



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. 08-113042-LO
Project Name/Address: Crossroads Bible Church Parking Lot Expansion and Reconfiguration/15815 SE 37th Street
Planner: Reilly Pittman
Phone Number: 425-452-4350
Minimum Comment Period: September 4, 2008

Materials included in this Notice:

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

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: CROSSROADS BIBLE CHURCH
 Proponent: JOHN REID, BUSINESS ADMINISTRATOR
 Contact Person: GREG RANSOM, PROJECT ARCHITECT
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)
 Address: 21911 76th AVE. W., SUITE 210, EDMONDS, WA 98026
 Phone: 425-718-1530

Proposal Title: PARKING LOT EXPANSION
 Proposal Location: 15315 SE 37th ST, BELLEVUE, WA 98006
 (Street address and nearest cross street or intersection) Provide a legal description if available.
↳ SEE ATTACHED.
 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: Expand the existing parking area by 30% to the south & southwest using previous concrete pavement, which adds 99 stalls. Maintenance on existing 485 standard angled stall parking lot which includes repairing/resurfacing existing pavement, retaining/replacing existing curbs, landscaping improvements & reconfiguring/restripping to 602-90° parking stalls for a total of 701 new/reconfigured stalls.
 2. Acreage of site: 13.69 ±
 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): 4,500 c.y.
 8. Proposed land use: EXISTING CHURCH
 9. Design features, including building height, number of stories and proposed exterior materials: NA
 10. Other

Annotated By:
Reilly P. Aman
8/14/08

RECEIVED
 MAR 21 2008
 PERMIT PROCESSING

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

Either Summer 2008 or Summer 2009.

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.

Geotechnical Report prepared by Zipper Zeman Assoc., Inc. dated 10/4/07 - see attached. (1)

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.

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.

NONE. (2)

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
The site is generally flat w/ steep slopes at the south, southwest & southeast edge

b. What is the steepest slope on the site (approximate percent slope)?
40%

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.
Per the attached geotechnical report: silty fine sand w/ gravel, roots and other organic material. see report for additional info.

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

NONE.

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

4500 cu. y. of cut, no fill, as required for parking lot expansion and construction of a rookery wall.

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

YES, temporary erosion could occur during construction of this project, but will be controlled by the temporary erosion control facilities.

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

Existing percentage does not change due to construction.

Existing pervious percentage = 45%

Existing impervious percentage = 55%

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

Install temporary erosion control as required.

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.

Minor air emissions due to construction vehicles & equipment. When the construction is complete, the site will have automobile emissions due to church attendees' cars traveling to/from the site on Sunday mornings due to the increase of 216 stalls.

- 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:

All construction vehicles and equipment shall be properly maintained and kept in good working order. Also, control the time of construction; 7 a.m. to 5 p.m. +/-.

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

NONE.

appropriate, state at stream or river it flows into.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NONE

- (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 SURFACE WATER EXISTS,

- (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.

NONE. PUMP RATE ON-SITE FAR EXCEEDS MINIMUM REQUIREMENTS.

- (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.

NOT APPLICABLE,

c. Water Runoff (Including m 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 existing site stormwater drainage and detention/bioswale will be unaffected by this construction project. The new storm vault at south property line will provide additional detention to offset new parking.

- (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:

Temporary erosion control devices will be installed during construction.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

③ Approximately 70 trees will be removed to accommodate additional parking. The majority of the vegetation to be removed consists of London plane trees and native species. The London plane trees will be replaced with a healthier more suitable flowering pear.

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:

A mix of evergreen, deciduous and drought tolerant plants have been proposed to enhance the existing site. A large portion of the existing vegetation on this site is to be protected and preserved in place.

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: **TYPICAL URBAN DWELLING ANIMALS.**
- Birds: hawk, heron, eagle, songbirds, other:
 - Mammals: deer, bear, elk, beaver, other: **squirrels** (4)
 - Fish: bass, salmon, trout, herring, shellfish, other: **NONE.**
- 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: **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.
N/A
- 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:
N/A

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.
NONE KNOWN.

(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)?

operation of construction equipment, such as, excavator, backhoe, etc. (5)

- (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.

Construction noise will be typical for this type/size of project, construction hours are estimated to be between 7am & 5pm. Minor traffic noise for the life of the project

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

NONE.

8. Land and Shoreline Use

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

The site is currently used as a church, the properties to the south, southeast & southwest are residential, North is Interstate-90, West is Larkspur Hotel.

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

NO.

- c. Describe any structures on the site.

Existing 97,760 sf church building.

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

NO

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

Office & Limited Business District (OLB) - with transition area overlay.

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

OLB.

- 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. (6)

- 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 any:

NONE REQUIRED.

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?

EXISTING BUILDINGS, NO NEW STRUCTURES. NEW ROCKERY PROPOSED HAS

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

NONE,

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

NONE,

AN AVERAGE HEIGHT OF 2'-0" (MAX. HGT. - 14'-0").

11. Light and Glare

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

Vehicle lights and parking lot lighting at dusk & evening.

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

NO! Parking lot lighting will be installed with shielded luminaires.

- 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:

Refer to b.

12. Recreation

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

NONE,

- 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.

NONE,

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

NONE,

- 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.

Interstate - 40 to 150th Ave SE to SE 37th St to Site.

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

Special Needs Metro Service provided as required and requested to the front door. Nearest bus stop is about 1/2 mile away at 150th Ave. NE.

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

The completed project will have 701 spaces. New spaces $\rightarrow 99 + \text{Reconfigured} \rightarrow 602 = 701$

- 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 peak volumes would occur. *Sunday is peak period. Parking lot is filled to 40% stall capacity 9am - 10:45am Sunday services. Saturday evening service (6:30pm) generates approximately 200 trips. Wednesday evening service (6:30pm) generate approximately 200 trips. Monday through Friday between 8am & 5pm the building is used for general office use and generates approximately 30 trips per day.*
- 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.

Normal need for 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.

All utilities are available.

- 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.

*Electricity - Expanded site lighting - (6) added light poles to match existing
 Water - Repair existing landscape irrigation system & extend to expanded perimeter
 Sewer - No changes.
 Phone - No changes
 Gas - No changes.
 Storm - Added on-site detention and pervious pavement system at new pavement - see checklist item 3.C.1 on page 5.*

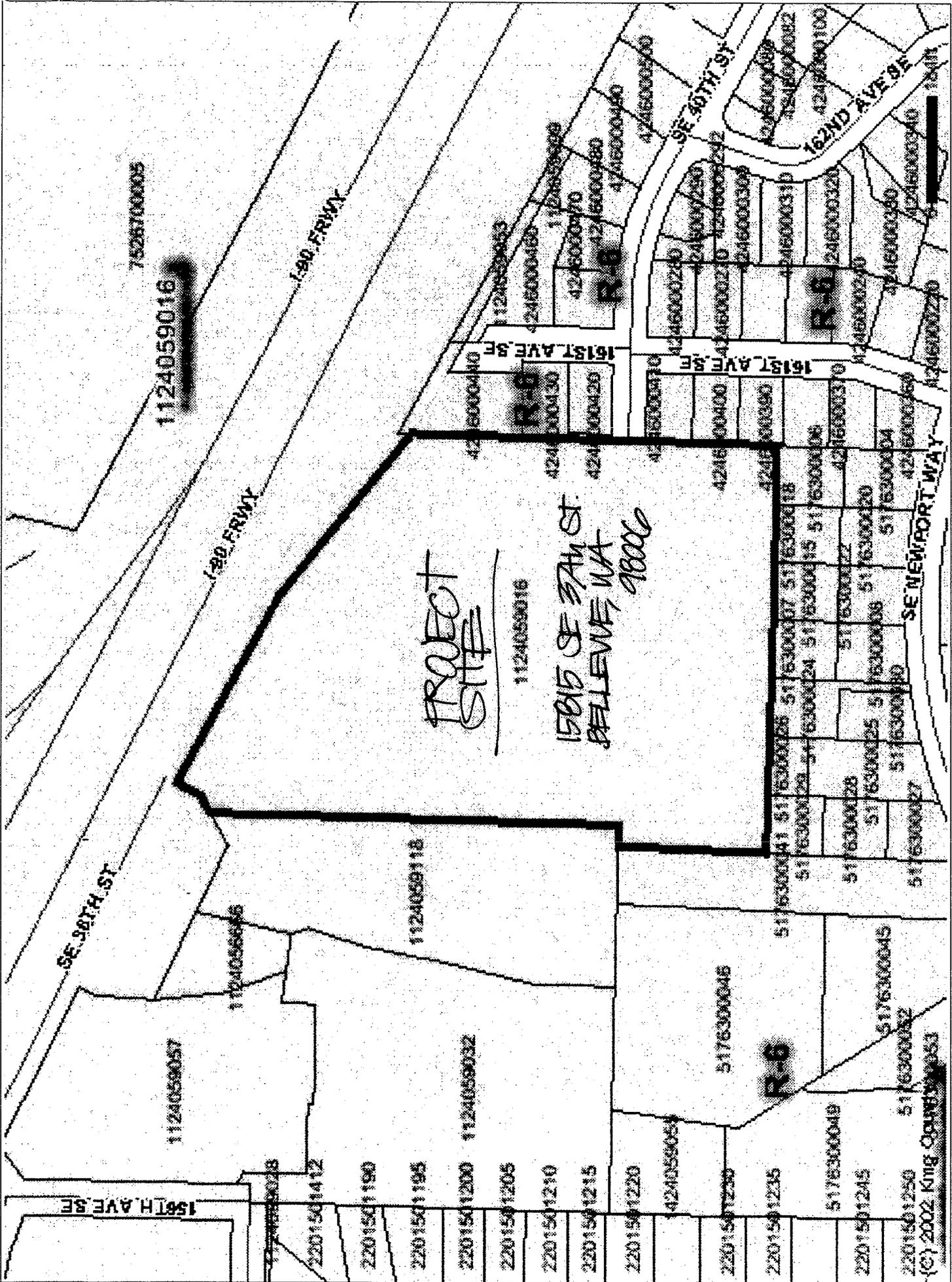
Signature

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.....*[Handwritten Signature]*.....
 Date Submitted.....*2/21/08*.....

LEGAL DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON AND THE SOUTH RIGHT-OF-WAY LINE OF SR-90 (RICHARDS ROAD TO LAKE SAMMAMISH, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SR-90 THE FOLLOWING: N60°10'07"E 27.17 FEET, N 27°06'34"E 49.19 FEET, S61°12'32"E 374.39 FEET AND S50°27'03"E 365.30 FEET TO THE WEST LINE OF THE LEAWOOD ADDITION THE FOLLOWING: S01°28'42"W 384.99 FEET TO THE SOUTH OF LINE OF SAID SECTION 11, SAID POINT ALSO THE NORTHEAST CORNER OF MARTINDALE ADDITION No 2 FILED IN VOLUME 45, PAGE 43 OF THE PLAT RECORDS OF KING COUNTY AND S01°35'53"W 260.00 FEET; THENCE LEAVING SAID WEST LINE OF LEAWOOD ADDITION N88°33'01"W 701.16 FEET TO THE WEST LINE OF LOT 7 OF SAID MARTINDALE; THENCE N01°35'53"E 260.00 FEET ALONG SAID WEST LINE OF LOT 7 TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO ON THE SAID SOUTH LINE OF SECTION 11; THENCE S88°03'49"E 36.93 TO A POINT ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 THENCE N01°26'21"E 724.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. LYING IN THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14 IN TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON AND CONTAINING 590,030 SQUARE FEET OR 13.545 ACRES.



7526T0005

1124059016

SE 30th Hwy

SE 30th Hwy

PROJECT SITE

1124059016

15015 SE 37th St.
BELLEVUE, WA
98006

SE 30th St

162nd Ave SE

151st Ave SE

151st Ave SE

SE Newport Way

158th Ave SE

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1124059046

1124059118

1124059032

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2201501195

2201501200

2201501205

2201501210

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2201501220

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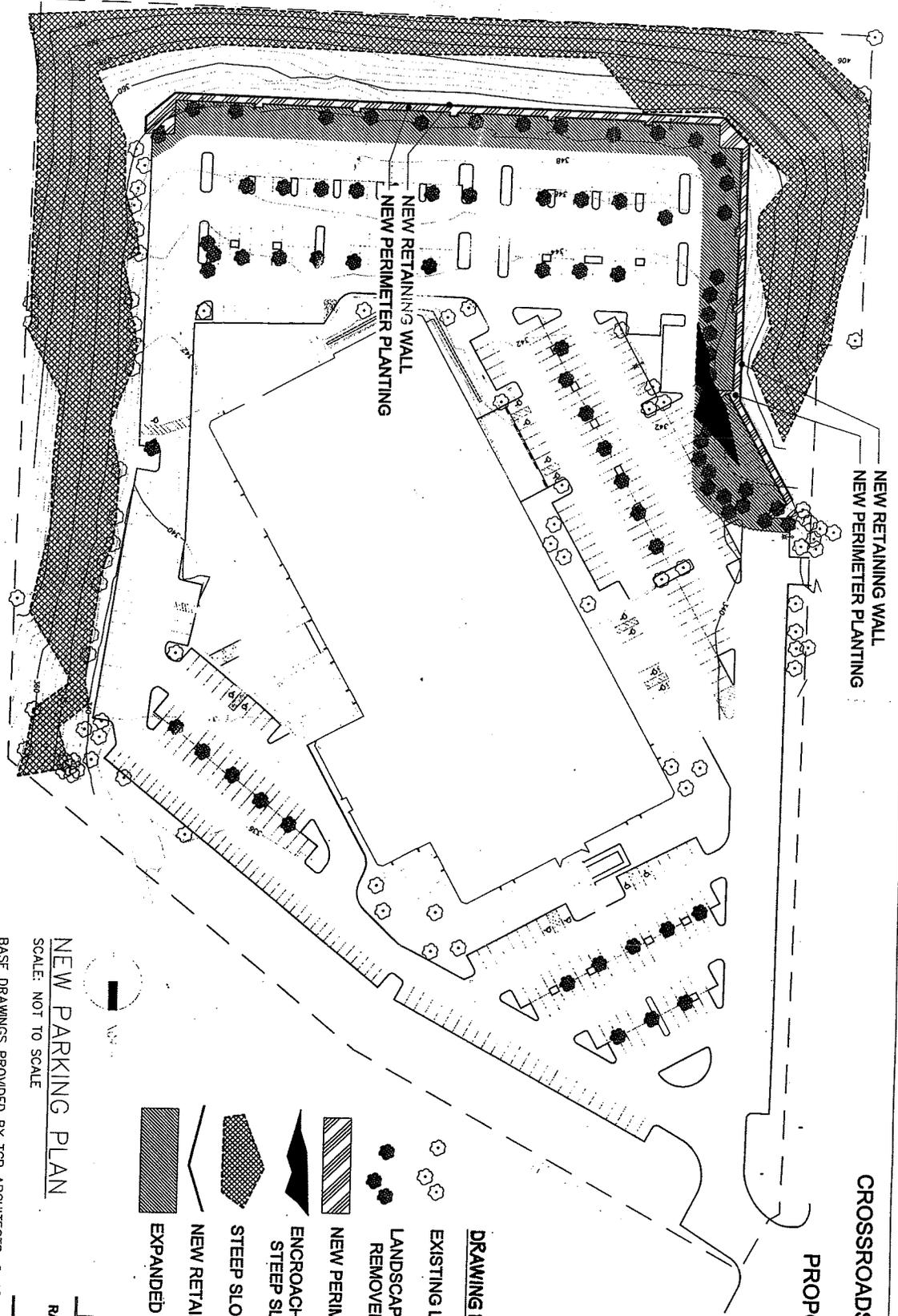
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(C) 2002 King County

SEPA Environmental Checklist Annotation Sheet

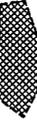
Associated Permit: 08-113044-GD

1. Applicant has submitted the following documents for review:
 - Revised Geotechnical Report dated July 30, 2008 created by ZZA-Terracon Consulting Engineers.
 - Critical Areas Report and Habitat Assessment dated June 20, 2008 created by Raedeke Associates
2. A clear and grade permit is required for the proposed work (08-113044-GD) and has been applied for.
3. The majority of trees to be removed are non-natives species. Vegetation in the proposed expansion areas consists of non-native species and invasives such as Himalayan Blackberry. In addition trees as part of the existing parking lot landscaping will be removed and replaced.
4. See habitat assessment for documentation of wildlife in the vicinity.
5. Construction hours and noise are regulated under BCC 9.18.
6. The southern portion of the site has slopes which are classified as critical areas by the City of Bellevue's Land Use code due to their steepness.



**CROSSROADS BIBLE CHURCH
FIGURE 3
PROPOSED SITE PLAN**

DRAWING KEY

-  EXISTING LANDSCAPE TREES
-  LANDSCAPE TREES TO BE REMOVED
-  NEW PERIMETER PLANTING
-  ENCROACHMENT INTO STEEP SLOPE
-  STEEP SLOPE
-  NEW RETAINING WALL
-  EXPANDED PARKING AREA

NEW PARKING PLAN

SCALE: NOT TO SCALE

BASE DRAWINGS PROVIDED BY TGB ARCHITECTS, 6-12-2008

RAEDER ASSOCIATES, INC.
 6711 THE DRIVE NORTH - SUITE 100
 DALLAS, TEXAS 75248
 (214) 343-8122 FAX: (214) 343-8122