DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Puget Sound Energy, Patsy Bonincontri

LOCATION OF PROPOSAL: 13230 SE 32nd Street, Bellevue 98005

NAME & DESCRIPTION OF PROPOSAL:

Application for a Preliminary SEPA Determination for the demolition of an existing 4,833 sq.ft. office building attached to a maintenance/service facility and the construction of a new 34,652 sq.ft. office building attached to maintenance/service facility on a 4.48-acre site adjacent to Sunset Creek. Project includes implementation of several low-impact development retrofits to the site along with installation of required landscaping.

FILE NUMBER: 07-132214-LM

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.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on March 13, 2008.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Michael M. Paine for
Environmental Coordinator

02/28/2008
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Department of Planning and Community Development
Development Services Staff Report

Proposal Name:	PSE Factoria Service Center, Preliminary SEPA
Proposal Address:	13230 SE 32nd Street, Bellevue 98005
Proposal Description:	Application for a Preliminary SEPA Determination for the demolition of an existing 4,833 sq.ft. office building attached to a maintenance/service facility and the construction of a new 34,652 sq.ft. office building attached to maintenance/service facility on a 4.48-acre site adjacent to Sunset Creek. Project includes implementation of several low-impact development retrofits to the site along with installation of required landscaping.
File Number:	07-132214-LM
Applicant:	Puget Sound Energy, Patsy Bonincontri
Decisions Included:	SEPA Threshold Determination (Process II. LUC 20.35.200)
Planner:	Kevin LeClair, Senior Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Department of Planning and Community Development

Application Date:	9/10/2007
Notice of Application Publication Date:	9/27/2007
Decision Publication Date:	2/28/2008
Project/SEPA Appeal Deadline:	3/13/2008

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Background

A. Project Description

This is a proposal to demolish 4,833 sq. ft, one-story office building and construct a 34,652 sq. ft., two-story office building attached to a maintenance facility warehouse structure on a 4.48 acre site adjacent to Sunset Creek.

B. Site Description

The site address is 13230 SE 32nd Street, Bellevue 98005. The project site is in the Light Industrial Land Use Zoning District. The site is bordered on the north by SE 30th Street, on the south by SE 32nd Street, and on the east and west by commercial development consistent with light industrial zoning. The project site is located in the SW ¼ of the SW ¼ of the NW ¼ of Section 10, Township 24 North, Range 5 East.

The site is 4.48 acres in size. It has an average, consistent slope of 5 percent. The maximum elevation on the southern property line is 104 feet above sea level. The lower elevation at the northern property line is 72 feet above sea level. The site is currently 80% covered by hard-surface paved area and a warehouse/office building. The vegetated area of the site consists of mowed turf-grass with several trees. There is a grassy sloped area at the southeast corner of the property that will be converted to a natural gas filling station under permit # 07-117904-BM (Clean Energy).

The project site lies within the boundary of the Sunset Creek drainage basin. Sunset Creek flows under the southwest corner of the property in a 72-inch culvert. Sunset Creek "daylights" just beyond the western property line on a neighboring property. Storm water from the project site flows north on the paved areas of the site, eventually entering catch basins on the northwest corner of the property, then connecting to the City's storm drainage system.

II. Site Description and Context

A. Critical Area:

i. **Sunset Creek** – Sunset Creek is classified as a Type F stream. Sunset Creek flows beneath the subject property in a 72-inch culvert. The closed stream segment of Sunset Creek requires a 10-foot structure setback. Type F streams on a developed site require a 50-foot critical area buffer and a 50-foot structure setback.

The culvert under the subject property and adjacent roadway is 280-feet long, has a pitch of 4.64% and is sufficiently sized for the storm flows it handles. It is considered a barrier to fish passage. Sunset Creek downstream is inhabited by both resident and migratory salmonid species. Chinook salmon and steelhead are known to have used this stream historically and evidence show they spawned downstream of the project site as recently as Spring 2007. (COB Utilities)

III. State Environmental Policy Act (SEPA)

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 and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to 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 project will involve the demolition of a 4,833 sq. ft., one-story office building and the construction of a 34,652 sq. ft., two-story office building. A portion of the existing building to be demolished is within the 50-foot critical area structure setback associated with Sunset Creek. The proposed new building will be entirely outside the 50 required critical area structure setback. Grading on the site will be required for the demolition of the existing structure, for preparation of the portion of the site cleared of building for a parking lot, and removal of a portion of the asphalt for construction of the vegetated bioswale along the western property boundary.

Although the new structure is several times larger than the existing structure, the total amount of new impervious surface does not exceed 5000 square feet. Therefore, water quality and detention retrofits on the site are not required. The proposed development plans call for several low-impact development techniques that will minimize its storm water impacts. The techniques include the incorporation of a green roof onto the new building, the construction of vegetated bioswales on the eastern boundary of the major asphalt area, and the use of pervious paving on the pedestrian-oriented hard surfaces.

B. Plants and Animals

The project site abuts public right-of-way on two sides and light industrial and commercial uses on the two other sides. A small portion of the western property boundary is free of hardscape development. In this gap, Sunset Creek outfalls from its 72-inch culvert. The riparian zone downstream of the subject property on either side of Sunset Creek is dominated by Himalayan blackberry and other exotic species. There are several significant native trees on the neighboring property.

South, southwest and southeast of the subject property, across SE 32nd Street, there are three stands, or blocks, of undeveloped riparian forest. These areas are a mixture of both public and private ownerships. Much of this area is protected as either stream or wetland critical area or critical area buffer. These areas are dominated by significant trees made up of cottonwood, alder and bigleaf maple. These forested wetlands and riparian areas form a significant wildlife corridor. Its ultimate value is diminished by the presence of Interstate-90 south of Eastgate Way, which effectively isolates this connected forest habitat from the upland forests south of I-90.

There are no immediate habitat resources immediately to the west, east or north of the property, as the balance of the site is surrounded by commercial development.

As previously observed, Sunset Creek downstream of the subject property is known to support breeding salmonid species. The culvert under the southwest corner of the property is a fish passage barrier. The inlet of culvert is south of the property, south of SE 32nd Street. The stream continues uncovered upstream for approximately 450 feet before reaching the outlet of a culvert coming under Interstate-90 and Eastgate Way. Were fish able to reach the culvert carrying Sunset Creek under I-90, it would also be a barrier to fish-passage.

C. Noise
The site is adjacent to commercial, light-industrial land uses. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Conditions of Approval in Section X of this report.

D. Transportation
See Section VI For discussion of the Transportation impact analysis and determination.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:
This is a proposal to demolish a 4,833 sq. ft., one-story office building and the construction of a 34,652 sq. ft., two-story office building. The project site is in the LI-Light Industrial Land Use Zone

LIGHT INDUSTRIAL LAND USE ZONE	Requirement	Proposed
Front Setback	15' minimum	78'
Rear Setback	10' Type III Landscape	345'
Side Setbacks (1st side) (2nd side)	8' Type III Landscape	(103') (10')
Height	45' maximum	34'
Lot Coverage –Critical area buffer associated with Sunset Creek (2,236 sq.ft.) excluded from gross lot area.	50% maximum	16.33%
Effective Impervious Surface (See section V.A.1.a below for details)	85% maximum	84%

B. Critical Areas Requirements:
The City of Bellevue Land Use Code (section 20.25H.075) requires open segments of Type-F streams on developed sites be afforded a 25' critical area buffer and closed segments be afforded a 10' structure setback. According to LUC 20.25H.075.C.1.d, the boundary of the critical area buffer shall be modified to exclude the footprint of a legally established primary structure on the site prior to August 1, 2006. The project is proposing

the removal of a portion of the primary structure from the critical area buffer, replacing it with parking.

This proposed parking expansion is an allowed activity identified by LUC 20.25H.055.B under the category of "Repair and maintenance of public rights-of-way, private roads, access easements, surface parking areas and driveways," because of note 1 and 2 of this section that state,

- Note 1: "As applicable to public rights-of-way, private roads, access easements, parking areas and driveways, repair and maintenance also includes removing and replacing improvements within the area of permanent disturbance, and expansion of paved areas, so long as the area of permanent disturbance within the critical area or critical area buffer is not expanded." and
- Note 2: "These uses do not require a Critical Areas Land Use Permit. The requirements of this part shall be applied through the review process applicable to the underlying use or activity."

Although the project is an allowed activity that does not require a Critical Areas Land Use Permit, the proposed development must meet the performance standards identified in LUC 20.25H.055.C.1 and 20.25H.080.A.

V. Consistency With Land Use Code Critical Areas Performance Standards:

A. Consistency With LUC 20.25H.055.C.1

1. Repair and maintenance and/or construction staging.
   - **a.** Work shall be consistent with all applicable City of Bellevue codes and standards;

   Work will be consistent with applicable Bellevue codes and standards. In this case, the applicant is proposing the use of the low-impact development of 'vegetated roof'. The use of the vegetated roof allows the effective impervious area to be below the 85% impervious surface limit. It does this by mitigating at a 40% rate (COB Utilities Communication) the 9,336 s.f. roof area of the new office building.
   See condition of approval in section X.
   - **b.** Removal of significant trees is prohibited;

   No significant trees will be removed in the critical area or critical area buffer.
   - **c.** Areas of temporary disturbance associated with the work shall be restored to pre-project conditions, pursuant to a restoration plan meeting the requirements of LUC 20.25H.210.

   There will be no areas of temporary disturbance as the entire site will be redeveloped and the area of the site within the critical area buffer will be converted from building to parking.

B. Consistency With LUC 20.25H.080.A

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. Lights shall be directed away from the stream.

Lighting will be designed and installed so as not to be directed toward the stream.

2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.

The use of dense planting and a solid fencing will be used to insulate the stream from the noise impacts of the parking lot.

3. Toxic runoff from new impervious areas shall be routed away from the stream.

Toxic runoff from the parking lot impervious surface will be routed to the existing, approved oil/water separator in the northwest corner of the parking lot.

4. Treated water may be allowed to enter the stream critical area buffer.

No water will be directed to the stream critical area buffer.

5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.

The outer edge of the stream critical area buffer is currently occupied by a structure. In the proposed configuration the building will be removed and a parking area will be in the critical area buffer. The parking area will include Type III Landscaping.

6. Use of pesticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

The maintenance of the planting within the stream critical area buffer will be in accordance with the City of Bellevue's Environmental Best Management Practices.

See conditions of approval in section X.

VI. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

B. Transportation

Transportation Department reviewed the project proposal and recommends approval. A study of the trip generation of the proposed project showed that the number of new PM peak hour trips (31 trips) exceeded the threshold requiring concurrency testing. The project was submitted for transportation concurrency testing and passed the test.

The new office will replace an existing office at the PSE Service Centre and so no new access is proposed. Street frontage improvements including curb, gutter, and sidewalk are required on SE 30th street. All new frontage improvements must be ADA compliant. Minimum width of sidewalk is 6 feet. The street frontage improvements must tie in with the existing improvements adjacent to the site. The details of these improvements must be submitted at the time of engineering plan review. Street frontage improvements are not

required on SE 32nd street since there are no curb, gutter and sidewalk adjacent to the site.

Driveway entry design must be consistent with other driveways on the street. Driveway width ranges from 26 to 30 feet. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post. Sight distance requirements as per Bellevue City Code 14.60.240 and standard drawing TE-1 must be met at driveways. Fully controlled access is proposed from both SE 30th street and SE 32nd street. Minimum distance of gates on driveways from the edge of travel lane on public street is 30 feet. Driveway access control must meet the Fire Department standards.

Traffic impact fees is applicable on the proposed PSE office development. Payment of the traffic impact fee will be required at the time of issuance of building permit. The current impact fee is $32,552.90. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

A Right of Way use permit must be obtained for the project. SE 32nd Street is classified as a No-Cut street. A waiver must be applied with the Right-of-Way division for any street cuts on SE 32nd Street. If the street surface is cut or is damaged in the construction process, a half-street or full-street (depending on the extent of damage) grind and overlay will be required. Pavement restoration requirements will be specified in the right-of-way use permit. SE 30th Street is classified as an Overlay required street. Pavement restoration requirements will be specified in the right-of-way use permit.

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Bellevue Transportation Development Code Section 14.60.070.

C. Utilities:

The Utilities Department has reviewed the proposed site development for compliance with Utilities codes and standards. The Utilities staff found that the scope of the project will require a developer extension agreement and will trigger water quality treatment measures to be implemented on the site. The Utilities staff will also provide further review of the proposed "low-impact" development techniques under the Developer Extension Agreement and Utilities Permit Processes. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards.

VII. Public Notice and Comment

Application Date:	September 10, 2007
Public Notice (500 feet):	September 27, 2007
Minimum Comment Period:	October 11, 2007

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 27, 2006. It was mailed to property owners within 500 feet of the project site. One comment was received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division as a request for supplemental information on the project's vicinity to Sunset Creek. Information was provided regarding the proposed work, the location of Sunset Creek and information pertaining to "daylighting" of the creek. All concerns were addressed. A record of correspondence with the Muckleshoot Indian Tribe Fisheries Division can be found in the project file.

VIII. Conclusion and Determination

The proposal as submitted is not categorically exempt from SEPA, but meets the SEPA threshold determination of non-significance. The City of Bellevue's rules and regulations, along with authorities granted through the status as lead agency for administration of SEPA, contain sufficient mitigation to ensure no significant impact to the environment resulting from the implementation of the proposed project.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with the proposal to demolish 4,833 sq. ft, one-story office building and construct a 34,652 sq. ft., two-story office building attached to a maintenance facility warehouse structure on a 4.48 acre site adjacent to Sunset Creek, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Environmental Coordinator in the Planning & Community Development Department does hereby determine the proposal to be of no significant adverse environmental impact.

Note- Expiration of Approval: In accordance with Bellevue City Code 20.02.034, a SEPA Threshold Determination Process II administrative decision automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval for Underlying Permit

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Transportation Code- BCC 14.60	Rohini Nair, 425-452-2569
Utilities Code- BCC Title 24	Rob Hutchinson, 425-452-7903
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

A. General Conditions

1. Address Verification by Utilities: Prior to submittal of the major construction permits (BB) the address of the proposed building site must be verified or assigned by the Utilities Department.

Authority: BCC 24.02.060
Reviewer: Rob Hutchinson, Utilities Department

2. Rainy Season restrictions: Due to the proximity to a stream critical area, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. Should approval be granted for work during the rainy season , increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: BCC 23.76.093.A,
Reviewer: Savina Uzunow, Planning and Community Development Department

3. Noise Control: The proposal will be subject to normal construction hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Planning and Community Development Department

4. Provisions for Loading: The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4
Reviewer: Jon Regalia, Transportation Department

B. Conditions Prior to Issuance of Clearing & Grading Permit

1. Right of Way Use Permit: Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Jon Regalia, Transportation Department

2. Civil Engineering Plans – Transportation: Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Specific requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans

shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)

c) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)

d) Location of fixed objects in the sidewalk or near the driveway approach.

e) Trench restoration within any right of way or access easement.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Rohini Nair, Transportation Department

C. Prior to Issuance of Building Permit

1. Transportation Impact Fee: Payment of the traffic impact fee will be required at the time of building permit issuance. The current impact fee is $ 32,552.90. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Rohini Nair, Transportation Department

2. Pedestrian Easements: If the new sidewalk is located outside of City right of way, then the applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Rohini Nair, Transportation Department

3. Transportation Management Program: The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Rohini Nair, Transportation Department

4. Approval of Vegetated Roof Design: The incorporation of a vegetated roof, "green roof", in the design is a desirable element of the project. The design of the green roof including the underlayment, soil profile and plant materials must be reviewed by Land Use and Utilities reviews prior to issuance of the building permit.

Authority: BCC 20.20.460, 22.02.140
Reviewer: Kevin LeClair, Planning and Community Development Department

D. Prior to Issuance of Any Certificate of Occupancy

1. Frontage Improvements: All street frontage improvements must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific requirements are detailed below.

a) Frontage improvements including curb, gutter, and sidewalk on SE 30th Street. These improvements must tie in with the existing improvements to the east of the site.

b) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance

c) City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets.

d) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway slope behind the first 30 feet must not exceed 15%.

Authority: BCC 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual
Reviewer: Rohini Nair, Transportation Department

2. Pavement Restoration: Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

a) SE 32nd Street: SE 32nd Street is classified as a No-Cut street. A waiver must be applied for with the Right-of-Way division for street cuts on SE 32nd Street. If the street surface is cut or is damaged in the construction process, a half-street or full-street (depending on the extent of damage) grind and overlay will be required. Pavement restoration requirements will be specified in the right-of-way use permit.

b) SE 30th Street: This street is classified as an Overlay required street. Pavement restoration requirements will be specified in the right-of-way use permit.

Authority: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Jon Regalia, Transportation Department

XI. Attachments:

1. Vicinity map- In File
2. Environmental Checklist- In File
3. Site Plan- In File

City of Bellevue Submittal Requirements | 27a

ENVIRONMENTAL CHECKLIST

12/21/00

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.

File# 08-103729-GC **BACKGROUND INFORMATION** Reviewed by: Kevin LeClair 2-21-08

Property Owner: CITY OF BELLEVUE

Proponent: CITY OF BELLEVUE PARKS & COMMUNITY SERVICES

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

Address: 450 110th AVE NE. BELLEVUE WA 98004

Phone: 425 452 4321

Proposal Title: COAL CREEK PARK STORM DAMAGE BRIDGE REPLACEMENTS

Proposal Location: COAL CREEK PARK 4551 COALCREEK PARKWAY SE
(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: REPLACE 3 BRIDGES ON COAL CREEK TRAIL
2. Acreage of site: 446 ACRES
3. Number of dwelling units/buildings to be demolished: —
4. Number of dwelling units/buildings to be constructed: —
5. Square footage of buildings to be demolished: —
6. Square footage of buildings to be constructed: —
7. Quantity of earth movement (in cubic yards): —
8. Proposed land use: FORESTED OPEN SPACE
9. Design features, including building height, number of stories and proposed exterior materials:
   —
10. Other
    —

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

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.

POSSIBLE GEOTECH STUDY

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

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.

CITY OF BELLEVUE CLEAR & GRADE 08-103729-GC
CITY OF BELLEVUE BUILDING PERMITS - Yet to be applied for.

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 - Grading limited to excavation for preparation of footings.
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)?

FLAT (STREAM CORRIDOR)

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.

GRAVELLY, SANDY, LOAM

KL 2-21-08

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NONE - Erosion of stream banks caused failure of southern bridge

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NONE - Excavation of small areas for prep. of footings.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion controls LIGHT SOIL SURFACE DISTURBANCE FROM FOOT TRAFFIC Required per BCC 23.76.

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

NONE

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

LEAVE VEGETATION IN PLACE
NO HEAVY EQUIPMENT
COVER EXPOSED SOILS DAILY
- Excavation and construction completed by hand operated equipment.

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.

NONE - Hand operated equipmat exhaust and generator if needed.

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

NONE

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

NONE

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 what stream or river it flows into.

YES COAL CREEK FLOWING INTO LAKE WASHINGTON

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(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.

YES 3 BRIDGES OVER CREEK with footings

(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 - Unknown amount, minor amount of excavation for footings, probable gravel substrate for footings

(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 - Not on site plan

(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)

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(1) Describe the sou runoff (including storm water) and me 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.

NONE

(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:

COVER EXPOSED SOILS DAILY

4. Plants

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

deciduous tree: alder, maple, aspen, other RED ALDER, BIGLEAF MAPLE, BLACK COTTONWOOD

evergreen tree: fir, cedar, pine, other DOUGLAS FIR, WESTERN RED CEDAR, WESTERN HEMLOCK

shrubs SWORD FERN, OREGON GRAPE, SALAL, INDIAN PLUM

grass HIMILAYAN BLACKBERRY

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?

SWORD FERN, SALAL

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

NONE - ~~possible Salmon in lower reaches of Coal Creek~~

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

NONE - Temporary disturbance caused while preparing footings will be restored with native plants.

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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:

Birds: hawk, heron, eagle, songbirds, other:
OWL, RED TAIL HAWK, COOPERS HAWK, MISC. SONG BIRDS
Mammals: deer, bear, elk, beaver, other:
DEER, BLACK BEAR, RACOON, OPOSSUM, MOUNTAIN BEAVER, COYOTE
Fish: bass, salmon, trout, herring, shellfish, other:
TROUT

b. List any threatened or endangered species known to be on or near the site.
NONE - Possible salmon in lower Coal creek

c. Is the site part of a migration route? If so, explain.
NONE - Pacific flyway for neotropical bird species.

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.
GASOLINE (SMALL HAND TOOLS)

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:
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.
NONE

b. Noise

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

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(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.

NONE

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

NONE Work will occur with noise control work windows specified in Noise Code 9.18.

8. Land and Shoreline Use

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

FORESTED OPEN SPACE

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

NO

c. Describe any structures on the site.

NATURE TRAIL, BRIDGES, STAIRS

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

NO

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

R1 / R3.5

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

PARK OPEN SPACE SINGLE FAMILY LOW DENSITY P/SF-L

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

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

Steep Slopes, Coal Mine Hazard Area, Stream Critical Area, Floodplain

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

NONE

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

NONE

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

NONE

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

NONE

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any:

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:

NONE

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?

— Wooden bridge structure, height unknown.

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

—

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

—

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

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

NONE

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12. Recreation

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

HIKING

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:

INSTALL SIGNAGE DURING CONSTRUCTION
TRAIL CLOSURE DURING CONSTRUCTION

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.

HISTORICAL COAL MINING ACTIVITIES

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

NONE

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.

NONE

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

NO

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

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

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

NONE

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peak volumes would occu

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.

NONE

16. Utilities

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

NONE

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.

NONE

Signature

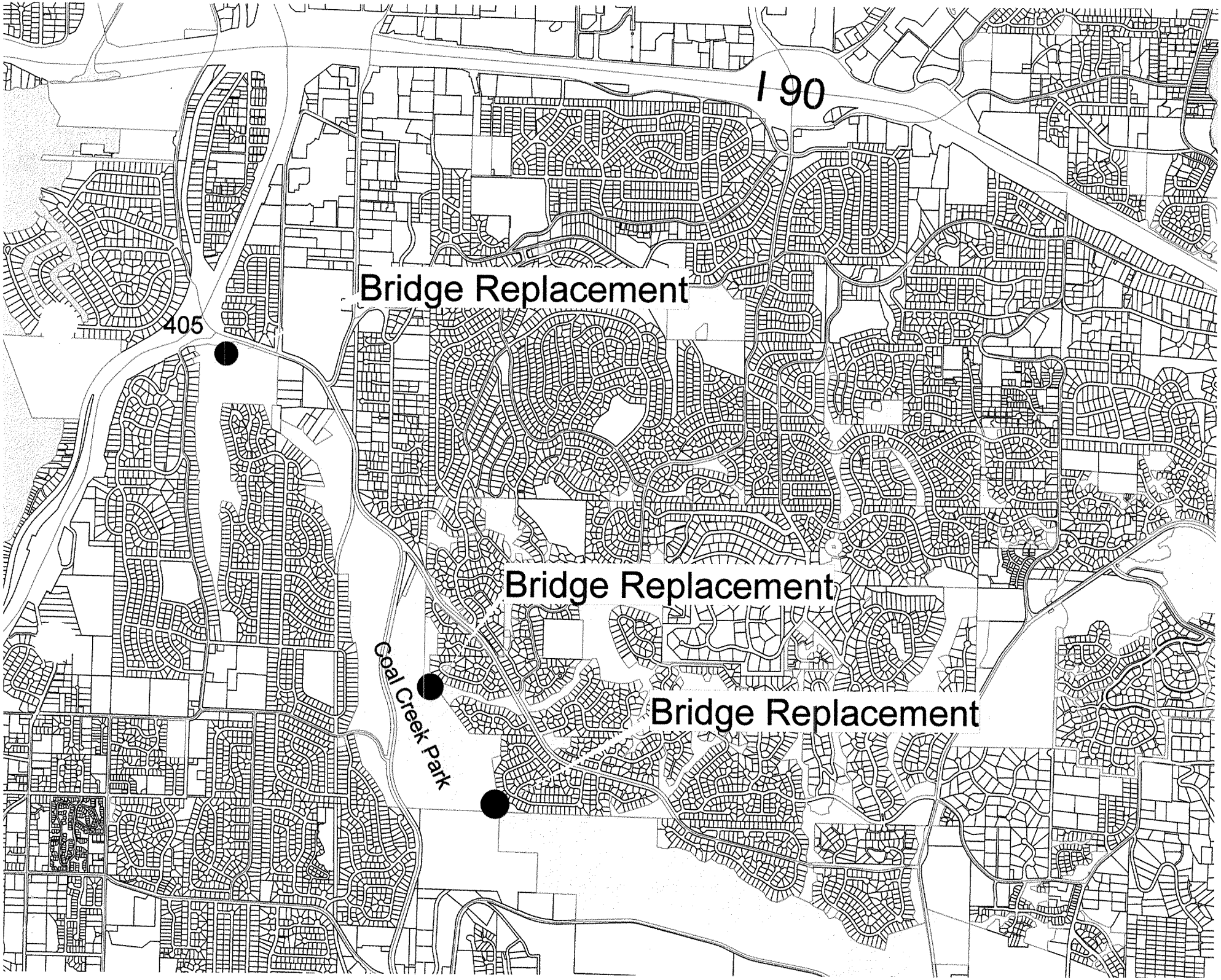
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted: 2/1/08

Reviewed by:

2-21-08


I 90
Bridge Replacement
405
Bridge Replacement
Coal Creek Park
Bridge Replacement