



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 07-132223-LQ
Project Name/Address: Costco, 15015 Main Street
Planner/Phone: Mike Upston/ 425-452-2970
Minimum Comment Period: 11/29/07 (5:00 pm)

Materials included in this Notice:

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

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SEP 10 2007

PERMIT PROCESSING

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

The Bellevue Costco at Kelsey Creek

2. Name of applicant: *MulvannyG2 as agent for Costco*

3. Address and phone number of applicant and contact person:

Steve Bullock, MulvannyG2 Architecture

1110 112th Ave. NE

Bellevue, WA 98004

Ph. 425-463-1449

4. Date checklist prepared: *August 17, 2007*

5. Agency requesting checklist: *City of Bellevue*

6. Proposed timing or schedule (including phasing, if applicable):

To apply for and receive approval of rezone, design review and building permits in 2007-08 and begin construction in 2008. The applicant would like to perform all construction related activities for the project from Spring-Fall of '08, with an anticipated completion date of 11/1/2008.

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

Shell plans to demolish the gas station at the northwest corner of the site. Costco plans to acquire the rights to this property. The property is subject to a restriction on fuel sales for a period of 10 years. After this restriction expires, Costco may consider development of a fuel facility.

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

1. *phase 1 and phase 2 environmental reports;*
2. *Critical Areas report for Kelsey Creek;*
3. *Water Quality Report;*
3. *Traffic impact Study; and*
4. *Geotechnical Evaluation.*

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

No

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

The City of Bellevue will require: Rezone, Design Review, and Building permits. Depending upon the final solution for dealing with Kelsey Creek, an HPA and potentially an Army Corp of Engineers permit may be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is approximately 15 acres in size with a vacant K-mart on the eastern portion of the site; a Shell gas station on the northwest corner of the site; and an office and retail store in the SW corner of the site. Costco proposes to demolish both the gas station and Kmart and build a new store of approximately 147,000 sq. ft. on the eastern portion of the site. The remainder of the site will initially be developed as parking for both Costco and the adjacent shopping center to the south.

This membership only store, although slightly smaller than a typical Costco, will have all of the typical Costco goods and services including, without limitation, grocery, dry goods, tire center, and food service area. The footprint of the new Costco building is approximately 40,000 sq. ft. larger than the old K-mart building. As part of the proposal, the interior and perimeter landscaping in the parking lot will be enhanced to meet current City code. The project will be designed to significantly enhance stormwater collection and treatment over the current condition. Costco also anticipates that the Kelsey Creek improvements will result in increased water quality in the stream.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Site is located at 15015 Main St., Bellevue, WA 98004. It sits on the southeast corner of the 148th Ave. SE and Main St. intersection and is commonly known as the Kelsey Creek Center. The parcel numbers are 3525059060, 3525059084, 3525059085, 3525059086 and 3525059057.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other *The site is generally flat with a fairly steep but localized slope on the east property line.*
- b. What is the steepest slope on the site (approximate percent slope) *90% of the site is sloped less than 4%. However, on the east property line there are localized slopes less than 15 feet in elevation ranging from 10-25%.*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
There is a mix of peat, pre-existing structural fill and glacial till on the site.
- 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.
Excavation on the building site will be performed to reduce grades between the building finished floor and the parking lot. Approximately 25,000 cu yds of grading will be performed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is possible. Costco's contractor will comply with applicable City and DOE best management practices to minimize erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 80-85% of the site will be impervious surface upon completion of the project, which is a reduction over the current condition.

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

Costco's contractor will comply with applicable City and DOE regulations.

a. **Air**

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

Typical construction exhaust and dust will be generated during the construction phase of the project. Once the store is complete, there will be vehicle emissions typical of any retail shopping complex.

- 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 air, if any:

Compliance with state and local ordinances related to air quality.

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.

Kelsey Creek flows from south to north across the property in an old box culvert. Larsen Lake and some associated wetlands are located to the south of the subject site. Kelsey Creek ultimately outfalls into Lake Washington.

- 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. Site work including repaving, installation of utilities and the construction of the new building will occur within 200 feet of the existing culvert that carries Kelsey Creek.

- 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. The current proposal for reconstruction of the Kelsey Creek culvert calls for innovative engineering and design techniques to avoid in-stream fill or dredging.

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

No.

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

No.

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

No.

b. Ground:

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

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

c. Water runoff (including stormwater):

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

The project will comply with current City of Bellevue codes related to Storm Water Management. Storm water will be treated to meet water quality standards and then released into the City's storm system which for this property is Kelsey Creek.

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:

Compliance with City codes and standards for stormwater management.

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, bullrush, skunk cabbage, other **SOUTH EDGE**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

There is very little vegetation on site located in parking lot interior and perimeter planting beds. The proposed development will increase landscaping over the current condition.

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

None known.

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

As mentioned above, there is very little landscaping or vegetation on the site. New landscaping proposed for the site will consider the gateway and boulevard plantings already established in the area. Costco intends to utilize native plant species, to the extent feasible, to minimize their water consumption.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened or endangered species known to be on or near the site. *None Known*

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

No.

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

By replacing the existing creek culvert, Costco will be eliminating a source of both creosote pollution and sediment entering the stream. Additionally, stormwater will be treated prior to entering the stream from the parking lot.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed store will be heated with natural gas, and electricity will otherwise provide power for the site.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The building is not tall enough to block other properties access to solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal?

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

Heat recovery from the refrigeration system for the water heater, high efficiency roof top HVAC units, CO2 monitoring, and daylight control for lighting.

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.

The underlying peat bog generates methane gas as part of the soil's natural processes. Mitigation measures will be included with final construction plans to mitigate the methane production.

- 1) Describe special emergency services that might be required.

None.

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

Special construction techniques will be used to allow for the dissipation of the methane gas.

b. Noise

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

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

Construction noise will be generated during the construction phase of the project as allowed by the City's construction noise provisions. Upon completion, noise will typical for a retail development but mitigated by Costco's reduced hours of operation.

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

Compliance with City codes.

8. Land and shoreline use

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

The current use of the site is retail stores and offices with an associated parking lot and a gas station.

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

Not since development in the 1960's.

- c. Describe any structures on the site.

A 106,000 sq. ft. retail store, a 75,000 sq. ft. office and retail building and a gas station.

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

Both will be entirely removed.

- e. What is the current zoning classification of the site?
The property was rezoned to Community Business through a contract rezone. A concomitant agreement is in effect on the property.
- f. What is the current comprehensive plan designation of the site?
Community Business for a majority of the site and Neighborhood Business for the northwest corner of the site (the gas station).
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
A portion of the site is a Critical Area because of the presence of Kelsey Creek in a culvert under the parking lot.
- i. Approximately how many people would reside or work in the completed project?
200
- j. Approximately how many people would the completed project displace?
5
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The City of Bellevue will review and issue permits confirming the projects compatibility with their plans and codes.

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?
35' above finished floor. Finished floor is 4' below current ground and floor elevation.
- b. What views in the immediate vicinity would be altered or obstructed?
None.

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

Comply with the City's design review process.

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?

None.

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

None.

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

None.

12. Recreation

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

Several City parks are in the general vicinity of the proposed development.

- 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:

None.

13. Historic and cultural preservation

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

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

As currently envisioned, the site will be served by three driveway access points on 148th Ave. SE to the west and by two driveway access points on Main St. to the north.

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

Yes. There are stops on both street frontages.

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

Approximately 800 stalls. This would be a slight increase over the current condition.

- 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. See 14g. below for further clarification.

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

No.

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

A maximum of approximately 7660 weekday daily trips. The weekday PM peak hour of adjacent street traffic is assumed to be between 4PM and 6PM. The project will generate approximately 830 gross trips at the driveways split approximately 50% in-bound and 50% out-bound. Approximately 23% of the trips are pass-by trips assumed to be on the adjacent road network already resulting in a net new vehicular trip impact to the road network beyond the immediate vicinity of around 630 trips/hr.

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

Costco's traffic consultant is working with City staff to explore options efficient on and off-site vehicle circulation.

Mitigation measures currently being considered include:

- 1) adding left turn capacity on both southbound 148th Ave (by extending the existing left turn pocket to the north) and westbound Main St (by widening Main Street to accommodate a westbound double left turn lane); and*
- 2) adding a northbound drop/merge lane on 148th Ave across the extents of the property frontage; or*
- 3) adding a new full access traffic signal at the southwest primary entrance of the site on 148th Ave SE.*

The new traffic signal proposed in 3) above would essentially accommodate the same left turn demands associated with proposed left turn capacity improvements identified in 1) above as well as the right turn exiting and exiting demands associated with the drop/merge lane on 148th Ave SE identified in 2) above.

15. Public services

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

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None needed.

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.

Power. Water, sewer, gas, phone, cable

C. 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:

Stephen Gallock

Date Submitted:

9/10/07

