



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. 08-114999-LM
Project Name/Address: Bellevue Botanical Garden Master Plan Update
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: June 26, 2008

Materials included in this Notice:

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

SEPA CHECKLIST

WAC 197-11-960 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

08-114999-LM

1. Name of proposed project, if applicable:

Bellevue Botanical Garden Master Plan Update

Reviewed by:

2. Name of applicant:

City of Bellevue 452-4169
Scott VanderHyden, Project Manager

Kevin Le Clair

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

Applicant: Scott VanderHyden, Project Manager
P O Box 90012
Bellevue WA 98008

Agent: JGM Landscape Architects, Inc.
David McNeal, Principal
2800 Northup Way, Suite 100
Bellevue WA 98040

4. Date checklist prepared:

March 31, 2008

5. Agency requesting checklist:

City of Bellevue

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

Master Plan Update will be completed by Spring 2008. Construction of any improvements are not currently scheduled and may not begin for many years.

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

The Master Plan addresses the following future improvements:

- **Two New Garden Rooms**
- **New Visitor Services Center**
- **Expanded Parking Area**
- **New Maintenance Facility**
- **New Pedestrian Bridges and Pathways**
- **New Tree House Structure**
- **Relocating Existing Sharp's Cabin**

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

- **Wetland Delineation for the western portion of the new garden room has been completed.**
- **Wetland Delineation for pond near Native Discovery Garden**
- **Tree Study and Management Plan for the entire garden area has been completed.**
- **Traffic/Parking Study for proposed VC has been complete.**
- **Habitat Study for the Garden has been complete**

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.

None Known

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

None Known

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.

Master Plan Update is intended to provide long term planning for future improvements and construction projects located throughout the Bellevue Botanical Garden.

The following future improvements are addressed in the Update Plan:

- **Two New Garden Rooms include Ravine Garden and Terraced Sun Garden**
- **New Visitor Services Center**
- **Expanded Parking Area**
- **New Maintenance Facility**
- **New Pedestrian Bridges and Pathways**
- **New Tree House Structure**
- **Relocating Existing Sharp's Cabin**

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).

The Bellevue Botanical Garden is located at 12001 Main St, Bellevue WA 98005

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Rolling

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

40% + in certain ravine areas

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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.

Soil mapping indicates AgC, Alderwood Series gravelly sandy loam, is found at this site.

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

None have been identified.

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

Unknown at this time. Master Planning effort only at this time.

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

Future construction phases may generate erosion. All future construction and site work governed by C+G code 23.76

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

Less than 5%

Associated BMP's.

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

Future phases of construction for garden improvements will provide for current erosion control measures as required by City of Bellevue Land Use codes.

2. 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.

Future phases of construction could generate short term dust and exhaust from construction vehicles. Additional parking area may generate additional short term vehicle exhaust after completion.

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

None Known

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

Appropriate dust control measure will be used during construction to reduce dust generated by grading operations. Dust suppression is required by C+G code and Associated TESC BMPs in BCC 23.76

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.

- Surface Water has been identified in some wetland areas. Type F and Type N streams
- Wetlands have been identified and delineated on-site. Category I, II, & III wetlands
- Drainages include seasonal un-named streams.

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. Trail, path and pedestrian bridge improvements are proposed within 200 feet of surface water bodies. See attached Master Plan Update drawing.

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.

No material is proposed.

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

None

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.

Existing parking area storm drainage system outfalls to pond area and off-site drainage. Proposed expansion of parking area will modify storm drainage system.

Bellevue Utilities Code will require treatment & detention of New areas of impervious, pollution generating surfaces.

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 withdrawal or discharge anticipated at this time. Infiltration of treated storm water and runoff may be proposed for future improvements

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 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.

Parking area storm water facilities are existing. Existing parking area storm drainage system outfalls to pond area and off-site drainage. Proposed expansion of parking area will modify storm drainage system.

See above regarding stormwater detention.

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

Properly designed and maintained treatment measures are intended to prevent waste transmission.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Future improvements will select the latest proven low impact development (LID) measures.

Techniques documented in Bellevue Utilities Natural Drainage Practice Manual.

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

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Other types of vegetation

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

Identified noxious weed and hazardous vegetation will be removed as appropriate to the scope of the improvement.

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

None known at this time.

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

Site is a botanical garden.

5. Animals

a. Underline 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: ducks probable, pileated woodpecker

Mammals: deer, bear, elk, beaver, other: coyote and raccoon probable, bats (myotis spp.)

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

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

None known at this time.

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

Yes. Site is a large and forested area and is likely to be part of some migration route.

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

Botanical Garden serves to preserve and enhance habitat used by wildlife. Trails and pathway are surfaced with soft surface materials while hard surface paving is minimized. Wildlife corridors are maintained throughout the Botanical Garden's Native Preserve areas.

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?

Heating, cooling and lighting of proposed garden structures will likely utilize electricity and natural gas. Sustainable design for these structures may also utilize alternative sources such as solar, wind and other passive sources.

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

Sustainable design for proposed garden structures may also utilize alternative sources such as solar, wind and other passive sources.

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 at this time.

1) Describe special emergency services that might be required.

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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)?
Traffic noise from I-405 can be heard in some areas of the garden.

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.
Short term construction noise will be limited to day time hours during the work week.

3) Proposed measures to reduce or control noise impacts, if any:
Not applicable

8. Land and Shoreline Use

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

Site is a botanical garden including a native forest. Site is used for passive recreational purposes. The adjacent properties include residential, school administrative buildings, office park and power transmission line corridor.

b. Has the site been used for agriculture? If so, describe.
No

c. Describe any structures on the site.
Existing park buildings and maintenance facilities.

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

e. What is the current zoning classification of the site?
Park - Residential - Open Space

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

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.
Slopes in excess of 40%, wetlands and seasonal streams exist on site.

i. Approximately how many people would reside or work in the completed project?
Workers: ?
Volunteers: 10 to 30 at times

j. Approximately how many people would the completed project displace?
Resident caretaker will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

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1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Master Plan effort addresses improvements to existing passive recreational facility.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One residence, middle income?
- 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?
Size and building materials for proposed structures are unknown at this time.
- 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 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?
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable
- 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:
Not applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Site is an existing park and botanical garden with access to trail system.
- 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:
Not applicable

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.

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Some foundations remain of structures with cultural significance. Sharp's cabin and Short's house are also located on site.

- c. Proposed measures to reduce or control impacts, if any:
Not applicable

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.
Vehicular access is from Main Street. Maintenance access will be from S.E. 5th Street. Pedestrian access will be from Main Street, the Lake-to-Lake Trail and S.E. 4th Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The closest transit stop is approximately 1/2 mile away from site.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
On-site parking would be expanded from 53 (existing) to 157 total spaces with an additional 155 spaces available at the nearby Wilburton Hill Park and 79 at W.L.S.C. Other shared parking arrangements with neighboring office projects are possible.
- 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).
Street front planting enhancements are proposed along certain portions of the south side of Main Street. Possible crosswalk across Main Street at Mann entry point into Garden.
- 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.
See attached Traffic study for complete report.
- g. Proposed measures to reduce or control transportation impacts, if any:
None

15. Public Services

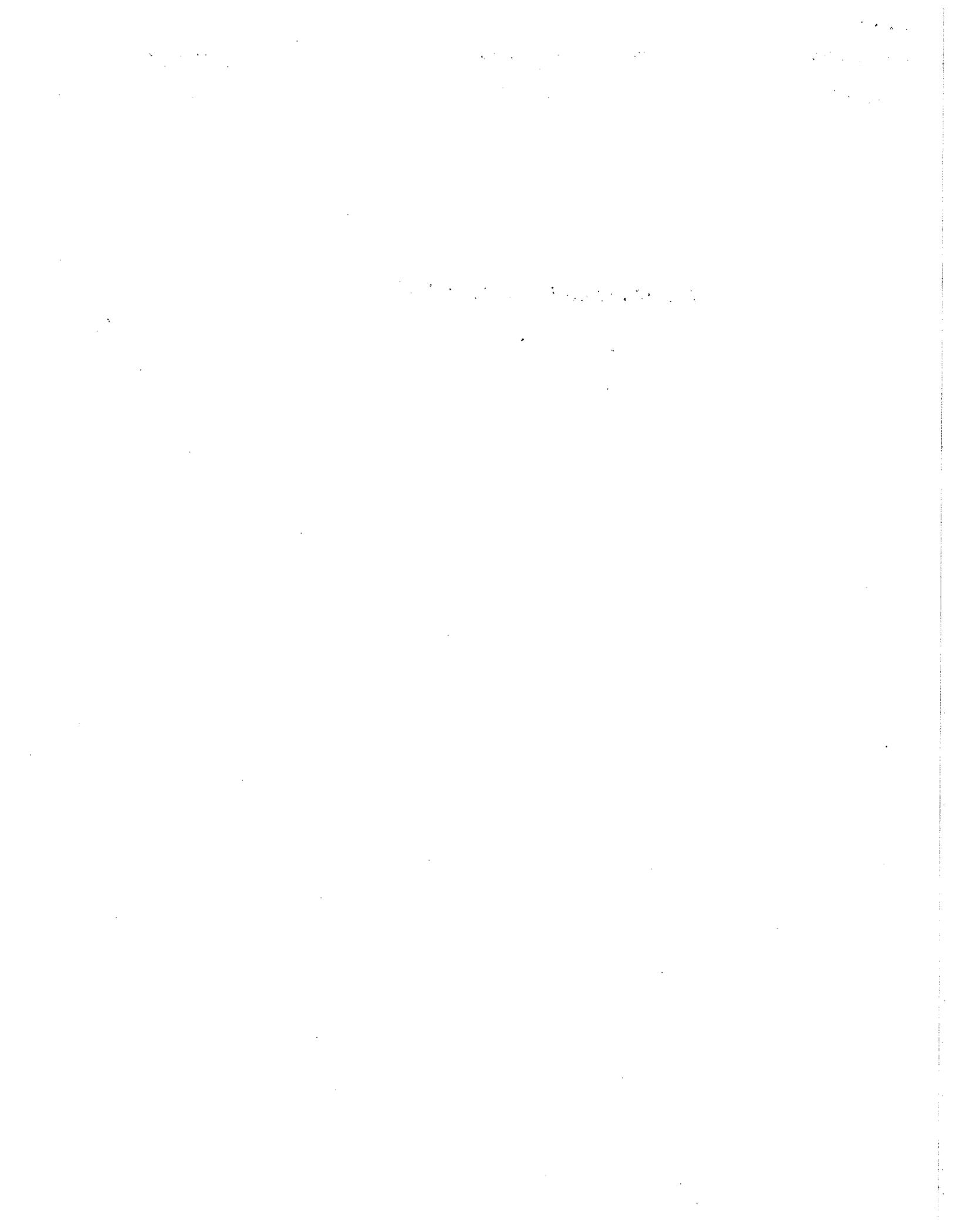
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable

16. Utilities

- a. Underline 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.
Existing utilities will be used for proposed improvements.

C. SIGNATURE

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SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). 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. If you have any questions, please contact the Development Services reviewer in 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.

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?

Parking Lot Expansion: Storm water discharge increase from added impervious parking surfaces. Added visitation numbers would increase vehicle emissions.

Visitor Center Expansion: Storm water and sewer discharge increase from added restrooms, proposed buildings/structures, and hard surfaces.

New Maintenance Facility: Noise and vehicle emission increase from vehicle trips to and from maintenance facility.

Future phases of construction could generate short term dust and exhaust from construction vehicles. Additional parking area may generate additional short term vehicle exhaust after completion.

Best Management practices would be implemented wherever possible

Proposed measures to avoid or reduce such increases are:

Parking Lot Expansion: Use latest "green technologies" and construction techniques including pervious surfacing and rain gardens to lessen storm water impacts

New Visitor Center: Use latest "green technologies" for construction, Leed certified building techniques to be incorporated where possible and budget allows.

New Maintenance Facility: Remodel existing rental house and use existing developed lot for storage and parking. Minimize trips to and from site with good workload planning. Use small utility vehicles for daily maintenance activities instead of trucks.

-Appropriate dust control measure will be used during construction to reduce dust generated by grading operations.

-Future improvements will select the latest proven low impact development (LID) measures.

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

-Areas of invasive vegetation removal and animal habitat disturbance would occur during clearing and re-grading in Wetland/Sun terrace garden room, Ravine garden room, and new trail other trail development.

-Some tree removal would occur in conjunction with parking lot expansion.

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

-Tree protection and TESC practices to be used in all construction operations

-Replanting of disturbed areas to enhance animal habitat with non-invasive plant species

-Minimize removal and damage to significant trees and vegetation

-Botanical Garden serves to preserve and enhance habitat used by wildlife. Trails and pathway are surfaced with soft surface materials while hard surface paving is minimized.

-Wildlife corridors are maintained throughout the Botanical Garden's Native Preserve areas.

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

Project not likely to significantly impact energy usage or natural resources

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

-Heating, cooling and lighting of proposed garden structures will likely utilize electricity and natural gas. Sustainable design for these structures may also utilize alternative sources such as solar, wind and other passive sources.

-Sustainable design for proposed garden structures may also utilize alternative sources such as solar, wind and other passive sources.

**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?**

Ravine Garden suspension bridge proposed near steep slope area.

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

Proposed bridge will be constructed on steep slope area but will span ravine with steep slope. All precautionary measures will be taken not degrade or impact slopes during construction.

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?

Proposed plan and development projects are compatible with current site use and current implementation plan.

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

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

Visitor Center expansion and other garden improvements will increase garden visitations and use adding demand to all site utilities.

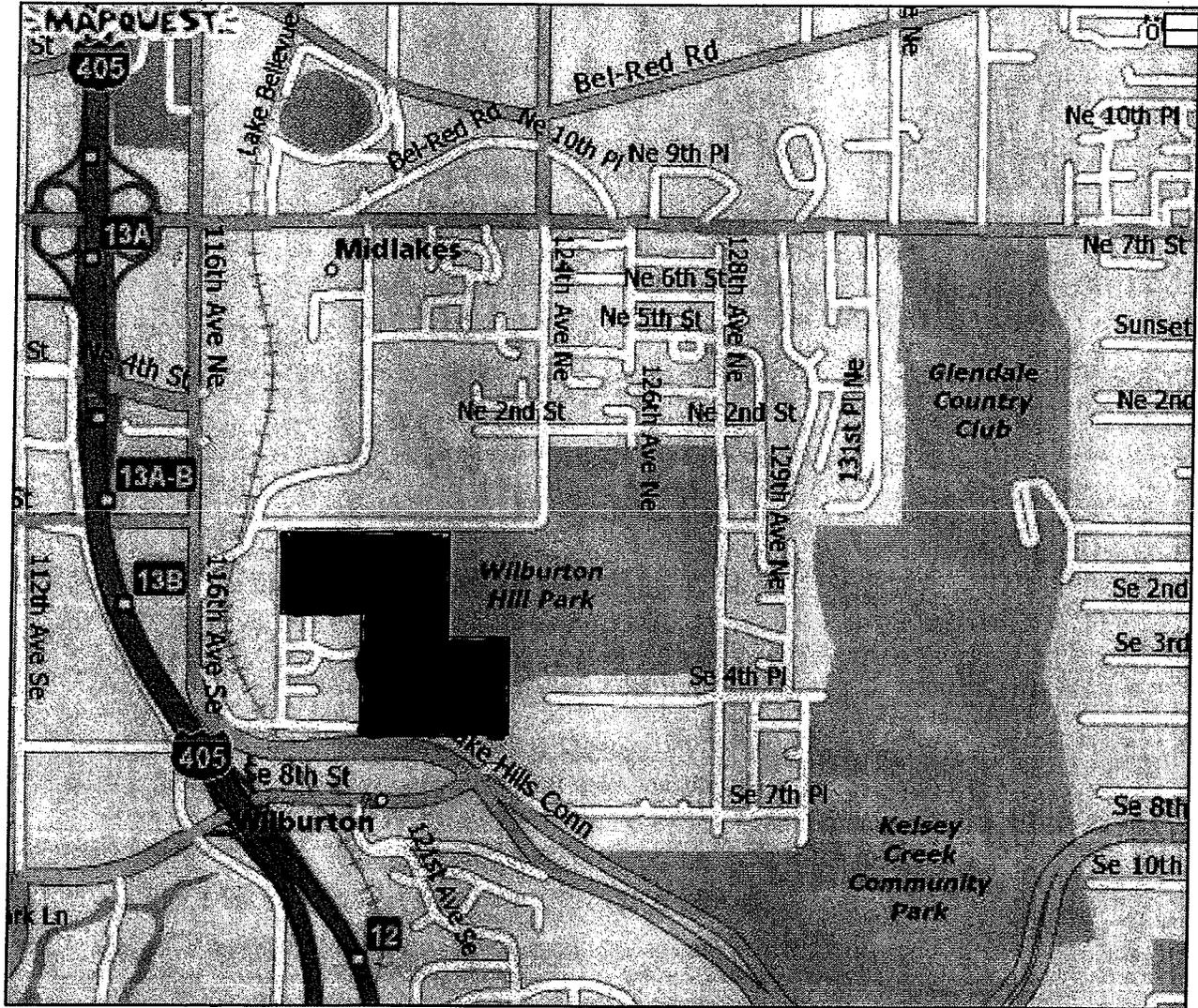
Proposed measures to reduce or respond to such demand(s) are:

- Feasibility adding public transportation bus routes/stop near Wilburton/BBG being investigated*
- Will be working with Transportation Department to determine ways to ped-bike access to site*
- Overflow parking agreements with BSD are being solidified*
- Conservation and construction techniques to implemented to reduce utility usage*

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

To the best of our knowledge, proposed project is not in conflict with laws or requirements for the protection of the environment.

Reviewed: 6-3-08
Jli



BELLEVUE BOTANICAL GARDEN



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Bellevue Botanical Gardens
Vicinity Map

March 28, 2008