

*See attached letter of revision outlining the revisions made to the proposed project. Also see revised site plans.

ENVIRONMENTAL CHECKLIST
Seattle Boat/Newport Redevelopment

REVISED on 01/30/2008 - Re-Noticed on 02/07/2008

BACKGROUND INFORMATION

MAR 16 2007

PERMIT PROCESSING

Property Owner(s): **Mercer Marine, Inc. / Doug & Margie Burbridge**
Proponent: **Seattle Boat Company / Alan Bohling**
Contact Person: **Robert S. Betts**
Contact Address: **10423 Main Street, Suite Four
Bellevue WA 98004**
Contact Phone: **(425) 455-9640**
Proposal Title: **Seattle Boat/Newport**
Proposal Location: **3911 Lake Washington Blvd. SE, Bellevue, WA 98006**
See attached legal description

City of Bellevue File Numbers
07-111070-WG, 07-111073-WA,
07-111074-LO
02/07/2008
Seattle Boat Newport Marina Support
Facility Redevelopment
3911 Lake Washington Boulevard SE

SEPA Checklist Reviewed By:
David Pyle, Senior Planner
425-452-2973 - dpyle@bellevuewa.gov

Please attach an 8-1/2"x11" vicinity map that accurately locates the proposal site. [See attached]

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **Redevelop the present Mercer Marine site with continued boat repair facilities and with more intensive boat storage.**

2. Acreage of site: **1.776 acres / 77,343.08 square feet**

3. Number of dwelling units/buildings to be demolished: **12.**

4. Number of dwelling units/buildings to be constructed: **Three sets of storage racks and one enclosed structure.**

5. Square footage of buildings to be demolished: **15,261 square feet.**

6. Square footage of buildings to be constructed: **13,455 square feet.**

7. Quantity of earth movement (in cubic yards). **Approximately 1,500 cy of fill.**

8. Proposed land use: **Boat storage and repair.**

9. Design features, including building height, number of stories and proposed exterior materials: **Boat racks consist of an exposed steel framework, 30 feet high. The sales and service facility, also 30 feet high, will be a combination of a two-story commercial structure alongside a high-bay boat repair wing. The building will utilize façade "modulation" on its most visible faces, with alternating textures of materials and finishes.**

Proposal includes the demolition of existing structures, construction of a new repair/retail facility, and the construction of elevated boat storage racks. The proposal also includes the removal of 20 in-water pilings, the installation of 6 new steel pilings and the installation of a new reinforced concrete pad shoreward of the existing bulkhead to accommodate the new boatlift.

Boat racks will be designed to store 112 boats on dry storage racks and up to 62 additional boats on at grade racks or trailers.

10. Other:

- a. Estimated date of completion of the proposal or timing of phasing:

Construction is targeted for the fall of 2008.

- b. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

- i. **Geotechnical report by Zipper Zeman Associates, dated May 23, 2001**
- ii. **Phase I property assessment by Environmental Compliance and Remediation, Inc., dated January 14, 2007**
- iii. **Site Civil and Structural Engineering design of the proposed bulkhead repair and site utility design by Poggemeyer Design Group, dated March 16, 2007**
- iv. **Traffic and Parking demand analysis by TSI, dated March 16, 2007**
- v. **Critical Areas Report by the Watershed Company, dated March 16, 2007**
- vi. **Alternative landscape plan by the Watershed Company, dated March 16, 2007**

- c. Do you know whether applications are pending for government 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**

- d. 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.

- i. **Shoreline Substantial Development Permit**
- ii. **Shoreline Conditional Use Permit**
- iii. **Critical Areas Land Use Permit**
- iv. **Building Permit, including ancillary permits for demolition, MEP, alarms**
- v. **Clearing and Grading Permit, with plans for turbidity monitoring and for erosion/sedimentation control**
- vi. **Utility Developer Extension Agreement**
- vii. **Construction Stormwater General Permit (Washington Department of Ecology)**
- viii. **Right of way permits including a Road Plan and Street Lighting Plan**
- ix. **Puget Sound Clean Air Permit if buildings being demolished contain asbestos**

A JARPA application has also been submitted and is under review.

A Land Use Code Variance is also required and has been applied for.

- e. 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):

- i. Land Use Reclassification (rezone) Map of existing and proposed zoning
- ii. Preliminary [short] Plat Plan
- iii. Planned Unit Development Preliminary Plat

- iv. Clearing & Grading Permit
- v. Plan of existing and proposed grading
- vi. **Conceptual building plans**
- vii. **Conceptual Mitigation and Restoration Plan (mitigation plan contained within Critical Areas Report)**
- viii. **Site plan, boundary and topographic survey**
- ix. **Preliminary Clearing & Grading Plan**
- x. **Shoreline Management Permit site Plan**
- xi. **Alternative Landscape Plan**
- xii. **Preliminary Exterior Lighting Plan**
- xiii. **Analysis of proposal's conformance with City policies**

A. ENVIRONMENTAL ELEMENTS

1. EARTH

A. General description of the site (circle one): **flat**, rolling, hilly, steep slopes, mountainous, other.

B. What is the steepest slope on the site (approximate percent slope)?
4%

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**The Phase One Property Assessment referred to above reports the soils to be:
Alderwood gravelly-sandy loam,
Class C infiltration range,
Drainage Class: moderately well-drained**

On-site: Briscot silt loam; somewhat poorly drained, formed in alluvium under conifers and grass; dark grayish-brown about 9 inches thick at the surface; subsoil mottled grayish-brown and dark gray; moderate permeability

Critical area (wetland): Seattle muck; very poorly drained organic formed in materials derived from sedges primarily; black to about 11 inches; moderate permeability

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

No indication of unstable soils.

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

The site will be required to have fill added in order for the proposed stormwater quality facilities to gravity discharge to the adjacent shoreline of Lake Washington.

**The proposed fill material will be added from an approved borrow source.
Location of borrow source to be provided to the City prior to construction.**

**A 6" layer of mulch will be incorporated into 4,714 SF of landscape planting beds,
87 cubic yards total.**

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

City of Bellevue Best Management Practices (BMP) will be followed during clearing, grading and construction.

Erosion will be avoided during clearing and construction using methods from the City of Bellevue Temporary Erosion Control Plan. No erosion will occur from site use of the completed project.

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

60%

2. AIR

- A. What type 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.

There will be minor, insignificant emissions to the air from cars and equipment. It is likely there will be dust resulting from demolition and construction activities, although its effects will be reduced to acceptable levels by complying with the City's BMP for dust control.

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

There will be minor, standard-level emissions from traffic on SE 40th Street plus those associated from construction activities within the vicinity.

- C. Proposed measures to reduce or control emissions or other impacts to [the] air, if any.

The contractor will follow the City's regulations, BMPs, and codes in order to reduce or control emissions or other impacts to the air.

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, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.

Lake Washington abuts the site on the north and west sides, and is presently occupied/used by the marina owned by the Newport Yacht Owners Association.

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. Note approximate distance between surface of waters and any construction, fill, etc.
Construction will take place up to the ordinary high water mark with the proposed repair to the current bulkhead and proposed grading of the site.
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, if from on site.
No fill or dredging will be required for the proposed improvements.
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.
No
5. Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.
Proposal is not within a 100-year floodplain.
6. Does the proposal involve any discharge of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No discharge of waste material to surface waters, other than stormwater runoff are anticipated from the proposed marina's roofs and pavement areas. All waters used in the maintenance facility will be recycled using current recycling technologies. Stormwater discharge will be subject to water quality treatment requirements specific to the current stormwater manual.

The project has been amended to include the removal of 20 in-water pilings, the installation of 6 in-water steel pilings, and the installation of a reinforced concrete pad shoreward of the existing bulkhead. These project revisions were added to accommodate the proposed new boatlift that will be used to transport boats to and from the dry rack storage. No fill aside from that associated with the reinforced concrete pad is proposed.

B. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No groundwater will be withdrawn. Irrigation water will infiltrate in planted areas.
2. Describe waste material that will be discharged into the ground from septic tanks or other sources if any. 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.
There will not be any on-site waste disposal. Sanitary waste from the redevelopment will be discharged into an existing municipal sewer line within SE 40th Street.

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 will be collected in a series of catch basins and routed through compost filters for water quality treatment. Treated water will

discharge to Lake Washington. Water quality of discharged water will meet or exceed water quality standards.

Water used for boat servicing and washing will be collected separately from stormwater and other runoff. It will be recycled using a washwater recycling system that does not release water. Sludge distilled during recycling will be disposed of off-site.

2. Could waste materials enter ground or surface waters? If so generally describe.
All storm water will be collected and treated for quality before being discharged. There is a possibility that pollutants such as sediment, oil, grease, or fertilizers could enter ground water through on-site landscaping.

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

Water used in boat servicing will be recycled and will not enter catch basins, ground water, or surface water. All storm water will be treated for quality; this represents an improvement over the present situation, in which water discharges untreated to Lake Washington. The overall impact to water quality in Lake Washington will be positive.

4. PLANTS

- A. Check [X] 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, butter cup, bulrush, skunk cabbage, other
 _ water plants: water lily, eel grass, milfoil, other
 _ other types of vegetation

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

No significant trees will be removed. Approximately 6,477 SF of existing lawn will be removed. All existing shrubs will be removed, approximately 395 SF, including juniper, azalea, and non-native rhododendron. Existing grass and ornamental shrubs totaling 6,872 SF will be removed, but will be mitigated with 4,714 square feet of native shrubs.

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

None known on or adjacent to the site.

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

Native tree, shrub and groundcover species will be installed on 4,714 SF along parking stalls and the property edge at the northern extent of the property, around the proposed showroom and office, and along one proposed storage unit (see plans).

Grass will be planted in 2,983 SF of permeable GrassPave System under the proposed open storage unit (see plans).

5. ANIMALS

- A. Identify [**shown in bold face**] 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 (likely near site), other: waterfowl**

Mammals: **deer, bear, elk, beaver (likely near site), other: rodents, raccoons (likely near site), muskrat**

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

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

None on the site. Bald eagles use all areas of Lake Washington for foraging. Adult and juvenile chinook and coho salmon (listed as Threatened and Species of Concern under the Federal Endangered Species Act, respectively) and steelhead (proposed Threatened) migrate through Lake Washington. Lake Washington also contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

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

Adult and juvenile salmon migrate up and downstream, respectively, through Lake Washington. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.

- D. Proposed measures to preserve or enhance wildlife, if any.

No wildlife, except possibly some common songbird species, is likely to occur on the site. Species near the site will benefit primarily from the treatment of water that presently runs into Lake Washington without being treated for quality. No net loss of vegetation will occur on the site, so any wildlife that does exist on-site will not be negatively affected. Fish habitat will be improved by the additional of native plant species along the northern edge of the property to the ordinary high water mark.

6. ENERGY AND NATURAL RESOURCES

The site is currently developed with a Marina Support Facility that is limited in potential to provide habitat for wildlife.

- A. What kinds of energy (electric, natural gas, oil, wood, stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The site will use both electric and gas for the proposed energy use as under the current conditions. At this time it is assumed both energy sources will be used for heating purposes.

- 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 on this proposal?
List other proposed measures to reduce or control energy impacts, if any.
None.

7. ENVIRONMENTAL HEALTH

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

The possibility exists of spill or other hazard associated with operation and fueling of any equipment used to construct the project. There would be a small risk of fuel spill or contamination by petroleum products or other solvents or chemicals from boats using the completed project.

1. Describe special emergency services that might be required.
Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, or other exposure) occurs involving toxic chemicals or hazardous wastes, the local fire department and emergency medical services would respond. Any non-hazardous accidents may also require medical services. The full range of safety and accident response supplies will be on-site to treat any emergency during construction.
2. Proposed measures to reduce or control environmental health hazards, if any.
Construction of improvements will be consistent with procedures set forth in both OSHA and WSHA regulations.

B. Noise

1. What type of noise exists in the area that may affect your project (i.e. traffic, equipment, operation, other)?
Noise in the project area originates from traffic on SE 40th Street, the City of Bellevue boat launch at the end of this street, and from operation of boats using the adjacent marina.
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 noise impacts will occur from equipment operations during construction. Long-term noise impacts will be due to operation of the lift equipment in order to store and retrieve boats.
3. Proposed measures to reduce or control noise impacts, if any.
The facility will comply with existing regulations addressing hours for construction activity and use of heavy machinery such as the boatlift.

8. LAND AND SHORELINE USE

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

Short term noise associated with the operation of construction equipment is probable. To minimize impacts from construction noise, all construction will comply with the requirements of City of Bellevue Municipal Code Chapter 9.18.
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The site is used by Mercer Marine, a boat repair and storage facility. A marina is at its west and north sides. Storage of boats on trailers is at its east side, while single-family homes are across SE 40th Street on the south side. SE 40th Street is used as a public boat launch maintained by the City of Bellevue.

- B. Has the site been used for agriculture? If so, describe.
No.
- C. Describe any structures on the site.
One office and three additional buildings use for boat service and repair.
- D. Will any structures be demolished?
Yes.
- E. What is the present zoning classification of the site?
R 2.5
- F. What is the current comprehensive plan designation of the site?
Single-Family Medium (SF-M).
- G. If applicable, what is the current shoreline master program designation of the site?
Shoreline Overlay.
- H. Has any part of the site been classified as an "environmentally sensitive area"? If so, specify. (If unsure, check with the City.)
No. The site is adjacent to Mercer Slough, a Category I wetland, and Lake Washington, a Shoreline of Statewide Significance and Shoreline Critical Area.
- I. Approximately how many people would reside or work in the completed project?
Fourteen employees, no residents.
- J. Approximately how many people would the completed project displace?
None.
- K. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any.
The project is replacing existing boat repair and storage uses with similar repair activities although with more intensive (vertical) boat storage. The structures will conform to provisions set forth in the City's Comprehensive Plan and its Land Use Code.
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?

30 feet.

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

Some views may be impacted above the level of the existing structure when facing west from the east end of the project site. No impact is expected at eye level beyond those caused by the existing buildings.

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

Landscape planting will be incorporated into the south side of the showroom/ office building and one bay of the proposed storage unit, which may visually screen the view of the buildings from the street and neighborhood to the south.

11. LIGHT AND GLARE

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

The project will use compact HID luminaire floodlights mounted on the proposed structures at approximately 25-foot spacing. The site will be illuminated between dusk and dawn.

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

No.

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

None

- D. Proposed measures to reduce or control light and glare impacts, if any.

Because the boat racks will be secured at night, the lighting between the racks can be set to reduced levels during night hours. There will be lighting along the north side of the racks installed for the safety of those using the parking in that area; those fixtures can be mounted and aimed downward to mitigate residual glare to the surrounding community.

12. RECREATION

- A. What designated and information recreational opportunities are in the immediate vicinity?

The site is adjacent to the SE 40th Street Boat Launch which is a City of Bellevue Public Park. Currently, this boat launch is frequently used by the public. This facility is expected to enhance the opportunities that currently exist in this park by providing support facilities (repair and retail).

The site is not adjacent to any parks. The site is adjacent to Mercer Slough wetland, which includes in its central and northern extents Mercer Slough Nature Park. The Park does not abut the project site at any point.

There is a public boat launch just southwest of the project area. Newport Yacht Club maintains boat moorage adjacent to the site.

- 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 known.
- B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
The site is adjacent to Mercer Slough, a Category I wetland which includes in its central and northern extents Mercer Slough Nature Park. The Park is identified as "regionally significant" in the Bellevue Parks and Open Space Systems Plan. The Park itself does not directly abut the site.
- C. Proposed measures to reduce or control impacts, if any
No impacts are expected.

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.
Access will be provided via two driveways from SE 40th Street, a two-lane local street.
- B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not served by public transit. The nearest transit stop is more than one mile away.
- C. How many parking spaces would the completed project have? How many would the project eliminate?
The completed project will have 144 parking stalls. The proposed project does not propose to eliminate the current total number of stalls.
- 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 proposed street improvements will be associated with the project except pavement restoration for the proposed utility tie in points to the existing City main systems. An existing access point off of SE 40th Street will be relocated to the north in order to improve on site circulation.

- E. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

Yes. The site is adjacent to a marina condominium with about 400 slips, so there are pleasure craft moving in and out of the area regularly. Likewise, SE 40th Street serves a public boat ramp. There should not be any noticeable increase in waterborne activity because the rack storage replaces much of the trailered boat storage that is presently located on the property. Some portion of the existing boat storage is likely to use the stacked dry storage, and this should reduce some of the impact on the boat ramp, particularly on peak use days.

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

No new trips are expected to be generated by this project because the number of boats stored on the site and the building area will be reduced with the reconfiguration of the site. Further, the parcel on which the trailered boats are currently stored will be redeveloped for some other use under a separate application. It is likely that the trip generation will decline slightly and that activity associated with the boat ramp, particularly peak day use queuing, will be reduced as existing ramp users elect to locate their boat in the new rack storage facility.

- G. Proposed measures to reduce or control transportation impacts, if any.

Although the project will be smaller and the reconfiguration will establish 36 more parking spaces than presently exist (a total of 44 parking spaces), there may be peak days when the parking demand for this facility will exceed the available supply. Since this potential is limited to a very limited number of days each year, it is suggested that parking be monitored and if warranted, a Parking Management Program will be established to manage the parking. Possible suggested elements for such a program are outlined in the Traffic and Parking Analysis (appended).

The project file includes a parking and trip generation study that addresses the site access and parking requirements for similar facilities throughout the nation.

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.

As this proposal is a redevelopment of existing uses, but with more intensive storage of boats, it is possible that the increase may actually lower the demand for using the City's adjacent boat launch facility.

- B. Proposed measures to reduce or control direct impacts on public services, if any.
Boat storage racks will have locked gates and video surveillance during nighttime hours. This should minimize the need for police services related to potential theft or vandalism.

16. UTILITIES

- A. Identify (**in bold face**) the utilities currently available at the site:

<u>electricity</u>	<u>natural gas</u>	<u>refuse service</u>	<u>water</u>
<u>telephone</u>	<u>sanitary sewer</u>	septic system	other: <u>cable, storm</u>

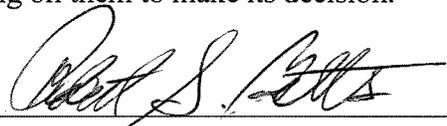
- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

The proposed project will reconfigure the existing onsite drainage system in order to improve the quality of the water runoff. A new water system will be required onsite to meet the fire code and demand for the proposed structure sprinkler systems. The existing and proposed utility providers for the site are Qwest, PSE, Allied Waste, and the City of Bellevue Utility Department for water, sanitary sewer and stormwater.

Utilities are already present within the right-of-way for S.E. 40th Street

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 

*See attached letter of revision outlining the revisions made to the proposed project. Also see revised site plans.

Date Submitted: 3/16/07