



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., 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. 08-128428-LQ  
Project Name/Address: Children's Hospital Rezone  
1500 116<sup>th</sup> Ave. NE  
Publish: August 7, 2008

**Minimum Comment Period: August 29, 2008**

Materials included in this Notice:

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

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:** City of Bellevue

**Proponent:** Children's Hospital and Regional Medical Center

**Contact Person:** Jeff Giuzio, Seneca Group

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

**Address:** 1191 Second Avenue, Suite 1500  
Seattle, WA 98101

**Phone:** (206) 628-3150

**RECEIVED**  
AUG 05 2008  
PERMIT PROCESSING

**Proposal Title:** Rezone at 1500 116th Avenue NE

**Proposal Location:** The site is located at 1412, 1440 & 1442 116th Avenue NE in Bellevue, King County, Washington. There are three parcels in the site, #282505291, #2825059292, and #2825059015.

The legal description of Parcel #282505291 is as follows:

LOT 3 LESS S 10 FT THOF OF CITY OF BELLEVUE SHORT PLAT #78-43 REC UNDER AF # 7807030722 SD SHORT PLAT DAF SLY 200 FT AS MEAS ALG WLY LN OF THAT POR OF SW 1/4 OF NW 1/4 SEC 28 TWP 28 RNG 5 LY WLY OF NP R/R R/W EXCEPT CO RD & EXCEPT ANY POR LY WITHIN N 2408.68 FT OF NW 1/4 SD SEC ALSO NLY 367.10 FT AS MEAS ALG WLY LN OF POR OF NW 1/4 OF SW 1/4 SEC 28 TWP 25 RNG 5 LY WLY OF NP RR R/W EXCEPT CO RD

The legal description of Parcel #2825059292 is as follows:

LOT 4 CITY OF BELLEVUE SHORT PLAT NO 78-43 REC NO 7807030722 SD SP DAF: SLY 200 FT AS MEAS ALG WLY LN OF PORTION SW QTR OF NW QTR STR 28-25-05 LY WLY OF NP RR R/W LESS CO RD & LESS ANY PORTION LY WITHIN N 2408.68 FT OF NW QTR SD SEC; TGW NLY 367.10 FT AS MEAS ALG WLY LN OF PORTION OF NW QTR OF SW QTR STR 28-25-05 LY WLY OF NP RR R/W LESS CO RD

The legal description of Parcel #2825059015 is as follows:

S 267.6 FT OF N 634.7 FT OF NW 1/4 OF SW 1/4 LY WLY OF N P R/W LESS N 242 FT OF W 450 FT LESS CO LESS S 26.6 FT OF W 250 FT THOF LESS CO RD

Please attach an 8' /2" x 11" vicinity map that accurately locates the proposal site. See Figure 1.

**Give an accurate, brief description of the proposal's scope and nature:** This proposal is to expand the existing Medical Institution (MI) District regulations to this site. Zoning would change from Office and Light Industrial to a new MI District Development Area (DA-3).

1. **General description:** Proposal to rezone this site from Office and Light Industrial to DA-3.
2. **Acreage of site:** 6.68 acres (290,981 square feet)
3. **Number of dwelling units/buildings to be demolished:** None
4. **Number of dwelling units/buildings to be constructed:** None
5. **Square footage of buildings to be demolished:** None
6. **Square footage of buildings to be constructed:** None
7. **Quantity of earth movement (in cubic yards):** None
8. **Proposed land use:** DA-3, a new zoning classification within the MI District.

9. **Design features, including building height, number of stories and proposed exterior materials:** N/A

10. **Other** N/A

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

The proposed rezone would become effective once approved by the Bellevue City Council as a Process IV decision.

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

The requested rezone is intended to allow for the future development of the site as a medical care building.

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

Phase II Environmental Site Assessment, Shannon and Wilson Inc., June 2004  
Wetland Delineation Study, The Watershed Company, January 2008  
Phase I Environmental Site Assessment, URS, February 2008  
Limited Phase II Environmental Site Assessment, URS, February 2008

**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.**

Application for Rezone, Supplemental Sheet for Nonproject Action (SEPA).

**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)?**

A substantial portion of the site is flat with steep slopes in the northwest portion. The steepest slope on the site is approximately 40+ percent.

- 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.**

Soils at the site consist of approximately up to 6 feet of brown and gray medium to fine sand with varying trace amounts of gravel and silt fill material. The fill is underlain by native gray to brown silty fine to medium sand which contains organic matter.

- 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.**

None

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

Construction of the property under the DA-3 zone, similar to the Office and Light Industrial zones, has the potential to cause erosion.

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

The maximum lot coverage allowed in the MI zone district-wide is 75 percent.

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

Required or standard erosion control measures would be applicable with or without the rezone.

## 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.**

Anticipated to be similar to existing zoning.

- 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:**

N/A

## 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.**

There is a Category III wetland on the site. It flows into the adjacent drainage ditch east of the site boundary along the adjacent railroad tracks.

- (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.**

Unknown.

- (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.**

Unknown.

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

Unknown.

- (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.**

None anticipated.

**b. Ground**

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

Unknown.

- (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 anticipated.

**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.

Stormwater runoff flows easterly across the site to the drainage ditch along the adjacent railroad tracks.

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

None anticipated.

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

Unknown; will be consistent with City of Bellevue requirements.

**4. PLANTS**

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

- deciduous tree: alder, maple, aspen, other: black cottonwood, Pacific willow
- evergreen tree: fir, cedar, pine, other: madrone
- 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: hardhack, Himalayan blackberry, English Holly, Scotch broom, Pacific dewberry

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

Unknown.

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

According to the January 2008 wetland delineation study, the site is not listed to have any threatened, endangered or priority plant species.

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

Unknown.

**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.**

According to the January 2008 wetland delineation study, the site is not listed to have any threatened, endangered or priority animal species.

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

No.

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

N/A

**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.**

Energy used would be similar to the types of energy that could be used under the existing zoning.

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

The rezone would potentially affect use of solar energy by adjacent properties

by increasing the maximum building height from 30-45 feet to 100 feet.

- 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:**

Unknown.

## **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.**

The Phase II investigation indicated that asphaltic material occurred sporadically in the northern portion of the site. The detection of lube oil-range petroleum hydrocarbons is likely associated with the presence of asphalt.

- (1) **Describe special emergency services that might be required.**

None.

- (2) **Proposed measures to reduce or control environmental health hazards, if any.**

During site development, with or without the rezone, fill soils having appreciable quantities of asphalt material may require alternative disposal sites from "clean" fill soils.

### **b. Noise**

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

A railroad is located along the eastern side of the site.

- (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.**

Noise types and levels would be similar to the noise produced under the existing zoning.

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

Unknown.

## **8. LAND AND SHORELINE USE**

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

The site is currently a vacant lot. Adjacent properties include medical offices to the north, south, and west, and light industrial to the east across the railroad

tracks.

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

No.

**c. Describe any structures on the site.**

There are no structures on this site.

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

No structures will be demolished.

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

The western portion of the site is zoned Office, and the eastern third of the site is zoned Light Industrial.

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

The current comprehensive plan designation of the site is Office.

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

Not applicable; the site is not within a designated shoreline.

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

Yes, the steep slope onsite is greater than 40 percent and is classified as a critical area.

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

Unknown.

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

None.

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

N/A

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

The proposal would be compatible with the surrounding land uses, which are medical offices to the south and north of the site, as well as west of the site across 116th Avenue NE.

## 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:**

N/A

## 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 tallest height allowed in the DA-3 zone would be 100 feet.

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

Development of the property may have the potential to impact views of Mt. Rainier from adjacent offices due to increasing the maximum building height from 30-45 feet to 100 feet.

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

Unknown.

## 11. LIGHT AND GLARE

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

It is anticipated that light or glare would be similar to the existing Office zone and potentially less than the Light Industrial zone.

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

The proposed zoning change is not anticipated to affect safety.

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

None.

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

Unknown.

## 12. RECREATION

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

Bovee Park and Hidden Valley Sports Park are approximately 0.8 mile from the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

None.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Unknown.

## 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.**

The project fronts 116th Avenue NE. NE 12th Street is located to the south of the site.

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

The site is served by King County Metro buses #234 and #249 along 116th Avenue NE, and bus #233 along NE 12th Street.

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

No spaces would be eliminated. Future number of spaces is unknown.

- 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.**

The site is in immediate vicinity of the railroad. Future use of rail at this site is unknown.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Unknown.

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

Unknown.

## **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:**

Unknown.

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

Unknown.

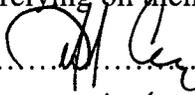
## **16. UTILITIES**

- 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.**

Utilities used would be similar to those used for developments under the existing zoning.

**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.....  .....

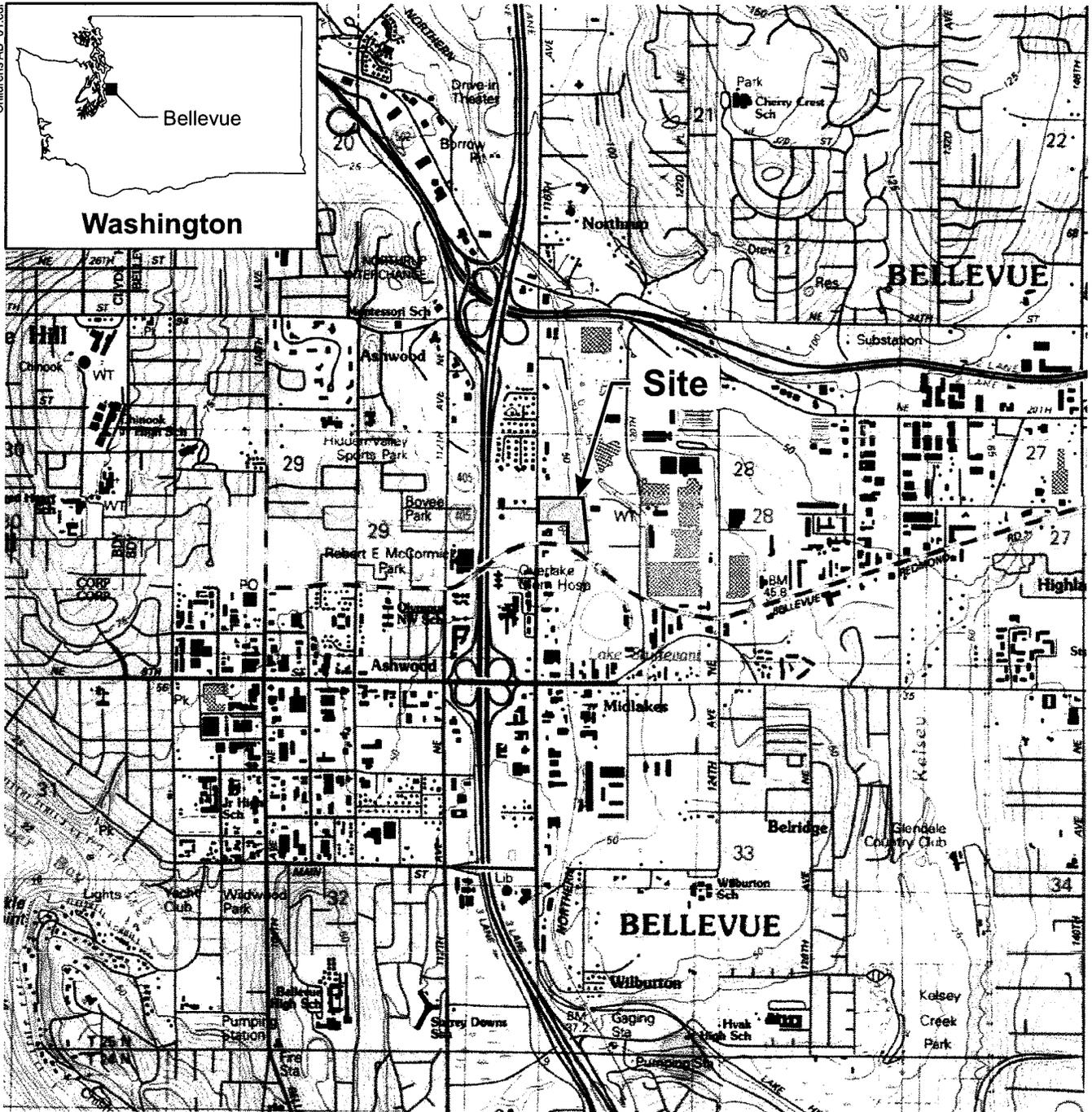
Date Submitted..... 8/5/08 .....

## **Appendix A**

### **Figures**

Figure 1 – Site Location

Figure 2 - Land Use Reclassification Map



SOURCE: USGS 7.5-minute topographic quadrangles, Bellevue North and Bellevue South, Washington, dated 1983 and 1982, respectively



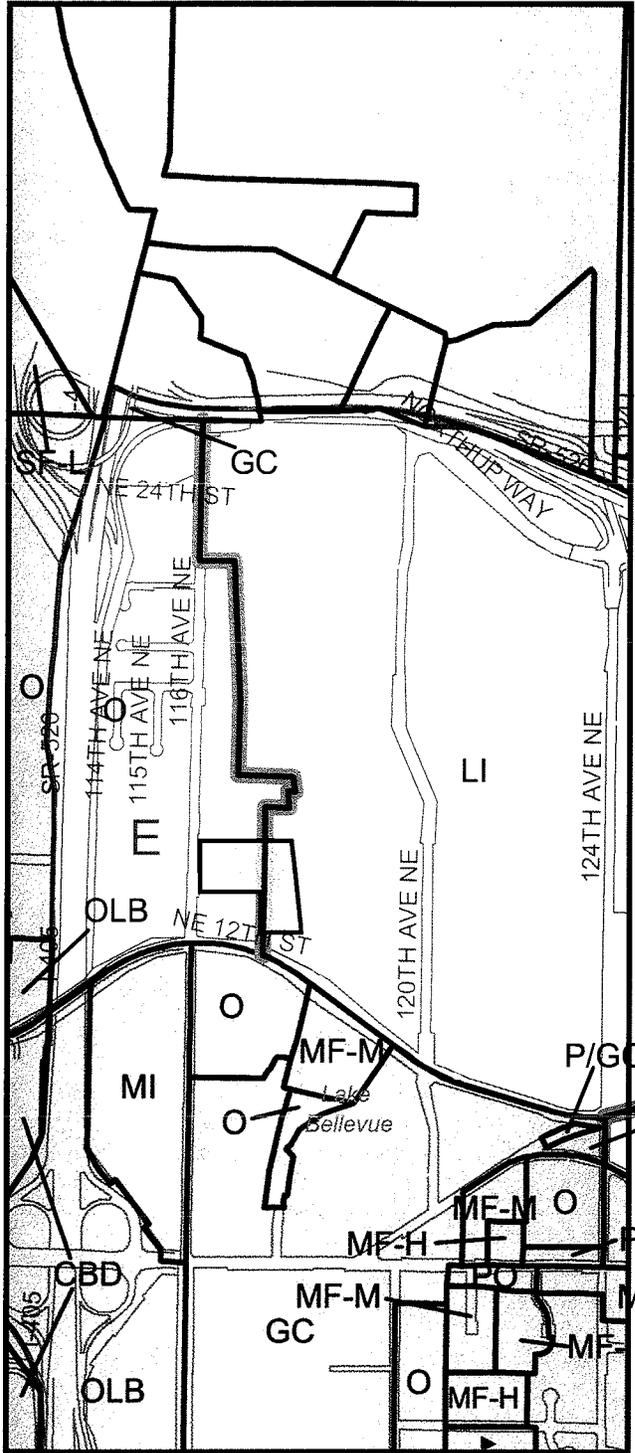
Approximate Scale in Miles

Figure 1  
Site Location

Job No.



Rezone at 1500 116th Avenue NE  
Bellevue, Washington



- SF Single Family
  - MF Multi Family
  - L Low Density
  - M Medium Density
  - H High Density
  - UR Urban Residential
  - PO Professional Office
  - O Office
  - OLB Office, Limited Business
  - OLB-OS Office, Open Space
  - NB Neighborhood Business
  - CB Community Business
  - GC General Commercial
  - LI Light Industrial
  - PF Public Facility
  - P Park
  - MI Medical Institution
- ▲ Fire Stations
  - ▣ Public Schools
  - ▬ Planning Districts
  - ▬ Bellevue City Limits (6/2004)
  - ▬ Lakes
  - ▬ Existing Zoning O and LI;
  - ▬ Proposed Zoning MI (DA-3)



Figure 2

**Land Use Reclassification Map**

Job No.



Rezone at 1500 116th Avenue NE  
Bellevue, Washington