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.	08-129316-LD and 08-129318-LO
Project Name/Address:	Children's Hospital 1500 116th Ave. NE
Publish:	September 25, 2008
Minimum Comment Period:	**October 9, 2008**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] 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
PROCESSING

Proposal Title: Children's Bellevue Ambulatory Surgical Center

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: Children's would construct an ambulatory surgical center, providing pediatric outpatient surgery, diagnostic and imaging, clinic, lab, pharmacy, and coffee shop. Also proposed is a two level parking garage.

1. **General description:** The proposal would construct an approximately ~~80,000 to 83,000~~ 85,000 square foot ambulatory surgical center, which would provide pediatric outpatient surgery, diagnostic and imaging, clinic, lab, pharmacy, and coffee shop. Also proposed is a two level, 237 ~~230~~ stall parking garage, partially below grade.
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:** One building
5. **Square footage of buildings to be demolished:** None
6. **Square footage of buildings to be constructed**: Approximately 80,000 to 83,000 gsf

7. **Quantity of earth movement (in cubic yards):** Approximately 20,000 cubic yards

8. **Proposed land use:** DA-3 (per Ordinance Nos. 5830 and 5831, August 13, 2008)

9. **Design features, including building height, number of stories and proposed exterior materials:** The building would be approximately 45 feet high (2 stories), with a concrete and glass curtain wall exterior.

10. **Other** N/A

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

There would be one phase of construction, anticipated to be completed in the second or third quarter of 2010.

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

None known at this time.

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.

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.

Design Review (City of Bellevue)
Critical Areas (City of Bellevue)
Clearing and Grading Permit (City of Bellevue)
Alternative Landscape Option Permit (City of Bellevue)

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.

The purpose of the proposed grading would be to allow for footings and foundations for the main building, for underground parking, for an access road to the north of the building and for a detention pond east of the buildings (approximately 20,000 cubic yards would be excavated). Temporary stockpiling of approximately 10,000 cubic yards may occur during construction.

The proposed fill would be structural fill from both on and off-site (approximately 5,000 cubic yards), and the source of the fill would be from an approved borrow source. The location of borrow would be provided to the City prior to construction.

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

Erosion would be avoided during clearing and construction using methods from the City of Bellevue temporary Erosion Control Plan. City of Bellevue Best Management Practices will be followed during clearing, grading and

construction. No erosion would occur from site use of the completed project. Shoring walls would be constructed to the north, south, and west, eliminating the existing steep slope.

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

Approximately 45 percent of the site would be covered with impervious surfaces after project construction.

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

Construction BMPs.

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.**

Emissions from dust and automobile could occur during construction. Automobile emissions would occur after project completion.

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

None.

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

Appropriate measures to control dust during construction activities will be followed. Auto emissions would be similar to the levels from nearby facilities and would not require mitigation.

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.

Yes, work that would take place within the 200 foot wetland buffer include

grading for a detention pond, maintenance road, landscaping and paths (see Figure 2).

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

(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.

No groundwater would be withdrawn. Irrigation water would infiltrate into the ground water in planted areas.

(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 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 would be collected in a series of catch basins and routed to a combined detention and stormwater wetland for treatment and detention. Treated water would discharge to the onsite wetland, and from the wetland to the drainage ditch along the eastern edge of the site.

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

No.

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

A combined detention and stormwater wetland would be installed to treat and detain stormwater runoff according to City of Bellevue Stormwater Code 24.06.130.

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?

Trees (135) and shrubs within the limit of new construction will be removed from the site. The majority of the tree species to be removed are Cottonwood and Alder trees. The existing shrubs to be removed are mostly invasive blackberry and some native understory All vegetation within the wetland or within the 60 foot wetland buffer would be retained.

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:

The proposed landscaping will exceed the basic code requirements of the City of Bellevue. The proposed landscaping will remove invasive species from the limits of construction and will provide a native evergreen and deciduous buffer zone at the north edge of the site. The landscape plan for the remaining site

interior will enhance the vegetation in this neighborhood by providing appropriate plant species.

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.

The project would use electricity and natural gas for heating, cooling, and running equipment.

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

The project would not affect the potential use of solar energy as it is similar in height to surrounding buildings.

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:

Standard energy conservation measures will be used wherever practical.

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, 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)?**

There is general traffic noise and noise from the railroad nearby, but it would not affect the project.

(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 from vehicles would be created during the hours of operation (from 7:00 a.m. to 11:00 p.m.). An emergency generator would be constructed within the building with an exterior exhaust. This generator would be tested weekly.

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

All noise levels, including the emergency generator, would be within the existing noise code; therefore no mitigation measures are necessary.

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 would be demolished.

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

The current zoning classification of this site is DA-3, per Ordinance Nos. 5830 and 5831 effective August 13, 2008.

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.**

The steep slopes of 40+ percent onsite are classified as a critical area, however grading and shoring walls would eliminate this steep slope.

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

Approximately 110 people would work in the center.

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 would be approximately 45 feet. The principal building material would be concrete and a glass curtainwall.

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

As the building height would be consistent with the surrounding buildings, no views would be altered or obstructed.

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

N/A

11. LIGHT AND GLARE

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

All lighting would meet code requirements. The main sign for the center would be backlit 24 hours a day. Indoor lighting would occur between 7:00 a.m. and 11:00 p.m. Glare could be produced during sunrise and sunset from the glass curtainwall.

All but five parking stalls are below the building and plaza so light produced would be minimal and only to the east. The plaza, patient drop-off area, and five parking stalls would have lighting for safety. Outdoor lighting would be directed downwards.

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.

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

All lighting would meet applicable City of Bellevue codes. No mitigation measures are required.

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:

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.

The site is located on and would be accessed from 116th Ave NE. One main driveway from 116th Ave NE would serve the parking garage and the drop-off and loading area. A second driveway would provide access to a service road at the north end of the building for deliveries and other facility related needs (see Figure 2 for the proposed site plan).

Other roadways in the project vicinity include Interstate 405, NE 12th Street, NE 8th Street, Bel-Red Road, and 124th Avenue NE.

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

The table below shows King County Metro Transit Routes that stop within 0.5 miles of the project site.

Public Transit Service

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.

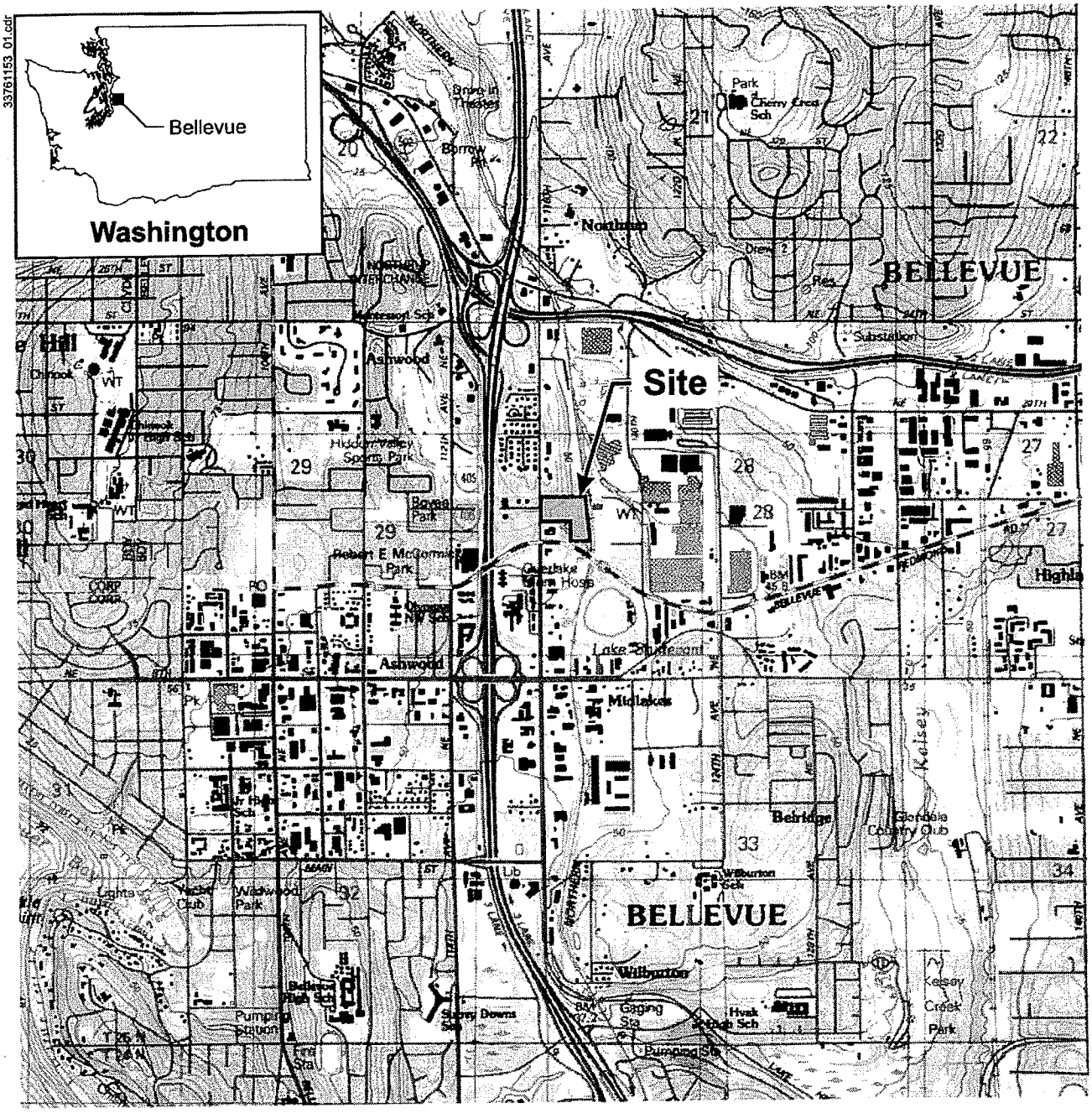
Signature.....

Date Submitted.....8/15/08.....

Appendix A

Figures

Figure 1 – Site Location
Figure 2 – Proposed Site Plan



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

N

0 0.5 1

Approximate Scale in Miles

Figure 1

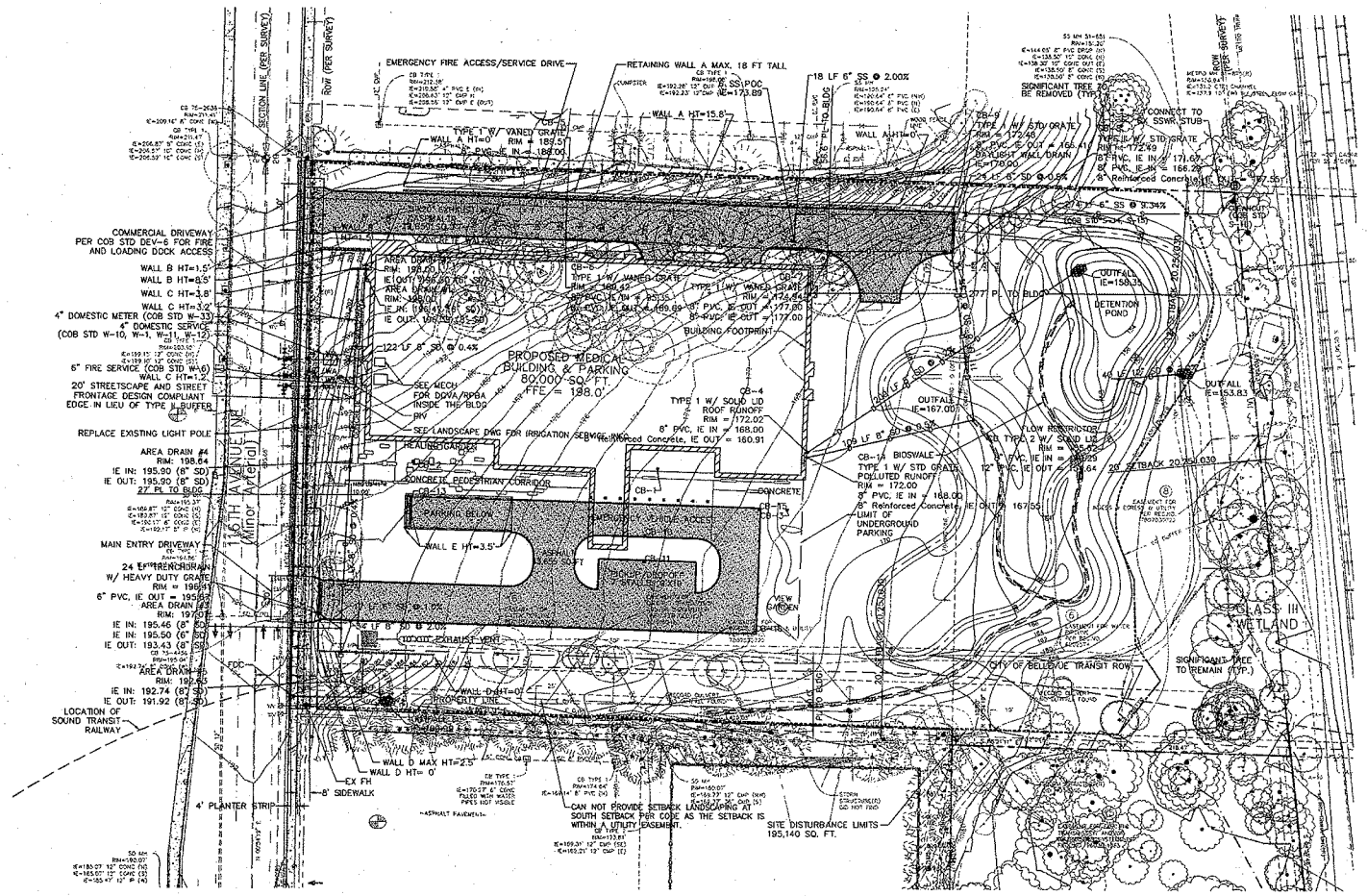
Site Location

Job No. 33761153

URS

Children's Bellevue Ambulatory Surgical Center
Bellevue, Washington

SW 1/4 SECTION 28, TOWNSHIP 25 N, RANGE 5 E, W.M.



LEGAL DESCRIPTION:

PARCEL A:
LOTS 3 AND 4, BELLEVUE SHORT PLAT NO. 78-43 AS RECORDED JULY 3, 1978 UNDER RECORDING NO. 7807030722, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF LOT 3 OF SAID SHORT PLAT.

PARCEL B:
THAT PORTION OF THE SOUTH 267.6 FEET OF THE NORTH 634.7 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY;

EXCEPT THE NORTH 242 FEET OF THE WEST 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF FOR 116TH AVENUE NORTHEAST;

AND EXCEPT THE SOUTH 26.6 FEET OF THE WEST 250 FEET THEREOF.

PARCEL B-1:
A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL B AS GRANTED AND SET FORTH IN DOCUMENT RECORDED AUGUST 2, 1978 UNDER RECORDING NO. 7908020842, RECORDS OF KING COUNTY, WASHINGTON.

IMPERVIOUS AREAS:

BUILDING:	60,919 SQ FT
ASPHALT:	25,814 SQ FT
WALKWAYS:	4,461 SQ FT
DETENTION POND:	3,850 SQ FT
MAINTENANCE ROAD:	2,748 SQ FT

NAME OF PREPARER:

JEFF GIUZIO (206) 808-7848

THE SENECA REAL ESTATE GROUP, INC.
1191 SECOND AVE., SUITE 1500
SEATTLE, WA 98101

206.628.3150 (TEL)
206.628.7105 (FAX)

SCALE
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-424-5555
(EXCLUDING UTILITY LOCATIONS ARE APPROX.)

DESIGN REVIEW
NOT FOR CONSTRUCTION

HORIZONTAL DATUM: NAD 83/91 North Zone
VERTICAL DATUM: NAVD 88
BENCHMARK: BM No. 199 Elevation 189.14 feet

DRAINAGE MAP # G 6
WATER GRID # G 6
SEWER GRID # G 6

DESIGN REVIEW

BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY BUSH, ROED & HITCHINGS, INC. EXISTING UTILITIES AND GRADE DETERMINATIONS ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE AND THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA NOT SHOWN ON THE PLANS. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES BY OBTAINING LOCATES PRIOR TO STARTING CONSTRUCTION AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

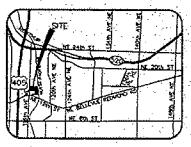


FIG. 2