located within the Kelsey Creek floodplain and the Shoreline Overlay District.

File Number: 07-111201 WG (07-111203 GD)

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 Department of Planning & Community Development. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. The public and agency comment period was provided with the notice of application.

☐ 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 _____.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6864.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Environmental Coordinator

9/27/07
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Mukleshoot Indian Tribe

City of Bellevue
Department of Planning & Community Development
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6864 Fax (425) 452-5225

Shoreline Management Act of 1971
Permit for Shoreline Management Substantial Development
Conditional Use and/or Variance

Application No. 07-111201-WG

Date Received 3/20/2007

[X] Approved / Date 9/27/2007
[ ] Denied / Date

Type of Action:

[X] Substantial Development Permit
[ ] Conditional Use Permit
[ ] Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby **granted**/denied to: Samena Club

to undertake the following development:
Demolish two structures, a disused locker facility and a temporary sprung structure covering a swimming pool. The proposal includes constructing a new two story, 10,452 sf structure to cover the existing pool, provide locker rooms, activity spaces and ancillary spaces. Construction will occur within the footprint of the existing development. Project is located within the Kelsey Creek floodplain and the Shoreline Overlay District.

upon the following property: 15231 Lake Hills Boulevard

within Kelsey Creek
and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (H) Commercial Development Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit, LUC Section 20.25H.180(D) Specific Performance Standards applicable to development within a floodplain.
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-1, SH-38

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)
The following conditions are imposed under authority referenced:

1. **SENSOR SYSTEM AND AUXILIARY POWER FOR MECHANICAL OPERATION OF FLOOD EQUALIZATION SYSTEM:** Prior to issuance the specifications for the system that will be installed to equalize floodwaters must be present on the building plans. Backup power systems must be shown on the plan to indicate how the system will operate without line power.
Authority: Bellevue City Code 20.25H.180.D

2. **FIELD LOCATION OF UTILITIES:** To mitigate potential water quality degradation if a sewer line were broken during construction, utilities shall be field located prior to construction activities. The appropriate jurisdictions and departments shall be contacted at 1-800-424-5555.
Authority: SEPA: Comprehensive Plan Policy EN-38
3. **ELEVATION CERTIFICATE:** Following construction of the structure within the area of special flood hazard, where the base flood elevation is provided, the applicant shall obtain an elevation certificate. The elevation certificate shall be completed by a surveyor or engineer licensed in the state of Washington and shall be submitted to City of Bellevue, Utilities Department. The Director of Planning and Community Development shall obtain and transmit to the Director of the Utilities Department the elevation in relation to City of Bellevue vertical datum (NAVD 88) of the lowest floor, including basement, and attendant utilities of a new or substantially improved structure permitted by this part. The elevation certificate shall be required before issuance of Certificate of Occupancy.
Authority: Bellevue City Code 20.25H.180.C.2

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof.

Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

September 27, 2007

Date

City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, c/o Dept. of Ecology, 3190 160th Ave SE, Bellevue, WA 98008-5452 attn: Stewart Rienbold
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452

City of Bellevue
Department of Planning & Community Development
Development Services Division
Land Use Staff Report, Environmental Review and
State Environmental Policy Act Threshold Determination

Proposal Name:	Samena Swim Club – Phase V - Natatorium
Proposal Address:	15231 Lake Hills Boulevard
Proposal Description:	Demolition of two structures, a disused locker facility and a temporary sprung structure covering a swimming pool. Construction of a new, one story, 10,452 sf structure to cover the existing pool, new locker rooms, activity spaces and ancillary spaces..
File Number:	07-111201 WG
Applicant:	Thomas Horton, SM Stemper Architects
Decisions Included:	Shoreline Substantial Development Permit
Planner:	Carol L. Orr Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)**

Carol V. Helland,
Environmental Coordinator

Director's Decision: **Approval with Conditions**

Carol L. Orr, Land Use Planner
Department of Planning and Community Development

Bulletin Publication Date:	April 19, 2007
Appeal Deadline:	October 18, 2007 or 21 days from the date of filing with Department of Ecology

For information on how to appeal a proposal, visit the Permit Center at City Hall or call 425-452-6800 [TTY (425) 452-4636]. Appeal of the decision must be made with the City Clerk by 5 p.m. on the date noted for appeal of the decision

I. Request/Project Description

The applicant requests to demolish an existing temporary sprung structure over an in-ground commercial pool and an adjacent locker facility. The proposed project includes constructing a new, one story 10,452 structure to cover the existing pool, and provide additional activity spaces, mechanical rooms and locker facilities. The proposed building will result in a 22 square foot net loss in lot coverage by structures.

II. Site Description and Context

The site is located in both the R-1 and a R-5 land use districts. The majority of the structure and all of the proposed work will be located within the R-5 zone, which is designated Single Family – High. The site is in the Southeast Bellevue Subarea of the Comprehensive Plan, and is located within the jurisdiction of the East Bellevue Community Council.

The Samena Club has received Conditional Use approval to operate a commercial activity within the residential zone. The work proposed by this application was reviewed for Land Use Exemption (LUX) approval under file # 97-000965-LJ.

The property is approximately 354,797 square feet (8.16 acres) in size and contains an existing private recreation club. The site contains Kelsey Creek, which has been designated a Type S stream. The site also contains an unclassified wetland and lies almost entirely within a floodplain. The Base Flood Elevation has been determined to be at 263.8 for this site. The proposed development extends no closer to the stream or the wetland on site, and the new development has been designed to be constructed within the existing building footprint. The area between the development and the stream consists mainly of grass lawn, but it is also improved with surface parking, a driveway, a permeable walkway and shrubbery.

The neighboring properties immediately to the south and east of the site are developed as single family residences. The properties to the north, across Lake Hills Boulevard contain the Lake Hills branch of the King County Library System and a community clubhouse. The properties immediately to the west of the site contain a portion of the Lake Hills Greenbelt and a privately owned baseball diamond.

III. Consistency with Land Use Code/Zoning Requirements

Shoreline Overlay District Requirements:
The site lies within the Shoreline Overlay District and is subject to the regulations regarding commercial work. (Land Use Code (LUC) Section 20.25E.080.H). The maximum building height shall not exceed 35 feet to the peak when measured from average existing grade. As required in LUC 20.25E.080.H, the project shall provide for erosion control during construction. The existing parking areas are not being modified under this proposal.

Zoning Specific Land Use Code Requirements
The development proposed meets the minimum structure setbacks required by Land Use Code (LUC) LUC 20.20.010. As proposed this project creates no increase in lot coverage or impervious surfaces on the site. Additionally, the building height shall not exceed 30 feet to the mid-point of the roof when measured from average finished grade. No additional parking facilities are proposed, or required, as this project replaces an existing aged structure on site. Existing parking is adequate to support the use.

Critical Area Overlay District Requirements
The Critical Areas Overlay District addresses development for sites with steams, wetlands and areas of special flood hazard. As this site lies almost in its entirety within the flood plan, LUC sections 20.25H.180.C and D were used. Development within a floodplain may not create a rise in Base Flood Elevation (BFE), and must be constructed of materials that are flood resistant using methods that minimize flood damage. All HVAC, electrical and other service facilities shall be designed to be elevated to prevent water from entering or accumulating in the equipment during a flood event. The proposed project will be constructed primarily of concrete masonry units, and has been determined by a structural engineer to be capable of resisting hydrostatic and hydrodynamic loads, as well as the effects of buoyancy. All mechanical and electrical equipment has been designed to be elevated one foot above BFE, which has been established as 263.8 (NAVD 88). Additionally, in the event of a flood, the exterior walls of the structure and the mechanical yard have been designed to allow the equalization of hydrostatic flood forces by allowing for entry and exit of flood waters. Both of these structures have provided openings at a ratio of one square inch per each square foot of enclosed space below the BFE. The mechanical yard has been designed with openings at the bottom of the masonry wall to allow for the free flow of floodwaters. The main structure has been designed to have two large garage doors open when sensors indicate the presence of floodwaters. This mechanism is to be designed so as to have battery back up, to allow the sensors and the door motors to operate, even in the event of a loss of power. **(See related conditions of approval in Section IX)**

IV. State Environmental Policy Act

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear & grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate potential environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. EARTH AND WATER

The proposed construction will be occurring within a portion of the site that was previously developed. The existing development is located approximately at elevation 262.5 which is roughly 1.3 feet below the Base Flood Elevation. The earth on site is predominantly peat, recessional outwash and glacial sand and gravel. Minimal cut and fill activity will be used to facilitate development. All fill should be free-draining, granular in nature and free of organics and other deleterious materials. Erosion control using best management practices (BMP) will be required, including use of silt fences, catch basin inserts, and a baker tank to control turbidity of site run-off. All utilities shall be field located to avoid impacts to earth and water. **(See related conditions of approval in Section IX)**

No disturbance is proposed in existing vegetated areas adjacent to the stream. The baker tank will be discharged onto the vegetated areas in to the grass lawn area to allow for the natural filtration of the run-off after the sediment has settled to the bottom of the tank.

B. ANIMALS

The site contains the east tributary of Kelsey Creek, which is used as a fisheries breeding and rearing resource for sockeye, Chinook and Coho salmon, as well as other fish. No work is proposed in, or near the stream, so the impact upon these species will be minimal.

Numerous small animals, birds and coyotes either use this site or are in close proximity. Larger animals, such as deer, are occasionally found in the general vicinity. This project proposes no changes to the critical areas, outside of those areas already developed. There will be temporary construction related impacts to the animals on site, however these impacts are not considered to be significant.

C. PLANTS

Existing vegetation found onsite is primarily composed of grass lawn and shrubs. Perimeter landscaping includes deciduous and evergreen trees, and ornamental shrubbery. The adjacent wetland on site contains wet soil plants, such as rushes and cattails.

Approximately 1127 square feet of grass lawn will be removed for the installation of an expanded fire access lane in the southeast portion of the lot. No significant vegetation will be removed for the installation of this element. This improvement was a required condition for approval from Bellevue Fire, and lies immediately east of the existing fire lane. No disturbance of vegetation is proposed to occur near the wetland or stream.

V. Public Comments and Response

The City initially notified the public of this proposal on April 19, 2007 with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. This notice was also posted on the City of Bellevue website. No comments were received from any state, local, tribal or federal agencies, or from citizens, regarding this proposal.

VI. Changes to Proposal as a Result of Staff Review

1. A color and materials board was submitted to indicate that the proposed work blends well with the existing structures on site.
2. As stipulated in LUC 20.25H.180.C(3)b, materials are required to be substantially impermeable to water. (The construction materials were specified as predominantly concrete, a material considered to be flood resistant.)
3. (LUC) 20.25H.180.C(3) requires all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities are located above Base Flood Elevation (BFE). (Revised plans show that all HVAC, mechanical and electrical systems will be placed on stands extending one foot above Base Flood Elevation (BFE)).
4. Per Land Use Code, (LUC)20.25E.080B, the maximum building height in areas of the Shoreline Overlay District is 35 feet, except in land use districts with more restrictive height limitations. Per WAC 173.14.030 "Height" is measured from average grade level to the highest point of a structure. The structure must also meet the height limitations for the underlying zone, in this case R-5. The maximum building height for structures in the R-5 zone is 30 feet, measured from average finished grade to the mid-point between highest peak and highest eave. (The roofline of the proposed structure was revised so as to comply with both sections of the code.)
5. Per LUC 20.25E.080.H, any commercial development located within the Shoreline Overlay District, shall be equipped to contain and clean up pollutant spills, as required by state and federal regulations. (The plans were revised to indicate that all pool chemicals were to be stored one foot above BFE).
6. Per LUC 20.25H.180.D, all structures within a floodplain must be engineered to withstand hydrostatic and hydrodynamic forces, and to resist the effects of buoyancy. (Engineering was provided to support this fact.)
7. Per LUC 20.25H.180.D, Fully enclosed areas below the BFE shall be designed in such a manner as to automatically equalize hydrostatic flood forces on the exterior walls by allowing for entry and exit of floodwaters. (The garage doors proposed for the south side of the structure to allow for the equalization of floodwaters in and out of the building were revised to include a sensor system which will automatically raise and lower the doors in the event of rising flood waters. Back up power was proposed to allow for these doors to raise even in the event of a loss of power.)

VII. Applicable Decision Criteria

The proposal, as conditioned below, meets the applicable regulations listed in Land Use Code Section 20.25E.080.H.

1. Regardless of the provisions of LUC 20.10.440 and the underlying land use district, commercial development is not permitted on the City's Lake Sammamish shoreline.

   Finding: The proposed development is not on the Lake Sammamish shoreline.

2. The maximum building height in areas of the Shoreline Overlay District which are zoned for commercial uses shall be 35 feet, except in those zoning districts with more restrictive height limitations.

   Finding: The proposed development meets the maximum building height of 35 feet to the peak when measured from average existing grade, and the maximum building height for the underlying land use zone, R-5.

3. Tanks for the distribution and sale of petroleum products are not permitted in the Shoreline Overlay District except for marinas. When permitted, such tanks shall be located on dry land, and designed to preclude and contain spills. Such tanks shall not be permitted in corrosive soil areas.

   Finding: No petroleum tanks are proposed for this project.

4. Any commercial development located within the Shoreline Overlay District shall be equipped to contain and clean up pollutant spills, as required by state and federal regulations.

   Finding: All chemicals involved in the use and maintenance of the swim club in the new construction will be stored in a contained storage room and at least 1 foot above Base Flood Elevation (BFE).

5. Parking facilities shall not be permitted over water or within the shoreline critical area or shoreline critical area buffer and structured parking shall not be permitted within the shoreline critical area structure setback. Parking areas shall be permitted only when accessory to commercial uses. Provisions must be made to control and cleanse surface water runoff from the parking areas in order to comply with state water quality standards.

   Finding: No change to the parking facilities is proposed under this project. Existing parking needs are adequately served by the lot as currently configured.

6. Commercial development along shorelines shall provide for erosion control.

   Finding: Temporary erosion controls consistent with City of Bellevue Best Management Practices will be utilized to control erosion into the adjacent stream and wetland during demolition and construction. These controls shall include, but are not limited to, catch basin inserts, silt fencing and a baker tank for construction site runoff control.

7. Commercial development permitted within the Shoreline Overlay District, other than that related to water use, shall be located landward of the shoreline critical area buffer and landward of any applicable shoreline critical area structure setback.

   Finding: All development proposed under this project shall occur landward of the currently existing building, and outside of the critical area buffer and structure setback for this site.

8. Commercial development in the Shoreline Overlay District oriented to the use of watercraft shall provide restrooms and hookups for toilet facilities. No watercraft shall flush toilet refuse into the lake at such locations. For the purposes of this section, commercial development shall include yacht clubs, commercial and private marinas, boat repair shops, fueling facilities and other similar uses. Unless allowed under a critical areas report, LUC 20.25H.230, any structure associated with such commercial development shall be located landward of the shoreline critical area buffer, except moorage facilities allowed under subsection N of this section.

   Finding: This proposal does not include any watercraft use onsite.

The proposal, as conditioned below, meets the applicable Shoreline Substantial Development Permit regulations listed in Land Use Code Section 20.30R.155.

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

VIII. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **APPROVE WITH CONDITIONS** the subject proposal for a Shoreline Substantial Development Permit.

IX. Conditions of Approval

The following conditions are imposed under authority referenced:

1. **SENSOR SYSTEM AND AUXILIARY POWER FOR MECHANICAL OPERATION OF FLOOD EQUALIZATION SYSTEM:** Prior to issuance of Building Permit # 07-111202-BB the specifications for the system that will be installed to equalize floodwaters must be present on the building plans. Backup power systems must be shown on the plan to indicate how the system will operate without line power.

   Authority: Bellevue City Code 20.25H.180.D

2. **FIELD LOCATION OF UTILITIES:** To mitigate potential water quality degradation if a sewer line were broken during construction, utilities shall be field located prior to construction activities. The appropriate jurisdictions and departments shall be contacted at 1-800-424-5555.

   Authority: SEPA: Comprehensive Plan Policy EN-38

3. **ELEVATION CERTIFICATE:** Following construction of the structure within the area of special flood hazard, where the base flood elevation is provided, the applicant shall obtain an elevation certificate. The elevation certificate shall be completed by a surveyor or engineer licensed in the state of Washington and shall be submitted to City of Bellevue, Utilities Department. The Director of Planning and Community Development shall obtain and transmit to the Director of the Utilities Department the elevation in relation to City of Bellevue vertical datum (NAVD 88) of the lowest floor, including basement, and attendant utilities of a new or substantially improved structure permitted by this part. The elevation certificate shall be required before issuance of Certificate of Occupancy.
   Authority: Bellevue City Code 20.25H.180.C.2

LIST OF ATTACHMENTS

A. Vicinity Map
B. Environmental Checklist
C. Plans

City of Bellevue Submittal Requirements | **27a**

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: SAMENA SWIM & RECREATION CLUB

Proponent: S.M. STEMPER ARCHITECTS

Contact Person: THOMAS HORTON
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 4000 DELRIDGE WAY SW SUITE 200 SEATTLE, WA 98106

Phone: 206-624-2777

Proposal Title: PHASE Y - NATATORIUM

Proposal Location: 15231 LAKE HILLS BLVD BELLEVUE WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.
SEE ATTACHED
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: DEMOLISH EXISTING TEMPORARY POOL ENCLOSURE & ACCESSORY BUILDINGS AND CONSTRUCT NEW PERMANENT STRUCTURE & ACCESSORY SPACES INCLUDING MECHANICAL.
2. Acreage of site: 8.16 ACRES
3. Number of ~~dwelling units~~/buildings to be demolished: 4
4. Number of ~~dwelling units~~/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 10,479.5 SF
6. Square footage of buildings to be constructed: 10,452.0 SF
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: SWIM CLUB
9. Design features, including building height, number of stories and proposed exterior materials: BLDG HEIGHT IS LESS THAN 35'-0". BLDG IS (1) STORY MASONRY & WOOD STRUCTURE WITH METAL WALL PANEL SIDING & ROOF
10. Other

RECEIVED
MAR 20 2007
Permit Processing

4/16/07

Estimated date of completion of the proposal or timing of phasing: DEMOLISH STRUCTURES IN FALL 2007, BEGIN CONSTRUCTION IN FALL OF 2007, & COMPLETE CONSTRUCTION IN SUMMER OF 2008.

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.

N/A

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.

- LAND USE
- SHORELINE DEVELOPMENT
- MAJOR PROJECT

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.

CLEARING & GRADING - SUBMITTED 3/19/07
SHORELINE DEVELOPMENT/LAND USE - SUBMITTED 3/19/07

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

b. What is the steepest slope on the site (approximate percent slope)? ± 3%

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.

PEAT, RECESSIONAL OUTWASH, & GLACIAL SAND/GRAVEL

4/16/07

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. IMPORTED FILL SHOULD BE FREE DRAINING, GRANULAR SOIL FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS. IMPORTED STRUCTURAL FILL NO MORE THAN 5%

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
YES - RELATIVE TO VEGETATION COVER - THEREFORE SHOULD BE MINIMAL.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 31%. ONLY NET INCREASE IN IMPERVIOUS SURFACE IS DUE TO FIRE LANE EXTENSION.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- PRESERVE NATURAL VEGETATION
- PROTECT EXPOSED SOIL USING PLASTIC (EC-14) BLANKETS, STRAW OR MULCH
- INSTALL CB INSERTS AS REQUIRED
- TURBITY MONITORING

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.

MINIMAL DUST AND VEHICULAR TRAFFIC

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

No

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
- TRAFFIC LIMITED TO NORMAL CONSTRUCTION HOURS
- SWEEPER ON SITE TO REMOVE SOIL FROM PAVEMENT
- DAMPEN EXPOSED SOIL AND/OR PROVIDE SUITABLE MATERIAL ON CONSTRUCTION TRAFFIC PATH TO MINIMIZE DUST FROM VEHICULAR TRAFFIC

CONSTRUCTION NOISE LIMITATIONS PER COB 9.18.020.C

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

LAKE HILLS CREEK KELSEY CREEK, EAST TRIB.

4/16/07

appropriate, state what stream or river it flows into.

(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.

ZERO

(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.

YES

(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

4/16/07

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.

EXISTING STORM DRAIN IS CURRENTLY ON SITE FOR EXISTING STRUCTURE.

(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:

EROSION CONTROL DURING CONSTRUCTION PARTICULARLY RAINY SEASON

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 IN ADJACENT TRACT W/ WETLAND
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

LIMITED AMOUNTS OF GRASS, SOME SHRUBS.

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

NONE

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

NO PROPOSED LANDSCAPING

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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:

X Birds: ~~hawk~~, ~~heron~~, ~~eagle~~, songbirds, other: DOVES, JAYS, WOODPECKERS ROBINS, CROWS, SPARROWS, OWLS

X Mammals: deer, bear, elk, beaver, other: RABBITS, MOLES, CHIPMUNK, SQUIRREL RACCOON, COYOTE RABBITS, OPOSSUM

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

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

NONE

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

NO

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

CONSTRUCTION IS ONLY ON EXISTING DEVELOPED AREAS & WILL NOT INCLUDE WORK ON ANY NATURAL HABITAT

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.

GAS - HEAT

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:

INSTALLATION OF NEW MORE EFFICIENT MECHANICAL SYSTEM FOR EXISTING POOL ENCLOSURE, NATURAL LIGHT

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.

N/A

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

N/A

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b. Noise

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

N/A - 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 CONSTRUCTION NOISE

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

CONSTRUCTION WILL BE LIMITED TO NORMAL DAYTIME CONSTRUCTION HOURS AS IDENTIFIED BY CITY OF BELLEVUE BCC 9.18.020.C

8. Land and Shoreline Use

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

RECREATION - SWIM CLUB, ADJACENT BASEBALL FIELDS

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

NO

c. Describe any structures on the site.

SWIM CLUB, INCLUDING POOLS, LOCKER ROOMS, AND MANAGEMENT OFFICES FOR CLUB

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

OLD LOCKER ROOMS, BOILER ROOM, SPRUNG STRUCTURE OVER POOL, AND 2 SHEDS

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

R-5 & ~~OLB~~ R1

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

NO COMPREHENSIVE / DO HAVE A CONDITIONAL USE PERMIT

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

SHORELINE OVERLAY DISTRICT - SHORELINE TYPE S - STREAM

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

WITHIN ADJUSTED HAND LTR: FLOODPLAIN. UNDELINEATED & UNCATEGORIZED WETLAND IS ON SITE (CONSTRUCTION IS OUTSIDE BUFFER)

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

50 PEOPLE WORK AT THE CLUB THROUGHOUT THE DAY
NO INCREASE IN STAFF

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

NONE

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

NONE - N/A

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

ALL CONSTRUCTION IS ON EXISTING DEVELOPED SITE AND WILL CONFIRM TO DEVELOPMENT REQUIREMENTS FOR BUILDING IN FLOODPLAIN.

9. Housing

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

N/A

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?

34 FT.

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

NONE

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

N/A

11. Light and Glare

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

GENERAL BUILDING USE (EXISTING) NO ADDITIONAL PARKING LIGHTING IS ADDED.

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

NO

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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:

NONE / N/A

12. Recreation

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

BASEBALL FIELD & ACTIVITY CENTER

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, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

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.

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

YES — BUS STOP

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

141 CURRENTLY ON SITE / NONE

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

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

NO INCREASE IN TRAFFIC

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

NONE / N/A

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.

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.

ADDING F.H. AND F.D.C. FROM EXISTING WATER MAIN ON SITE

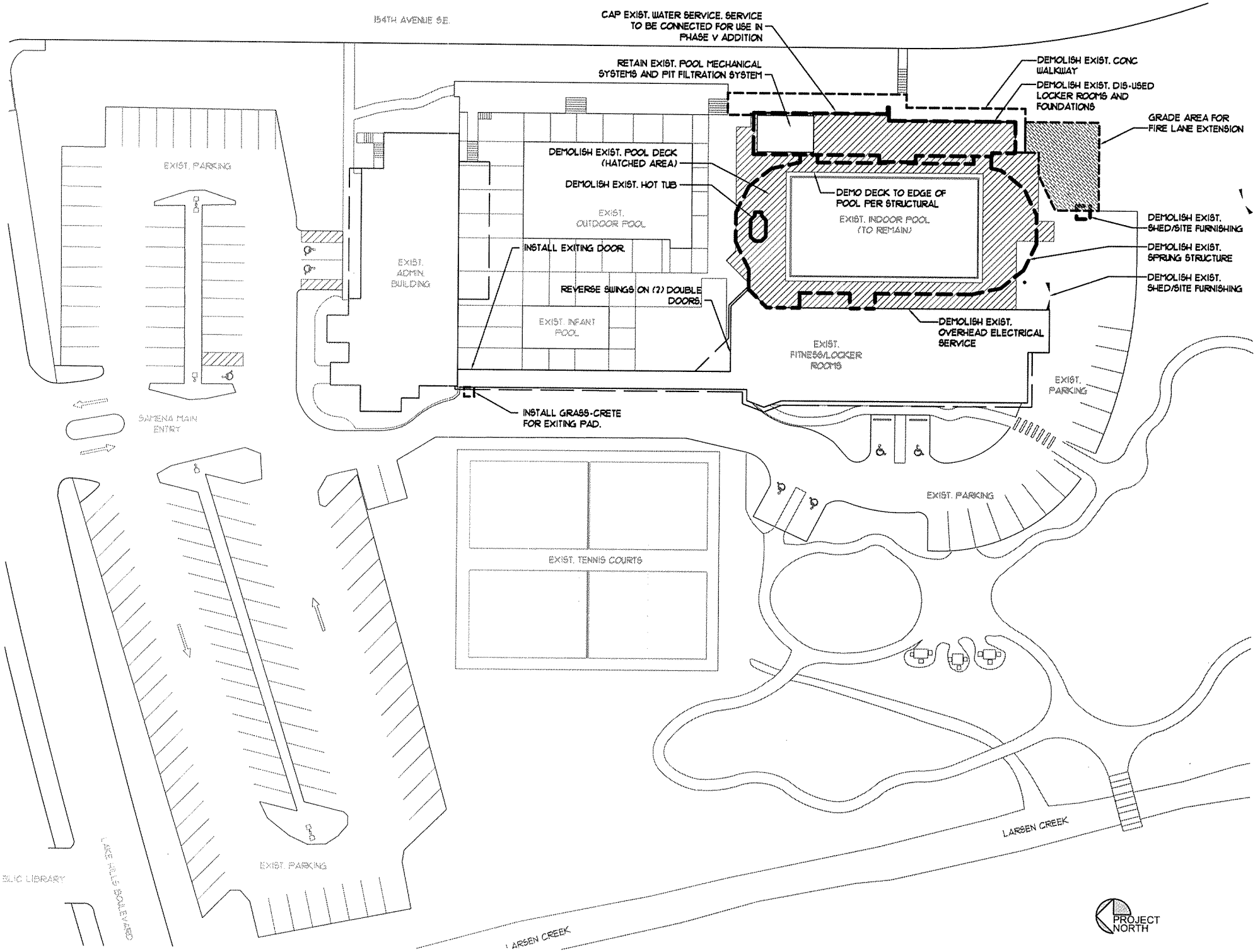
Signature

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.....3/19/17.....

4/16/07


154TH AVENUE SE.
CAP EXIST. WATER SERVICE. SERVICE TO BE CONNECTED FOR USE IN PHASE V ADDITION
RETAIN EXIST. POOL MECHANICAL SYSTEMS AND PIT FILTRATION SYSTEM
DEMOLISH EXIST. CONC WALKWAY
DEMOLISH EXIST. DIS-USED LOCKER ROOMS AND FOUNDATIONS
GRADE AREA FOR FIRE LANE EXTENSION
DEMOLISH EXIST. POOL DECK (HATCHED AREA)
DEMOLISH EXIST. HOT TUB
EXIST. OUTDOOR POOL
DEMO DECK TO EDGE OF POOL PER STRUCTURAL
EXIST. INDOOR POOL (TO REMAIN)
DEMOLISH EXIST. SHED/SITE FURNISHING
DEMOLISH EXIST. SPRUNG STRUCTURE
DEMOLISH EXIST. SHED/SITE FURNISHING
INSTALL EXITING DOOR
REVERSE SWINGS ON (2) DOUBLE DOORS
EXIST. INFANT POOL
DEMOLISH EXIST. OVERHEAD ELECTRICAL SERVICE
EXIST. FITNESS/LOCKER ROOMS
INSTALL GRASS-CRETE FOR EXITING PAD.
EXIST. PARKING
SAMENA MAIN ENTRY
EXIST. ADMIN. BUILDING
EXIST. TENNIS COURTS
EXIST. PARKING
EXIST. PARKING
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