



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 08-103700 AC

Project Name/Address: South Kirkland Transit Oriented Development
10800 NE 28th St

Planner: Matthews Jackson

Phone Number: 425-452-2729

Minimum Comment Period: March 20, 2008

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

South Kirkland Park-and-Ride Comprehensive Plan Amendment and Rezone

2. Name of applicant:

King County Department of Transportation

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

King County Metro Transit
201 South Jackson St. MS KSC-TR-0431
Seattle, WA 98104-3856

CONTACT: Gary Prince, Project Manager, (206) 263-6039, and Gary Kriedt, Senior Environmental Planner, (206) 684-1166

4. Date checklist prepared:

January 25, 2008

5. Agency requesting checklist:

City of Bellevue Planning and Community Development Department

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

Comprehensive Plan Amendment and Rezone: submittal by January 31, 2008; possible Council Action September/October 2008

Transit Oriented Development Request for Proposals: Late 2008, or 2009

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

Yes. King County Department of Transportation expects to expand the South Kirkland Park-and-Ride lot by 250 stalls in conjunction with Transit Oriented Development at the site.

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

- Cultural Resources Assessment, South Kirkland Park-and-Ride Expansion, AMEC, September 2007
- Air Quality Impact Review, South Kirkland Park-and-Ride Expansion, Geomatrix, September 2007
- Traffic Analysis, South Kirkland Park-and-Ride Expansion Project, Transpo, October 2007
- Noise Analysis for the South Kirkland Park-and-Ride Expansion Project, King County Metro Transit, September 2007

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.

Rezone of the portion of the property that is in the City of Kirkland.

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

Comprehensive Plan Amendment and rezone.

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).

Comprehensive Plan Amendment and rezone of a 3.32 acre parcel, currently designated MF-M with R-15 zoning, to allow the possibility for future Transit Oriented Development (TOD) at the site along with an expansion of the park-and-ride lot. King County envisions a future Transit Oriented Development project to have high density residential housing (apartments and townhouses), including affordable units, along with office and retail uses, and the park-and-ride could be expanded by approximately 250 stalls. Details of a possible future TOD project are not yet known.

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 project is located at 10610 NE 38th Place in Kirkland and Bellevue, Washington, at the intersection of NE 38th Place and 108th Avenue NE, King County Assessor's Parcel Number 2025059081, in Section 20, Township 25 N, Range 5 E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The site is mostly flat and slopes gently toward the northeast but has steep vegetated slopes of up to 50 percent at the north and east edges of the site.

- 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.**

Native soil in the area is Alderwood gravelly sandy loam underlain with glacial till. However, the site was once used as a gravel mine which suggests that little of the original soil is intact.

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

No indications or history of unstable soils in the immediate vicinity.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. No filling or grading proposed at this time.

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

No.

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

The site is approximately 95% impervious. Future development at the site would have approximately the same level of impervious surface area.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time.

2. Air

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

The current proposal is for a Comprehensive Plan Amendment and zone change. However, any future construction at the site would have standard construction-related emissions.

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 air, if any:

None at this time.

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

A small stream is located approximately 350 feet west of the property. The creek appears to be a tributary to Yarrow Creek which drains 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.

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.**

None.

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

No.

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

No.

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

No.

b. Ground:

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

No.

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

None.

c. Water Runoff (including storm water):

- 1) **Describe 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.**

Runoff from the site is from impervious pavement. Runoff flows into the local storm drain system.

- 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 impacts, if any:**

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures to reduce runoff are proposed at this time.

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
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation:

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

None at this time. Any future development at the site would result in the removal of existing landscaping.

- 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:**

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures to enhance vegetation are proposed at this time.

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, other: sea gulls

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.

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

No.

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

None at this time.

6. Energy and Natural Resources

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

The site has electricity available. Other energy sources could be made available at the site.

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

No.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The current proposal is for a Comprehensive Plan Amendment and zone change. Design features of any future development are not yet known.

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 necessary.

b. Noise

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

Noise in the area is mostly from vehicles on adjacent streets.

- 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.

Noise from vehicular traffic would be the main source, mostly during a.m. and p.m. peak hours.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time.

8. Land and Shoreline Use

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

The site is currently a park-and-ride facility. Adjacent uses are office, commercial, and residential.

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

An adjacent parcel at 10722 Northup Way is the site of the original Northup Dairy and Cherry Farm, so the project site may once have been associated with agriculture.

c. Describe any structures on the site.

The only structures at the site are bus shelters and lighting fixtures.

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

Future development would include demolition of shelters and lighting fixtures.

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

The site is zoned multi-family residential, R-15.

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

MF-M, Multi Family-Medium Density.

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

Not applicable.

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

The project site is in a Tributary Basin; no other environmental classification known.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development at the site could include over 400 housing units (apartments and townhouses). The number of people residing in a completed project would depend on the final number and mix of units. Future development could also include employees associated with office and retail development.

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

None.

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

None at this time.

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

The proposed Comprehensive Plan Amendment and rezone will be reviewed by the City of Bellevue for consistency with the City's policies.

9. **Housing**

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

Future development could have up to approximately 400 units including apartments and townhouses, some of which would be affordable housing. Details are not yet known.

- 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 antennae; what is the principal exterior building material(s) proposed?**

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development at the site could include structures over 50 feet in height, standard construction materials.

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

Future development could alter some views from street level.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time.

11. Light and Glare

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

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development could alter night and daytime lighting and glare at the site.

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

Light and glare would not likely be a safety hazard or interfere with views in a detrimental way.

- 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:**

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time.

12. Recreation

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

The nearest park is Watershed Park, an undeveloped park with some trails approximately 650 feet northwest of the site in the City of Kirkland.

- 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.**

Yes. An historic building is located approximately 150 ft. south of the project site – The Northup Family homestead and Northrop dairy and cherry farm. The house was constructed in the 1880s. The site is currently under review by the state Department of Archaeology and Historic Preservation to determine its eligibility for listing on the National Register of Historic Places. There are no other known places or objects in the project vicinity.

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

The Northup Family homestead and Northrop dairy and cherry farm are located approximately 150 ft. south of the project site. The house at the site was constructed in the 1880s.

- 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.**

The site is served directly by 108th Ave. NE, NE 38th Place, and 38th St. NE. 108th Ave. NE provides access to Northup Way and SR 520 south of the site.

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development at the site could add 250 park-and-ride stalls which would be expected to have a positive impact on parking in the area. By accommodating transit use, the project would have a positive impact on traffic in the region.

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

The site is directly served by public transit. The site is a park-and-ride lot.

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

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development could add approximately 250 stalls to the park-and-ride for a new total of 853 park-and-ride spaces in addition to parking spaces related to Transit Oriented Development. Details of the parking needs of a future TOD project are not yet known.

- 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).**

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development at the site is unlikely to require new roads or streets but could require some improvements to existing streets. Details are not yet known.

- 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.**

The current proposal is for a Comprehensive Plan Amendment and zone change. However, a future proposal at the site could include an expansion of the park-and-ride lot. An expansion of 250 stalls would generate approximately 155 p.m. peak hour trips per weekday (between about 5 and 6 p.m.) adding approximately 144 peak hour trips to the 108th Ave. NE/Northup Way intersection. A future TOD project would generate peak hour trips as well, the number of which would depend on the land use mix that is proposed. Details are not yet known.

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

The current proposal is for a Comprehensive Plan Amendment and zone change – No measures proposed. However, future development at the site could require street improvements or traffic impact fees.

A future expansion of the park-and-ride by 250 stalls would be expected to have a positive impact on parking in the area, and by accommodating transit use, it would be expected to have a positive impact on traffic in the region.

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.**

The current proposal is for a Comprehensive Plan Amendment and zone change. However, future development at the site would not be expected to result in a significant increase in the need for public services.

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

The current proposal is for a Comprehensive Plan Amendment and zone change.
No measures proposed.

16. Utilities

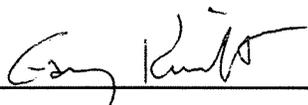
- a. **Circle the utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.**

The current proposal is for a Comprehensive Plan Amendment and zone change. No specific utilities are yet proposed for a possible future development at the site. However, a future project would need standard urban utilities.

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:  Senior Environmental Planner

Date Submitted: 1/31/08

This information is available on request in accessible formats for people with disabilities by calling (206) 684-2046 (voice) or by calling (206) 689-3413 (TDD).

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Comprehensive Plan Amendment and rezone is a non-project action and will not directly result in any environmental impacts. However, the amendment and rezone would allow the possibility of future development at the site which could result in an increase of emissions to the air and the production of noise, but would not likely result in the release of hazardous substances. Any future development at the site would be subject to separate, independent environmental evaluation.

Proposed measures to avoid or reduce such increases are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. Subsequent actions related to the property would be subject to separate, independent environmental evaluation.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Comprehensive Plan Amendment and rezone would not affect plants, animals, fish or marine life. Potential future development at the site could have a minor affect on plants and animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. Subsequent actions related to the property would be subject to separate, independent environmental evaluation.

3. How would the proposal be likely to deplete energy or natural resources?

The Comprehensive Plan Amendment and rezone would not deplete energy or natural resources. Potential future development at the site would not likely

result in the depletion of energy or natural resources. Future development would be subject to separate, independent environmental evaluation.

Proposed measures to protect or conserve energy and natural resources are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. Subsequent actions related to the property would be subject to separate, independent environmental evaluation.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The Comprehensive Plan Amendment and rezone will not use or affect environmentally sensitive areas. Potential future development at the site is not likely to use or affect environmentally sensitive areas. Future development would be subject to separate, independent environmental evaluation.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. Subsequent actions related to the property would be subject to separate, independent environmental evaluation.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Comprehensive Plan Amendment and rezone will allow the possibility of future Transit Oriented Development at the site. Transit Oriented Development is intended to be highly compatible with park-and-ride use. King County envisions the possible future Transit Oriented Development to have residential housing along with retail and office use which is likely to be compatible with existing uses in the area. Potential future development at the site, such as a Transit Oriented Development proposal, would be subject to separate, independent environmental evaluation.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. However, subsequent actions related to the park-and-ride site will be subject to separate, independent

environmental review and will be subject to land use and permitting review by the City of Bellevue and the City of Kirkland.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The Comprehensive Plan Amendment and rezone would not directly result in increased demands on transportation, public services or utilities. However, a future Transit Oriented Development project at the site would likely increase demands on transportation, services, and utilities in the vicinity. Those potential impacts would be subject to separate, independent environmental evaluation and City review and permits. Potential impacts to public services and utilities would not be expected to be significantly adverse.

Proposed measures to reduce or respond to such demand(s) are:

The current proposal is for a Comprehensive Plan Amendment and zone change. No measures proposed at this time. Subsequent actions related to the property would be subject to separate, independent environmental evaluation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Comprehensive Plan Amendment and rezone does not conflict with local, state, or federal laws or requirements for the protection of the environment. State and federal environmental review processes will help assure that there is no conflict with environmental protection laws. City of Bellevue codes and review processes are adequate to ensure that future development at the site does not conflict with environmental protection policies.