



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

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

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

File No. 08-112178 LA  
Project Name/Address: St. Louise Parish School  
133 156<sup>th</sup> Avenue SE  
Planner: Toni Pratt  
Phone Number: (425) 452-5374

**Minimum Comment Period: April 10, 2008**

Materials included in this Notice:

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

Jon P. [Signature]  
4/2/08

City of Bellevue Submittal Requirements

27a

**ENVIRONMENTAL CHECKLIST** 4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: **Catholic Archdiocese of Seattle**

Proponent: **St. Louise Catholic Parish**

Contact Person: **Kevin Broderick**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **55 S. Atlantic Street, Suite 301  
Seattle, WA 98134**

Phone: **206.682.7525**

Proposal Title: **St. Louise Master Plan / Parish School & Faith Formation Center**

Proposal Location: (Street address and nearest cross street or intersection) Provide a legal description if available. **141 156<sup>th</sup> Avenue SE, Bellevue, Washington 98007**

Please attach an 8 1/2" 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: **St. Louise Parish has developed a multi-phased Master Plan for the campus located at the southwest corner of the intersection of Main Street and 156<sup>th</sup> Avenue SE, Bellevue, Washington. We are in the process of applying to the City of Bellevue for land use approval, an Administrative Conditional Use (ACU) Permit for Phase 1, a New School and Faith Formation Center and Phase 2, an addition to Phase 1 (the exact size of the project is dependent on the ongoing fundraising efforts). The New School and Faith Formation Center will house the existing double graded Kindergarten through Eighth Grade St. Louise Parish School. No expansion of students / classes are planned. The existing school structures will be utilized for parish religious classes and storage until their eventual demolition in future phases of the Master Plan.**

Phase 4 of the Master Plan involves another 7,850 classroom addition to the School and Faith Formation Center.

2. Acreage of site: **9.14 acres**

3. Number of dwelling units/buildings to be demolished: **Four (4) detached outbuildings will be demolished as part of Phase 1 of the Master Plan. No additional buildings will be demolished for Phase 2.**

4. Number of dwelling units/buildings to be constructed: **One, a new School / Faith Formation Center as part of Phase 1 of the Master Plan. Along with a Classroom Addition as part of Phase 2.**

5. Square footage of buildings to be demolished: **A total of 3,876 square feet will be demolished as part of Phase 1, none for Phase 2 of the Master Plan.**

RECEIVED

MAR 05 2008

PERMIT PROCESSING

[Signature]

6. Square footage of buildings to be constructed: **Approximately 35,500 square feet will be constructed as part of Phase 1 of the Master Plan and another 14,540 square feet will be constructed as part of the Phase 2 Classroom Addition. If fund raising efforts allow, both phases could be constructed at once.**

7. Quantity of earth movement (in cubic yards): **Approximately 6,000 cubic yards for Phase 1 and approximately 4,500 cubic yards for Phase 2.**

8. Proposed land use: **Church / School**

9. Design features, including building height, number of stories and proposed exterior materials: **The school is designed with a variety of architectural features including façades that utilize stepping modulation with a portion of the school being two stories with a one story wing and a series of curved shed roofs to reduce the mass of the structure seen from Main Street and 156 Avenue SE. Preliminary building material choices include earth tone colors of block, a panelized curtain wall system, glass and a metal roof.**

10. Other

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

We are looking at beginning the first phase of the school in the summer of 2009 with completion scheduled for the fall of 2010.

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

Yes, we are presenting an overall Master Plan for St. Louise Parish which potentially includes future additions to the school, church and new Fellowship Hall / Administrative offices. Future development phases for the parish will be dependent of fundraising efforts and more than likely would not begin prior to 2015.

The overall Master Plan Phases area as follows:

Phase 1 Parish School and Faith Formation Center (35,500 s.f.), City of Bellevue ACU

Phase 2 Classroom Addition (14,540 s.f.) to Phase 1. City of Bellevue ACU

Phase 3 Narthex Addition to the existing Church, Develop Central Courtyard, Demolish Original School Structures, Expand Parking. City of Bellevue LUX

Phase 4 Classroom Addition (7,850 square feet) to the Phase 1 and Phase 2 Parish School and Faith Formation Center. City of Bellevue ACU

Phase 5 Fellowship Hall and Administrative Offices, Future City of Bellevue CU

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

Geotechnical Report, prepared by Geotech Consultants, Inc., dated December 14, 2007.

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.

No other proposals are pending at this time.

T.P.

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.

Administrative Conditional Use, ACU, Permit (City of Bellevue)  
Building Permit (City of Bellevue)  
East Bellevue Community Council

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

Building Permit (or Design Review)  
Site plan Clearing & grading plan

Shoreline Management Permit  
Site plan

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)? An approximate 2.8% slope occurs gradually across the site rising from south to north.

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.  
The site is characterized by compacted fill material over weathered, sandy silt which lies on top of medium-dense to very dense sand and silty sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No surface indication or history of unstable soils was noted in the geotechnical report of the site.

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

The current design will regrade the area associated with the proposed building footprints. All unsuitable material will be removed from the site, approximately 1,900 cubic yards. Fill material, if needed, will be imported from a County and/or Owner approved source, amount to be determined.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
It is possible that erosion may occur as a result of using large construction equipment on bare ground, or by unexpected large rain events. No long-term erosion is expected. Best management practices will be in place during all phases of earthwork, to diminish the potential of sediment migrating off-site. Long-term erosion control measures will be implemented in all disturbed areas.

g. About what percent of the site will be covered with impervious surfaces after project construction?

J.P.

example, asphalt or buildings)?

Existing Conditions: 211,690 s.f.

Phase 1 Parish School and Faith Formation Center: 242,080 s.f.

Phase 2 Classroom Addition: 248,680 s.f.

Phase 3 Narthex Addition to the existing Church, Develop Central Courtyard, Demolish Original School Structures, Expand Parking: 236,712 s.f.

Phase 4 Classroom Addition and Faith Formation Center: 244,912 s.f.

Phase 5 Fellowship Hall and Administrative Offices: 249,906 s.f.

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

Temporary measures to reduce and control erosion, in accordance with the City of Bellevue Code and Best Management Practices (BMP's) guidelines will be implemented. BMPs may include, but are not limited to, the use of geotextile barriers, straw barriers, controlled surface grading, equipment washing, storm drain inlet protection, and sediment traps.

## 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.

No long-term impacts to air quality are anticipated. Temporary, construction-related emissions are likely from trucks and equipment. During the excavation and demolition phases of the project dust may be discharged from the site. Additionally, wind erosion over the exposed earth may discharge dust from the site. No long term emissions are expected after project completion.

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:

The contractor will be required to use known, available, and reasonable measures to control construction-related emissions to meet the Puget Sound Clean Air Agency's requirements as further defined in the City's BMP guidelines to reduce surface and air movement of dust during grading, demolition, and construction activities. These measures may include watering dirt driveways and construction surfaces to control dust. Vehicular construction traffic would be limited to a minimum. Construction would be planned to minimize exposing areas of earth for extended periods. Contractor may also use temporary ground covers, sprinkle approved dust palliatives, or use temporary stabilization practices upon completion of grading. No emissions are expected following project completion.

## 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.  
None.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.  
No.

T.R.

(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.

Not applicable.

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

Not applicable.

(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 discharge of waste materials to surface water is proposed.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No groundwater will be withdrawn and no water will be discharged to groundwater.

(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 waste material will be discharged into the ground. The site is currently served by city sewer system.

c. Water Runoff (Including storm water)

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

The new buildings, playgrounds, parking lots, and walkways will be the source of storm water runoff. The quantity of runoff is yet to be determined. The project design will include on-site detention and water quality control measures. On-site flow, after containment and treatment will ultimately discharge to the established city storm system.

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

No, waste materials are not likely to enter ground or surface water.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
The proposed measure(s) to control runoff is described in c.1 above.

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

T.P.

- grass
- 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?  
 During the first phase of the project a few evergreen trees and some non-native blackberry bushes will be removed. Future phases will involve the relocation of existing landscaping.

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:  
 Landscaping will be installed in the immediate vicinity of the newly constructed facilities and parking areas. Native plants will be installed where suitable within these areas.

#### 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:
- 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.  
 None known.

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.  
 The site will utilize electricity and natural gas.

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:  
 The proposal has been designed to meet or exceed existing energy codes and will incorporate passive heating and cooling methods.

T.R.

**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.  
No special emergency services are anticipated

(2) Proposed measures to reduce or control environmental health hazards, if any.  
Not applicable.

b. Noise

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

There are no significant noise sources known in the area.

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

Short-term noise associated with construction machinery and construction traffic may occur during general business hours on weekdays and may also occur on weekends. No long-term noise is anticipated. Noise will be emitted from the site during typical daylight work hours ~~(0700-1600)~~.

7-6 M-F; 9-6 Sat.

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

None anticipated at this time. We are cognizant that we are adjacent to residential properties and will make sure the contractors coordinate with the surrounding neighbors.

**8. LAND AND SHORELINE USE**

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

Currently the site is an existing Catholic Parish with an active church and kindergarten through eighth grade school.

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

No.

c. Describe any structures on the site.

Currently, the site contains the Church, Parish School, Gymnasium, Parish Center (administrative offices), a modular structure and three freestanding classroom buildings.

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

During the first phase of the school the three freestanding classroom buildings will be demolished to make room for the Parish School and Faith Formation Center. During a future phase, the expansion of the Church Narthex and development of the central courtyard, the existing school building would be demolished. Eventually, the master plan also calls for the replacement of the Parish Center.

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

R-5

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

SF-H

TR.

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.  
No.

i. Approximately how many people would reside or work in the completed project?  
Approximately 35 people.

j. Approximately how many people would the completed project displace?  
None, no displacement will occur.

k. Proposed measures to avoid or reduce displacement impacts, if any:  
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Consultations with and permitting through the City of Bellevue and consultations with neighbors.

#### 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:  
Not applicable.

#### 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?  
The highest point is approximately 35 feet tall. Preliminary building material choices include earth tone colors of block, a panelized curtain wall system, glass and a metal roof.

b. What views in the immediate vicinity would be altered or obstructed?  
Views will be altered from various perspectives. Views of the existing site will be impacted with the new structure since it is being located at the northeast corner of the site adjacent to the intersection of Main Street and 156 Avenue SE.

c. Proposed measures to reduce or control aesthetic impacts, if any:  
The school is designed with a variety of architectural features including façades that utilize stepping modulation and a series of curved shed roofs to reduce the mass of the structure seen from Main Street and 156 Avenue SE. Building material and color selections will be earth tones to further blend into the existing environment. Landscaping at the completion of the project will also serve to reduce any aesthetic impacts.

#### 11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Light and glare will be minimal as most interior room lights will be off during the evenings with the exception of occasional evening school meetings, open houses, or church services. Parking lot lighting will produce some glare during evening functions. There will be minimal security and pathway lights located at entry doors and exterior stairs that will be controlled by a time clock. These lights are typically down-facing lights, which will

T.R.

minimize light glare. Typically, these lights will go on at dusk and be turned off at 9 p.m. unless used for security purposes.

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:  
No measures at this time.

## 12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?  
The site currently has a playfield, basketball hoops, and a children's play structure.

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:  
No.

## 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.  
No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to exist on or next to the site.

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 by Main Street and 156 Avenue SE. As part of the initial school project we will be adding a curb cut on 156<sup>th</sup> Avenue SE for limited one-way service access to the school and church. As part of the future third phase, Narthex Addition, we will be relocating the existing access point on Main Street to the western edge of the property.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes, there is a transit stop adjacent the site on 156<sup>th</sup> Avenue SE

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

Existing: 178 spaces

Phase 1: 172 spaces

Phase 2: 172 spaces

Phase 3: 199 spaces

Phase 4: 199 spaces

T.R.

Phase 5: 241 spaces

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).  
Yes, the relocation of the access point on Main Street will involve creating a new opening in the landscape divider and infilling the existing opening with curb and landscaping.

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.  
With not increase in the number of students / classes in the school and with no additional seating proposed for the church we do not anticipate any increase in vehicular trips per day to be associated with this project/

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.  
Since the overall number of students or seating capacity of the church will not be increasing, we do need anticipate any need for an increase in public services.

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.

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.

Water: City of Bellevue Water, water is on site and available in Main Street and 156 Avenue SE.

Sewer: City of Bellevue Sewer, sewer is on site and available in Main Street and 156 Avenue SE.

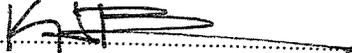
Electricity: Puget Sound Energy, power is on site and available, in Main Street and 156 Avenue SE.

Gas: Puget Sound Energy, gas is on site and available in 156 Avenue SE.

We anticipate having to upgrade the existing utilities but there should be little impact either on site or affecting the immediate area.

#### Signature

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

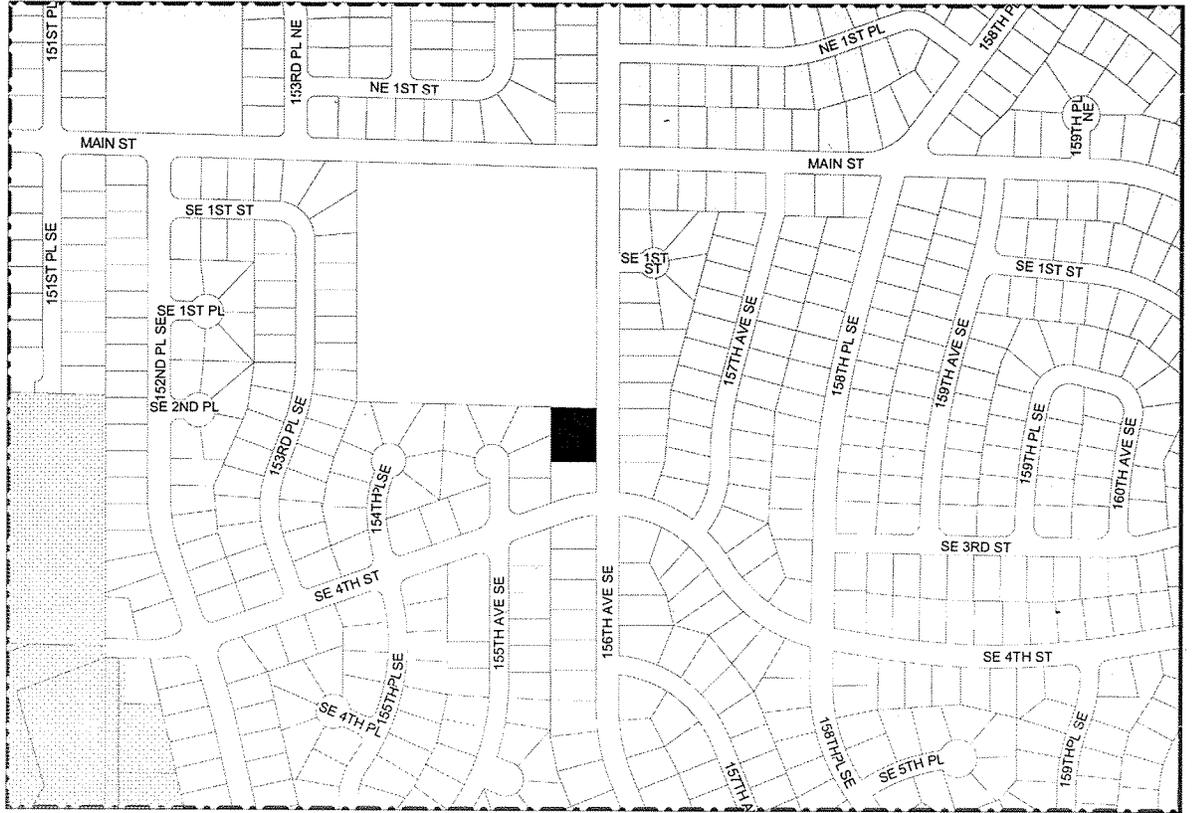
Signature.....

Date Submitted.....3.3.08

T.P.

# City of Bellevue MapGuide

- Streets & Street Names
- Hydrology
- Parks Sites
- Cover Types
- School Layers
- Districts - Areas
- Property Layers



SCALE 1 : 6,020

