



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. 08-115426 LI
Project Name/Address: Three Cedars School
556 124th Avenue NE
Planner: Toni Pratt
Phone Number: (425) 452-5374
Minimum Comment Period: June 19, 2008

Materials included in this Notice:

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

Jon Pratt 5/29/08

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. 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.

INTRODUCTION

Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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.

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

RECEIVED

MAY 08 2008

PERMIT PROCESSING

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: ~~THREE CEDARS SCHOOL~~

Proponent: SHKS ARCHITECTS, INC.

Contact Person: KELLY SOMMERFELD, SHKS ARCHITECTS, INC.

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

Address: 1050 N. 38th ST, SEATTLE, WA 98103

Phone: 206.675.9151

Proposal Title: THREE CEDARS PHASE 2 EXPANSION

Proposal Location: 5660 124th AVE NE, BELLEVUE 98005

(Street address and nearest cross street or intersection) Provide a legal description if available.

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: ADDITION OF 2 NEW CLASSROOM BUILDINGS (6080 SF & 13,000 SF, RESPECTIVELY) AND ADDITION OF LOWER LEVEL TO EXISTING CLASSROOM BLDG (1792 ADD'L SF)
2. Acreage of site: 4.78 ACRES
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: 2 NEW BUILDINGS (SEE #1)
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: 23,472 NEW BLDG. CONSTRUCTION + 2575 SF OF EXT. CIRCULATION = 26,050 SF TOTAL
7. Quantity of earth movement (in cubic yards): CUT: 4800 CY, FILL: 240 CY, NET CUT: 4560 CY
8. Proposed land use: NO CHANGE (SCHOOL - INSTITUTIONAL IN SINGLE FAMILY ZONE R 3.5)
9. Design features, including building height, number of stories and proposed exterior materials:
HTS: BLDG C (EXIST): 27'-3" FROM AVG. GRADE
BLDG D: 23'-0" FROM AVG. GRADE
BLDG E: 27'-4" FROM AVG. GRADE
] 2 STORIES EACH MATERIALS: WOOD SIDING
• STANDING SEAM METAL ROOF
• TRANSLUCENT GLAZED PANELS
10. Other

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

CONSTRUCTION OF BLDG. D: SUMMER 2009 - FALL 2010

BLDG C ADDITION + NEW BLDG E: 2010 - 2011 (ESTIMATED)

BLDG D: 2011 - 2012 (ESTIMATED)

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

YES - PER 2004 CONCEPT MASTER SUBMITTED W/ PHASE I SITE IMPROVEMENTS - PHASE 2
INCLUDES FUTURE PARKING EXPANSION & FESTIVAL HALL (2014 ESTIMATED CONSTRUCTION)

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

GEO TECHNICAL REPORT BY GEO TECHNICAL ENGINEERING SERVICES, 8/19/04
STORMWATER SITE PLAN BY BUSH, ROED & HITCHINGS, INC., 12/20/04

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.

NONE

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.

AMENDMENT TO C.U.P. (COND. USE PERMIT)
BUILDING PERMITS FOR D, C, & E RESPECTIVELY

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)?

< 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.

TOPSOIL - DARK BROWN SILTY SAND

FILL - LOOSE TO MED. DENSE SILTY FINE TO MED. SAND W/ VARIABLE GRAVEL

GLACIAL TILL - GRAY-BROWN SILTY FINE TO MED. SAND W/ VARYING AMTS OF GRAVEL & COBBLES

CLAY - LACUSTRINE DEPOSITS - STIFF-HARD ELASTIC SILT W/ VARIABLE AMTS OF SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. NO FILL PROPOSED. EXCAVATION PROPOSED FOR NEW BUILDING FOUNDATIONS AND BASEMENT. ADDITIONAL EXCAVATION PROPOSED AROUND BUILDING PERIMETERS TO CREATE COURTYARDS, CIRCULATION, AND TO ALLOW ADDITIONAL LIGHT AT CLASSROOMS.

CUT: 4800 CY
FILL: 240 CY → NET CUT: 4560 CY

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
AT AREAS WHERE CUTTING INTO EXISTING SLOPE DURING CONSTRUCTION, THERE MAY BE POTENTIAL FOR EROSION TO OCCUR.

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

NEW + EXISTING IMPERVIOUS AREA = 1.52 ACRES (DETENTION VAULT CAPACITY)
TOTAL SITE AREA: 4.78 ACRES = 31.8% IMPERVIOUS SURFACE

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
WILL BE CONTROLLED BY BEST MANAGEMENT PRACTICES (BMP'S), TO PROTECT SOILS FROM EROSION, PROVIDE SETTLING TIME FOR THE CONSTRUCTION SITE RUNOFF PRIOR TO DISCHARGING OFFSITE AND MANAGE CONTRACTOR ACTIVITIES. CLEARING & GRADING WILL BE FURTHER RESTRICTED DURING RAINY SEASON.

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.

DUST AND AUTOMOBILE ODORS TYPICAL TO CONSTRUCTION PROJECTS OF THIS SCOPE WILL OCCUR DURING CONSTRUCTION.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NO

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
NONE

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 the stream or river it flows into.

NO

- (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.

NO

- (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.

NO

b. Ground

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

GROUND WATER AT BUILDING PERIMETERS BELOW GRADE WILL GO TO FOUNDATION DRAINS TIED TO CITY'S STORM DRAINS. NO WATER TO BE DISCHARGED TO GROUND WATER.

- (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 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.

STORM WATER WILL BE ROUTED FROM NEW & EXISTING ROOFS AND IMPERVIOUS SURFACES TO DETENTION VAULT, THEN TO CITY'S STORM DRAIN. QUANTITIES: 1.52 ACRES (66,200 SF) WORTH OF RUN-OFF.

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

NONE EXPECTED.

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

CONTRACTOR WILL IMPLEMENT A TEMPORARY STORMWATER PREVENTION PLAN AS REQUIRED BY WA STATE REGULATIONS

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?

GRASS (SOO LAWN) WILL BE REMOVED WHERE NEW BUILDINGS ARE TO BE LOCATED, IN ADDITION TO SMALL BRUSH AND SHRUBS.

- 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:

LANDSCAPE BUFFER: MOSTLY NATIVE PLANTINGS & TREES ADDED
PHASED ADDITION OF TREES AND SHRUBS IN PARKING ISLANDS

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: WRENs, ROBINS

Mammals: ~~deer, bear, elk, beaver~~ other: RACOONS, OPOSSUMS, MICE

Fish: bass, salmon, trout, herring, shellfish, other: NONE

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:

INSTALLATION & MAINTENANCE OF EXISTING & NEW VEGETATION ON SITE WILL PROVIDE HABITAT FOR BIRDS & SMALL MAMMALS.

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.

NATURAL GAS FIRED BOILER FOR HEATING WARM-UP AND HEAT RECOVERY VENTILATION. PSE ELECTRIC FOR ARTIFICIAL LIGHTING NEEDS.

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: GENEROUS GLAZING & MAXIMIZED SOUTH EXPOSURE (W/SHADING) TO TAKE ADVANTAGE OF DAYLIGHTING & PASSIVE SOLAR GAIN; NATURAL VENTILATION; EXT. WALKWAYS MINIMIZE HEATED SPACE; MAINTAINING EXIST. WOODS; COMPACT FOOTPRINT; SUPER INSULATION; HIGH PERFORMANCE GLAZING; AUTO DIMMING CONTROLS; HIGH PERFORMANCE HEAT SYSTEMS.

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 KNOWN

(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)?

EXIST. TRAFFIC @ 124th ST.

- (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: CONSTRUCTION-RELATED NOISE TYPICAL FOR A PROJECT OF THIS SCOPE
LONG TERM: SCHOOLYARD NOISE

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

SHORT TERM: CONSTRUCTION TO OCCUR DURING NORMAL HOURS ALLOWED BY CITY OF BELLEVUE.
LONG TERM: LANDSCAPE BUFFER @ S SIDE OF PROPERTY TO MITIGATE NOISE; BUILDING "E" IS ALSO SITED SO IT WILL ACT AS NOISE BUFFER @ SOUTH FOR NOISE GENERATED BY STUDENTS IN COURTYARD AND PLAY AREA BETWEEN BUDGS "E" & "C".

8. Land and Shoreline Use

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

SITE: SCHOOL
ADJ. PROPERTIES: SF RESIDENTIAL

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

NO

- c. Describe any structures on the site.

2 EXIST. CLASSROOM / ADMIN. BUDGS - 3850 & 5657 SF (9507 SF TOTAL), 3 SHED
OUTBUILDINGS, PLAYGROUND EQUIPMENT & STRUCTURES

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

NO

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

INSTITUTIONAL IN SINGLE FAMILY ZONE R3.5

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

SINGLE FAMILY

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

N/A

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

NO

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

OF STUDENTS - 167 (IN PHASE 2)
OF FACULTY - 30 = 197

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

NONE

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

N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
 - LAND USE REVIEW
 - BUILDING PERMIT REVIEW

9. Housing N/A

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

—

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

—

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

—

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?

TALLEST BLDG: EXIST. BLDG A - 31'-2" (FROM LOWEST EXIST. GRADE TO T.O. ROOF PEAK)

TALLEST BUILDING ELEVATION: PROPOSED BLDG E: 206'-4" (ELEVATION OF T.O. ROOF PEAK) BUILDING MAT'L: WOOD SIDING METAL ROOF
- b. What views in the immediate vicinity would be altered or obstructed?

VIEWS INTO CURRENT SCHOOLYARD @ SOUTH EDGE WILL BE SCREENED W/ LANDSCAPE BUFFER.
- c. Proposed measures to reduce or control aesthetic impacts, if any:

LANDSCAPE BUFFER @ SOUTH EDGE OF PROPERTY

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?

NO / NOT APPLICABLE

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

NONE KNOWN

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

N/A

12. Recreation

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

WILBUKTON HILL PARK

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:

N/A

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.

NONE KNOWN

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. STS & HWYS: 405, NE 2nd ST, 24th AVENUE NE, NE 12th ST
EXISTING ACCESS TO REMAIN - NO CHANGE (TWO ONE-WAY DRIVEWAYS)

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

YES - .1 MILES AWAY

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

NO. - 76 EXISTING PARKING SPACES TO REMAIN

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. **76 PARKING SPACES EXISTING, 169 MAX. STUDENT ENROLLMENT**

PEAK : 7-9 am, 3:45 pm

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

N/A

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.

EXISTING SITE & BUILDINGS ARE CURRENTLY SERVED BY PUBLIC SERVICES; INCREASED FIRE PROTECTION & OTHER INCREASED PUBLIC SERVICES NOT ANTICIPATED, APART FROM THAT TYPICAL FOR ANY SCHOOL OF SIMILAR SIZE THAT GROWS IN SCALE AND STUDENT POPULATION

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

NO IMPACTS ANTICIPATED

16. Utilities

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

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.

**CONNECTING TO EXISTING ON SITE
CITY OF BELLEVUE STORM, SEWER, WATER**

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..... **Keik, Architect**
Date Submitted..... **5. 8. 2008**

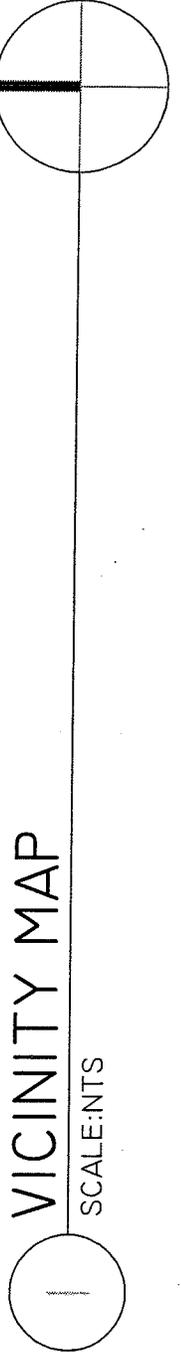
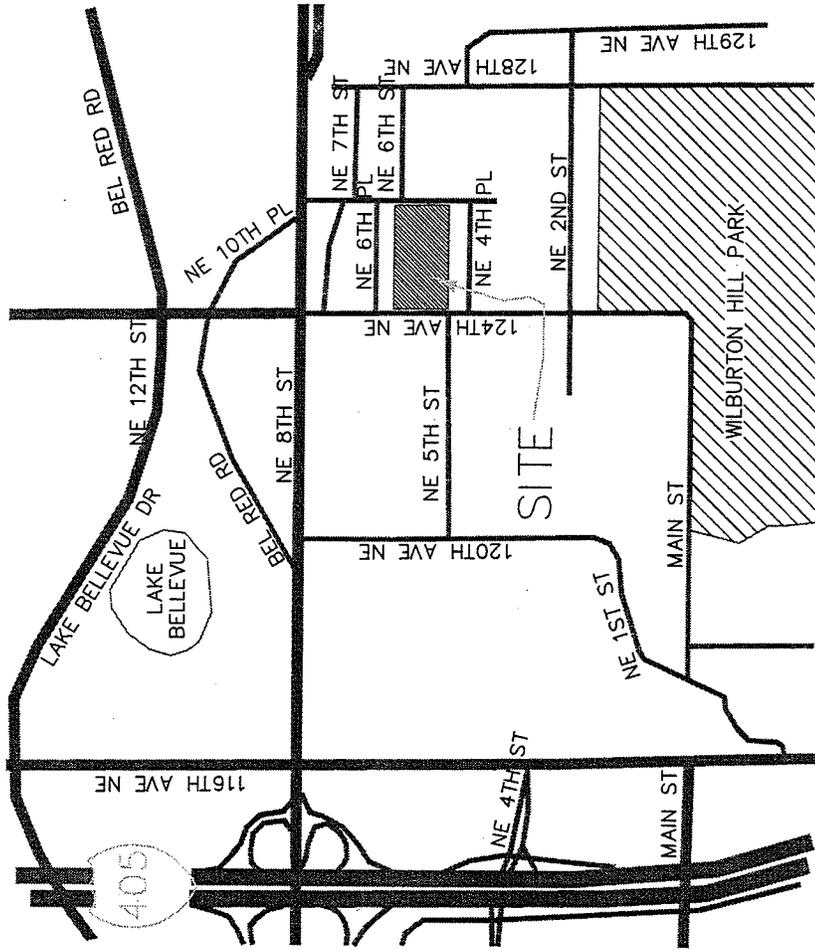
PROJECT OWNER:
THREE CEDARS SCHOOL

ADDRESS:
556 - 124TH AVE. NE
BELLEVUE, WA 98005

TAX PARCEL NUMBER: 3325059040

LEGAL DESCRIPTION:

NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED DECEMBER 18, 1906 UNDER AUDITOR'S FILE NO. 446765; AND EXCEPT THE EAST 20 FEET THEREOF, CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED APRIL 9, 1909 UNDER AUDITOR'S FILE NO. 607158. ABBREVIATED LEGAL: PTN: NE, 33-25-05



Environmental
Checklist

Three Cedars
School

556 124th Av
Bellevue, W

DRAWN BY
CHECKED BY
DATE
REVISION

May 1/08