



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Parks and Community Services Department

LOCATION OF PROPOSAL: 585 112th Ave SE

NAME & DESCRIPTION OF PROPOSAL: Surrey Downs Park Master Plan

Non-project SEPA review of the Surrey Downs Park Master Plan. The Master Plan is being prepared in anticipation of future redevelopment of the Surrey Downs Community Park. The proposal considers the reconfiguration of the park space with enhanced recreation facilities in conjunction with three different building and programming scenarios within a planned space along the eastern portion of the park and 112th Ave SE.

FILE NUMBER: 08-116082-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **01/22/2009**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

[Handwritten Signature]
 Environmental Coordinator

01/08/2009
 Date

OTHERS TO RECEIVE THIS DOCUMENT:
 State Department of Fish and Wildlife
 State Department of Ecology,
 Army Corps of Engineers
 Attorney General
 Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Environmental Review and State Environmental Policy Act
Threshold Determination**

Proposal Name: **Surrey Downs Park Master Plan**

Proposal Address: 585 112th Ave SE

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File Number: **08-116082-LM**

Applicant: Bellevue Parks and Community Services Department

Decisions Included: SEPA Threshold Determination

Planner: David Pyle, Senior Planner

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland

Carol Helland, Environmental Coordinator
Development Services Department

Application Date: May 22, 2008
Notice of Application Publication Date: July 10, 2008
Date of Final Transportation Study: November 4, 2008
Notice of Decision: January 8, 2009
Appeal Deadline: January 22, 2009

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Proposal Description and Objectives

A. Objective

The development of the Surrey Downs Park Master Plan is intended to provide the City of Bellevue Parks and Community Services (Parks) Department a long-term plan for future capital improvements and construction projects located within the Surrey Downs Park. Completing the Park Master Plan for Surrey Downs Park will lay the groundwork for the site's redevelopment and potential phased implementation. Currently, there are approximately seven million dollars earmarked from various sources for the redevelopment of this park. The master planning process is described in greater detail in Section V below.

This analysis focuses on a comparative evaluation of the environmental consequences of three principal alternatives that are or have been under consideration by the Parks Department as part of the process to develop a master plan for the Surrey Downs Park. The purpose of this analysis is not a review of public sentiment towards a specific proposed project. Rather, this analysis evaluates a range of proposed actions, concepts, and plan elements being considered; assesses comments from the public regarding potential environmental impacts; and identifies existing codes and policies that ensure potential impacts are addressed during the project review phase. The purpose of this analysis is to allow decision makers to disclose, and mitigate where necessary, adverse environmental impacts occasioned by the various alternatives for the proposed action (Surrey Downs Park Master Plan).

B. Existing Site Conditions

The Surrey Downs Park site is approximately 11.5 acres in size, and is defined as a "Community Park." The site is currently developed with two uses, a Community Park and a County Courthouse.

The existing courthouse use consists of a 32,810 square foot structure (King County Assessors Office Records) that provides service to the Cities of Bellevue and Beaux Arts, and utilizes approximately thirteen percent (1.5 acres) of the site for operations, not including parking. The Courthouse operates under standard business hours and seldom hosts special events. The Courthouse shares parking with the park use.

The existing park use includes two ball fields (set up for baseball use), an open play field, a basketball court, a children's play area, recreational trails, a remnant hazelnut grove, and parking shared with the court. The park use utilizes approximately eight acres or seventy percent of the site as public park space, not including parking.

Under the existing use and design, access and parking are shared by the park users and court customers. Shared parking currently occupies approximately two acres, or sixteen percent of the site area. The existing parking lot provides approximately 127 parking spaces. The parking lot is accessed by two driveways off of 112th Ave SE. These two driveways currently serve as the primary entrance to the park/courthouse

in addition to three pedestrian “portals” on the western, southern, and northern ends of the site where park trails connect to City streets and sidewalks. An aerial photo of the existing site conditions is included as **Figure 1** below. Photos of the existing park conditions are included as **Attachment I**.

Figure #1 – Existing Site Conditions



C. Proposed Site Conditions

The proposed Master Plan consists of two main components. The first component, a traditional park use, occupies approximately two thirds of the property along the western portion of the site. The amenities proposed in this area include a park and open space element with a programmed sports meadow and two baseball fields that

can be overlaid by soccer fields. This area also includes an un-programmed area open for public use that may include outdoor features such as a great lawn, playground, basketball court, climbing wall, skate spot, picnic area/small shelter, discovery trail, walking trails, labyrinth, gardens, restrooms, and a dense vegetated buffer along the park property boundary adjacent to the single family residences of Surrey Downs neighborhood. A map of this portion of this site is included in **Figure 2** below.

Figure #2 – Proposed Park Space Design



The second component is a proposed building area within the site referred to as the “development zone” where a community center could be located (See Figure 2 above). The proposed master plan includes three scenarios of varying intensity contemplated within this zone. Scenarios range from a “no building” alternative to a “large building” alternative. These scenarios are graphically presented below accompanied by a short description. Each of these scenarios is proposed in conjunction with the broader park element described and displayed in **Figure 3** below. A complete description and graphic representation of the proposed alternatives is included in **Attachment II**.

Figure #3 – Development Zone Space Design



Scenario #1: The most limited under the three scenarios, this is the “no building” concept. Development under this concept is limited to an extension of the park trail network, rest rooms, a picnic area, and a surface parking lot designed to serve the park and accommodates approximately 70 cars.



Scenario #2: This is the “Small Building” alternative and consists of an extension of the park trail network, rest rooms, a small community center building of approximately 20,000 sq ft. and a surface parking lot that would accommodate approximately 90-125 cars.



Scenario #3: The maximum build scenario (or “Large Building” option), this concept includes an extension of the park trail network, rest rooms, a larger community center of approximately 45,000 sq ft with a structured or underground parking facility for approximately 250 cars.

II. Environmental Record

The environmental summary consists of analysis based on the following documents, studies, and public comments submitted into the environmental record or, if noted, incorporated by reference:

- Surrey Downs Park Master Plan map showing proposed park recreation facility improvements and three building program alternatives prepared by The Berger Partnership Landscape Architects after a three part public scoping process in the spring of 2008. (See **Attachment II**)
- Environmental Checklist and Supplemental Sheet for Nonproject Actions, prepared by Scott VanderHyden with Bellevue Parks Department on May 22, 2008. Reviewed and annotated by David Pyle on July 10, 2008. (See **Attachment III**)
- Supplemental background information on the Surrey Downs Park Master Plan process available on the City's website, including public involvement plans, public meeting summaries, Parks Board and City Council minutes, and public meeting presentations. (See **Attachments IV.1** through **IV.9**)
- Surrey Downs Park Hazelnut Tree Assessment prepared by WSU in December 2007. (See **Attachment V**)
- Surrey Downs Park Master Plan Traffic Impact Analysis prepared by The Transpo Group in September of 2008 and amended in November of 2008 . (See **Attachment VI**)
- Public comment received during the SEPA review comment period. (See **Attachment VII**)

III. Property History

The City has long envisioned acquiring the Surrey Downs site (546 112th Avenue SE) with the intent of building a public park. A part of the community for over 40 years, the property was the home of Surrey Downs Elementary School from 1960-1986.

In 1986, the Bellevue School District sold the property to King County, who continues to use the facility as a District Court. King County also leased the school structures not dedicated to courthouse use for pre-kindergarten day care and kindergarten uses . After the County's acquisition of the property, the City entered into an agreement with King County to utilize the southern one-third of the site as a public park including two small ball fields, a children's play area, basketball court, a remnant hazelnut tree grove, and

trails.

In 2005, the City finalized the acquisition of the entire Surrey Downs Park property from the County to facilitate the development of a public park. The southern wing of the courthouse building (the portion of the old elementary school building dedicated to childcare use) was demolished in 2006 and redeveloped into an un-programmed open play field. Today, the District Court and accompanying offices occupy the north portion of the parcel under a lease agreement with the City and the City manages the remainder of the property as a community park.

IV. Property Description

A. Vicinity Description

Located in the Southwest Bellevue Subarea, the Surrey Downs Park is listed by the Parks Department as a “Community Park.” The park is located on a plateau above the northern reach of the Mercer Slough. The park is bordered to the north, south, and west by the Surrey Downs neighborhood, to the east by 112th Ave SE and areas of commercial development. The park is within five minutes walking distance to Bellevue High School and ten minutes walking distance to downtown Bellevue.

B. Comprehensive Plan Land Use Designation

The Surrey Downs Park and adjacent (to the south, north, and west) community are designated as single family high density (SF-H) by the City’s Comprehensive Plan. The commercial developments on the east side of 112th Ave SE are designated as office and limited business (OLB).

C. Zoning

Consistent with the Comprehensive Plan Land Use Designation of SF-H, the property and adjacent neighborhood are zoned to allow for the development of four single family units per acre (R-4). Also consistent with the Comprehensive Plan, the commercial properties to the east of 112th Ave SE are zoned for commercial development under the Office and Limited Business zoning designation (OLB).

V. Project History

A. Project Timeline and Public Process

The Surrey Downs Park Master Plan process began in September of 2007 when the City Council approved a conceptual design contract with the Berger Partnership to begin the process. Following this initiating action, the Parks Department has completed a series of public meetings and has worked towards the final design concept that is presented in Section II of this analysis. The public process completed to date is outlined in Figure 4 below and details on each of the meetings and reports identified are included as **Attachment IV**.

Figure #4 - Surrey Downs Park Master Plan Project Benchmarks

September 4, 2007	Council approves design contract with The Berger Partnership through passing of Resolution No. 7616. See Attachment IV.1.
November 14, 2007	Staff publish a Public Involvement Program for the Master Plan process. See Attachment IV.2.
November 15, 2007	Project Kick-off Community Workshop held at Bellevue High School. 35 attended (2,900 households invited by mail). See Attachment IV.3.
November 2007	City website created with questionnaire for public comment. See Attachment IV.3.
Late January 2007	Comments from website questionnaire compiled and reviewed. See Attachment IV.3.
January 31, 2008	2 nd Community Workshop held at City Hall – four alternative master plans (schemes) presented. 140 attended (2,900 households invited by mail). See Attachment IV.4.
February 12, 2008	1 st Park Board Meeting – four alternative master plans (schemes) presented. See Attachment IV.5.
February 21, 2008	Surrey Downs Community completes community survey on community preference for redevelopment of Surrey Downs Park. Results forwarded to the City for review and incorporation into planning process. See Attachment IV.6.
April 1, 2008	3 rd Community Workshop held at City Hall – preferred Park Master Plan and building parameters presented. 40 attended (2,900 households invited by mail). See Attachment IV.7.
May 13, 2008	2 nd Park Board Meeting – proposed Master Plan and building parameters recommended for approval. See Attachment IV.8
May 19, 2008	Parks Department Staff present status of Master Plan process to City Council. See Attachment IV.9
May 22, 2008	Parks Department submits application for non-project SEPA review. The application and associated application materials are available in the project file and are described in detail in this staff report.
July 10, 2008	SEPA Notice of Application posted in the City's Permit Bulletin and 14 day public comment period initiated. Comment received is included in Attachment VII.
November 4, 2008	Parks Department completes final preliminary parking and traffic study for the proposed Master Plan. A copy of the parking and traffic study is included as Attachment VI.

B. Planning History

Through a series of community meetings the Parks Department Master Plan Design Team used community feedback to develop the proposed master plan concepts. Comments received from the community were used to identify preferred alternatives, modify the proposed design, and establish objectives for park use and amenities. Comments received during the scoping process completed by the Parks Department are included in **Attachment IV**.

During review of alternatives identified by the Parks Department, the design team determined that, due to the complexity of managing public feedback and developing a partnership with community organizations, a separate process would be needed to select a specific building program that fits the park site. To accommodate a range of potential building options, the master plan concept was developed without a recreation/community center and a "building zone" (see Figure #2 above) was instead included as a placeholder to allow for future discussions about building and parking to occur. In addition, a set of parameters were proposed that would place limitations on the building zone to provide assurance that a future community center would not overwhelm the remainder of the park. The parameters identified are intended to govern the location and size of the building zone, the building height, and general building uses. These parameters are recommended to be adopted as part of the Surrey Downs Park Master Plan and will provide guidance in the development of the building zone. The building parameters are included as **Attachment IV.8**. Examples of three different building program alternatives that are consistent with the building parameters are included in Section I.C above.

C. Subsequent Actions

For the purposes of developing the Surrey Downs Park Master Plan, project phasing was considered to accommodate the variability of future funding. The Master Plan concepts were developed based on anticipation of funding through a Parks Levy that was pending approval as part of the November 2008 ballot for Bellevue residents. Planned "build out" of both the traditional park space and the building zone is difficult to predict and is based on available funding. With the passing of the Parks Levy in November of 2008, the Parks Department has secured funding for the traditional park space portion of the project, while the building zone is subject to further refinement and partnership negotiation. Funding will likely come from a combination of the approved park levy, fundraising, capital improvement program, grants, and community partnerships.

Following the issuance of this SEPA threshold determination for the Surrey Downs Park Master Plan and after any required subsequent approvals by the City Parks Board and the City Council, the City Parks Department may choose to submit development application to redevelop the site in accordance with the range of alternatives analyzed in this report. The following is a general list of permits and approvals required should the Parks Department choose to pursue redevelopment of the Surrey Downs Park site:

- **Project SEPA Review (BCC 22.02)**: Triggered by projects with more than 500 cubic yards of cut and fill, and for projects where more than 4,000 square feet of new commercial or recreational space is proposed.
- **Conditional Use Permit (LUC 20.30B)**: Required to develop a recreation/community center within a single family district/zone.
- **Critical Areas Land Use Permit (LUC 20.30P)**: Required for any development activity within the areas of steep slopes identified along 112th Ave NE.
- **Demolition Permit (BCC 23.10)**: Required to demolish the existing courthouse structure.
- **Clearing and Grading Permit (BCC 23.76)**: Required to redevelop the site. Includes review of all grading activity and proposed site management practices during construction.
- **Building Permit (BCC 23.10)**: Required to redevelop the site. Includes review of all new proposed structures including climbing walls and children's play structures.
- **Sanitary Sewer Permit (BCC 24.04)**: A side sewer permit and inspection are required for reconnection. Construction over side sewer pipe is not allowed.
- **Water Service Permit (BCC 24.02)**: The water service shall be disconnected on the customers side of the water meter prior to the proposed demolition. The customer should verify of the existing water service will meet the demand of the new proposed structure(s).
- **Storm Drainage Permit (BCC 24.06)**: Required for the design review, plan approval and field inspection of detention and/or water quality systems. Storm drainage infrastructure must be designed by a professional civil engineer to the current Bellevue Utility Codes and Storm Drainage Engineering Standards. The property owner is required to maintain the existing drainage patterns and discharge drainage in a manner and location that existed prior to development. If the amount net new impervious surface is greater than 4,999 square feet then flow control will be required. Water quality treatment for conventional pollutants is required if the commercial improvements generate 5,000 square feet (or more) of pollution generating surface (e.g. driveway area).

VI. Comprehensive Plan Policies

Applicable policies the proposed Master Plan responds to are:

A. Parks Policies

POLICY PA-2 Support a region wide park and open space system.

POLICY PA-4 Equitably distribute neighborhood park and recreation opportunities by type throughout the city.

POLICY PA-18 Develop a variety of active and passive facilities in a coordinated system of neighborhood and community parks.

POLICY PA-19 Develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long term efficiency.

POLICY PA-27 Designate active and passive recreation uses and cultural use of parkland through the master plan approval process.

Redevelopment of this site will enhance the range of activities and improve Bellevue's park and open space system will enhance the diversity of recreation alternatives and opportunities offered.

POLICY PA-8 Coordinate park planning, acquisition, and development with other city projects and programs that implement the Comprehensive Plan.

Completion of the Surrey Downs Park Master Plan will ensure that future redevelopment of this site is consistent with a common vision. Additionally, the establishment of the Master Plan will ensure that any outside proposals to utilize the Surrey Downs site will restore site conditions consistent with the vision for the park.

POLICY PA-10 Actively seek funding from a variety of sources to help implement a park acquisition and development program.

POLICY PA-11 Develop partnerships with school districts, other public agencies, and private groups to meet the open space and recreation needs of the city and region.

POLICY PA-14 Develop partnerships with other public agencies and the private sector to meet the demand for cultural and recreational facilities in the city.

POLICY PA-15 Develop partnerships with not-for-profit organizations in planning, developing, and utilizing facilities.

POLICY PA-20 Promote a diversity of privately funded recreational and cultural

facilities throughout the city, especially in coordination with major employment centers.

POLICY PA-35 Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

Through establishing a set of development zone parameters to be used in the development of a building program for the site, the master plan allows the Parks Department to negotiate with potential partners and seek funding to develop a recreation/community center.

POLICY PA-29 Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

Instead of developing a new park on currently undeveloped land, the Proposed Master Plan is in compliance with this policy in that it will re-develop the Surrey Downs Park site with a new enhanced park that meets current Parks site management practices and provides accessibility and opportunity for all user types while reducing impacts on adjacent properties through proper planning.

B. Southwest Bellevue Subarea Policies

POLICY S-SW-14 Design future development of community facilities and parks to be compatible in scale and density with the existing development.

Through the development of a Master Plan, the Parks Department has considered various alternatives working closely with the community to select an alternative with the least impact to the community while maintaining the ability to develop a park resource that will serve the broader community. The park space design and development zone parameters ensure future development on the property will be compatible in scale with the adjacent landscape.

C. Land Use Policies

POLICY LU-9 Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

The Surrey Downs Park site is already developed with a Community Park. The redevelopment of this site with a new park is consistent with past historical use. The Master Plan has been found to be compatible with adjacent development in that it provides for buffering of the adjacent neighborhood, limits height and bulk of a potential recreation/community center, preserves site history through the retention of hazelnut trees, and maintains many of the amenities currently located within the park

that are utilized by the Surrey Downs neighborhood.

POLICY LU-10 Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.

By locating the vehicle access point on 112th Ave SE, the proposed master plan directs traffic generated by the proposed alternatives to an arterial.

POLICY LU-11 Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The Surrey Downs Park Master Plan includes provisions for aesthetics and community compatibility through the inclusion of building parameters for the development of building program. Circulation is addressed through the limiting of access to 112th Ave SE. Building location is addressed by limiting the location of any potential future recreation/community center to the eastern portion of the site on the opposite side of the property from the adjacent single family neighborhood. Landscaping is addressed through the inclusion of a conceptual landscape plan that includes the preservation of patches of the remnant hazelnut orchards and a dense vegetated buffers along the edge of the single family neighborhood.

POLICY LU-13 Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

Instead of developing a new park on currently undeveloped land, the Proposed Master Plan is in compliance with this policy in that it will re-develop the Surrey Downs Park site with a new enhanced park.

POLICY LU-14 Distribute park and recreation opportunities equitably throughout the city.

The redevelopment of the Surrey Downs Park will enhance the range of recreation opportunities available within proximity to the downtown area, consistent with the Parks Department's vision for this site.

VII. Environmental Summary

The environmental review suggests no probability of significant adverse environmental impacts occurring as a result of the Surrey Downs Park Master Plan proposal, provided that all applicable city codes and standards (including but not limited to those governing land use, utilities, clearing and grading, building, parking, traffic mitigation, and transportation demand management) are implemented. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts that are less than significant are usually subject to City Code or Standards intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. Other mitigation is typically applied through the Conditional Use Permit process and SEPA project review.

As stated above, the implementation of the Surrey Downs Park Master Plan contains uncertainty surrounding sequencing and timing. Some of the notable factors that will affect the design of the building program and which phases receive priority for implementation include:

- Allocation of funding
- Requests by community and special interests
- Development of community partnerships and joint operating agreements
- Relocating the Courthouse
- The selection of a Sound Transit light rail route

To address this uncertainty and ensure future phases of development occur on the Surrey Downs Park site consistent with the adopted Master Plan, individual projects will be reviewed for SEPA compliance under a “Phase Review” approach detailed in WAC 197-11-060(5).

During the development of the Surrey Downs Park Master Plan concept, several scenarios were generated by the Parks Department and presented to the community and Parks Board for evaluation and feedback. During the third public meeting, a preferred design for the traditional park space was identified and parameters for the possible development of a recreation/community center were established. The proposed master plan design elements are detailed in section I.C above.

Alternatives presented to the community were developed under five objectives: 1) Develop a family friendly environment; 2) Provide for multi-generational opportunities and activities; 3) Balance neighborhood uses with broader community interests; 4) Retain a youth athletic focus; and 5) Respect the site history. Alternatives considered included different sports field configurations and recreational amenities, surface parking and garage parking, different sized recreation and community centers, the preservation of various site features such as existing amenities and hazelnut trees, different access points, and different levels of buffering from the adjacent Surrey Downs single family neighborhood.

During the initial public process, the community and city staff identified that the recreation/community center building program component of the Master Plan should be removed from the alternatives considered and should be included as a “development zone” where a recreation/community center could be located after a recreation/community center concept has been developed, possibly in conjunction with a community partner. Specific parameters for the development of a recreation/community center were developed by Parks staff and are proposed as part of the Master Plan

adoption. The parameters are intended to limit the potential range of options for any future recreation/community center and mitigate the impacts the recreation/community center would have on the surrounding environment. The parameters are as follows.

Site development parameters:

- The development zone shall be located along the northern portion of 112th.
- Within that development zone, a maximum square footage of development impact is approximately 65,000-70,000SF.
- Buildings should take advantage of existing grade at 112th to mitigate building mass, with general building mass not exceeding 1 story above park grade at upper side (west side of building). (Not including mechanical and “punched” elements.)
- Parking is preferred at the south end of building development impact zone, but could be shifted to the north dependent upon traffic analysis.
- As building program requires increased parking quantities, structured may be necessary with park elements built over portions of the parking area.
- Parkland buffer shall be maintained between any building or parking development and the property line to the north.
- Any building design shall maintain all program elements of the park master plan.
- Any building must seamlessly merge with the park and the master plan, recognizing that park elements immediately adjacent to the building will need to be adapted to best merge with the building.

Operational parameters:

- Any recreational facility would need to provide public access and use.
- Any recreational facility shall be multigenerational though the programs offered and facilities provided.
- Any recreational facility shall have reasonable hours of operation
- The recreational facility would not control use and scheduling of the park as exclusive to center users, nor shall the facility over program or use park elements to diminish the character of Surrey Downs Park as a community park unto itself.

The three options presented in Section I.C of this report are hybrids of several of the concepts presented to the public. All have been found to meet the objectives and parameters identified above.

Anticipated Impacts and Mitigating Regulations

A. Earth

The site is generally characterized by rolling hills with a large flat plateau where the Courthouse building, open plat field, and baseball fields are located. The site does contain one area of steep slopes in excess of 40% directly to the east of the courthouse along 112th Ave SE. The Natural Resource Conservation Service has mapped the site with Arents, Alderwood material which consists of Alderwood soils that have been so disturbed through urbanization that they no longer can be classified with the Alderwod series. The soils are considered poorly drained with a

moderate erosion potential.

The elements of the proposal consist of substantial modification to the underlying soils associated with re-grading of the site for the re-construction of ball fields in the traditional park development area and the potential construction of a parking garage and large recreation/community center structure in the development zone. No estimate of the amount of cut and fill that will be required for the construction of these elements has been completed at this time; however, under the maximum build out scenario within the development zone is selected quantities could be expected to be very high due to excavation required to construct the underground parking and recreation/community center space. There is a potential for surficial erosion caused by temporary earth disturbance.

The City of Bellevue's rules and regulations that govern temporary erosion and sedimentation control, geotechnical evaluation of earth work and development in geologic hazard areas and construction best management practices will be enforced for all development activities identified in the Master Plan Update. These rules are enumerated in the Clearing and Grading chapter of the Bellevue City Code (BCC) Chapter 23.76. The enforcement of these rules will mitigate for any potential significant adverse impacts.

B. Air and Water

Implementation and construction of future phases of the Master Plan have the potential to create short term impacts on air quality from dust and exhaust related to construction vehicles. It is also expected that facilities developed under the master plan could lead to an increase in exhaust from the additional vehicles using the expanded parking area and a potential increase in emissions from general building operations. The redevelopment of the site could also potentially cause stormwater problems for the surrounding properties and resources (Mercer Slough).

Vehicle emissions are regulated by WAC 173-421. Building emissions are regulated by the International Building Code. Construction related dust suppression is a requirement of the Clearing and Grading code section BCC 23.76. All future development of the site must meet City Stormwater regulations applicable to commercial construction found in BCC 24.06. Prescribed mitigative measures related to construction are typically required through clearing and grading and building permits. Systemic and conceptual mitigative measures are applied during land use review.

C. Plants and Animals

The Surrey Downs Park consists of a developed parkland that is dominated by non-native manicured plant species. There are currently, no threatened, endangered or rare plant species known within the Surrey Downs Park. The site does contain several patches of hazelnut trees which have historically characterized the site as it was used as a hazelnut orchard in the 1900's before the site was developed with the Surrey Downs school. The Parks Department has contracted with Washington State

University King County extension to analyze the health of the hazelnut trees. A report outlining the findings is included as **Attachment V**. The Master Plan includes the preservation of a patch of the historic hazelnut trees which will limit impact to this site resource. The report also addresses the feasibility of transplanting the hazelnut trees located in areas where new amenities may be located. Generally, the preservation of a healthy patch of the site's hazelnut trees helps to preserve this historic feature.

Due to the lack of adequate stands of significant trees and the general urban character of the site, it is unlikely that the site provides habitat for species of local importance. Query of the Washington State Department of Fish and Wildlife Priority Habitat GIS database did not identify the presence of known habitat on the Surrey Downs Park Site, however a known Bald Eagle nest was identified within 3,500 feet of the park property. If development activity is within half of a mile of an eagle nest or within a quarter of a mile of an eagle roost WDFW will work with the landowner to develop a Bald Eagle Management Plan (see WAC 232-12-292, section 4.4). Bald eagle may be present in the vicinity of this site however due to the lack of a known nest within half of a mile of the park property no additional restrictions apply.

If other species of local importance are proven to utilize the site during future review done as part of conditional use and building permit application process in relation to the adoption of the Master Plan, compliance with the City's Critical Areas Overlay District performance standards (LUC 20.25H) will be reviewed in conjunction with project action proposals. Through application of the City's development standards and required best management practices, it is expected that any adverse environmental impacts will be mitigated for any species identified.

D. Transportation

Transportation review of the proposed Surrey Downs Master Plan was based on the description of the proposed design alternatives as submitted, and a study of traffic impacts based on five different access scenarios for three conceptual site plans with each site plan having different amounts of building square footage and parking. If the proposed master plan update is approved, detailed traffic engineering and parking review will be necessary prior to approval of design and construction plans for the selected project. Such review would likely include a study of the impacts of special events, with emphasis on spill-over parking and nearby intersection capacity and queuing. Engineering review will occur on any individual project alternatives under the "Phase Review" approach detailed in WAC 197-11-060 (5). This review will address mitigation of traffic and parking impacts, including location, sight distances and visibility at the driveway entrance, pedestrian requirements, right-of-way use, pavement restoration needs, and other transportation issues

Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2017 are addressed in the City's Transportation Facilities Plan EIS. The impacts of growth projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's

current Transportation Facilities Plan (TFP) are in place. (Note: projects identified in the TFP may be revenue constrained in that sufficient funding may not be available to construct all the projects in the list.) Public parks fall in the category of recreational land use. Currently, the TFP projections do not include a recreational land use category; however, the TFP includes long-term traffic forecasts of all major streets and system intersections affected by this site. When a more specific project is proposed, the long-term impacts of that project can be compared to the long-term forecasts in the TFP, as adopted at that time.

Transportation impact fees are generally used by the City to partly fund street improvement projects to alleviate traffic congestion caused by development. However, public parks are exempt from transportation impact fees.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. However, public parks are exempt from the Traffic Standards Code and hence do not undergo concurrency testing.

Short-Term Operational Impacts and Mitigation

City staff evaluated the short-term operational impacts of this proposal in order to recommend mitigation or further study if necessary. This evaluation was based on routine weekday PM peak hour traffic operations. Issues that were analyzed included parking, trip generation, and level of service at the driveways and at the intersection of 112th Avenue and SE 6th Street. The results of the short-term traffic analysis are published in the final Surrey Downs Park Master Plan Traffic Scoping and Preliminary Analysis, November 4, 2008, by The TRANSPO Group. The study is included in the Transportation Department file for this development and is included as **Attachment VI** to this report. Key aspects are summarized below, along with added comments by City staff:

1. Of the various alternatives and site plans under consideration, the biggest impact was the alternative with a community center of 45,000 square feet and 225 parking spaces. That alternative was estimated to generate 297 PM peak hour trips. Traffic operational analysis was conducted by the consultants, The TRANSPO Group, to determine the impact of the trips on the driveways and roadway network. TRANSPO concluded that with the more intense scenarios, Level of Service F is likely for traffic exiting the site at one or both existing driveways. The recommended mitigation for the more intense scenario is to create a new access point as an added leg at the signalized intersection at 112th Avenue and SE 6th Street.
2. On-site parking is regulated by the Land Use Code section 20.20.590, which will be applied as part of the review of whatever alternative is ultimately proposed for construction. The TRANSPO study showed that the most intense scenario, with 225

parking spaces, will have more than adequate parking for routine weekday operation. One of the less intense scenarios, with a community center of 20,000 square feet and 90 parking spaces, will likely not have sufficient parking to satisfy the estimated demand for routine weekday operations.

3. Due to the lack of a defined building and events program, the TRANSPO study did not specifically analyze parking and traffic impacts for special events, which could have significantly greater impact than predicted for the routine PM peak hour. The traffic and parking impacts of special events must be analyzed as part of the review of whatever alternative is ultimately proposed for construction. Review of traffic impacts associated with any proposal to construct a recreation/community center will be completed during project level review. Special events and programming will be included in this review.

4. Modifications including new lighting and signage may be needed to improve visibility of the driveway and provide better way-finding. These issues will be analyzed as part of the review of whatever alternative is ultimately proposed for construction.

In conclusion, the expected subsequent project phase impacts can be addressed with Transportation, Land Use, and Building development codes and standards.

VIII. Public Notice and Comment

Application Date:	May 22, 2008
Public Notice (500 feet):	July 10, 2008
Minimum Comment Period:	July 24, 2008

The Notice of Application for this SEPA review was published in the City of Bellevue weekly permit bulletin on July 10, 2008. It was mailed to property owners within 500 feet of the Surrey Downs Park site. Two comment letters were received during the comment period, one from an individual community member, and another from the Surrey Downs Community Club Parks Board. Two scheduled meetings were held with members of the Surrey Downs Community Club Parks Board to discuss the proposed master plan and the intent of non-project SEPA review. Following the meetings, several follow up comment letters and emails were received from members of the Surrey Downs Community Club. The majority of comments received were related to project specific design elements and are not applicable at this stage of non-project SEPA review for adoption of the master plan. Generally, comments received from the Surrey Downs Park Committee demonstrated a level of discomfort on the part of the community with the redevelopment of the Surrey Downs Park site. Comments were most commonly related to inconvenience and uneasiness associated with development. Some comments were related to development of the building zone and the size and scale of the proposed building and public sentiment regarding the preferred building size. A matrix summarizing comments including staff response are included as **Attachment VIII**. Copies of comment letters and correspondence are available as **Attachment VII**.

IX Conclusion and Determination

For the proposed non-project action, review of the environmental record indicates no probability of significant adverse environmental impacts, provided that applicable city codes and standards, including (but not limited to) those governing noise, signage, lighting, land use, building, clearing and grading, parking, traffic mitigation, and transportation demand management are implemented for whatever alternative is ultimately proposed for construction. Therefore, issuance of a Determination of Non-Significance pursuant to WAC 197-11-340 and Bellevue City code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11- 660.

X. Mitigation Measures

The lead agency has determined that the requirements for environmental mitigation have been adequately addressed in the development regulations and comprehensive plans adopted under Chapter 36.70A RCW and in other applicable local, state or federal laws or rules, as provided by RCW 42.21C.240 and WAC 197-11-158.

No specific mitigation is required for this SEPA Threshold Determination. However, during the review of whatever alternative is ultimately proposed for construction, it will be necessary for the intensity of the proposed development to be balanced by both site access and a parking supply that can adequately serve both routine PM peak hour operations and special events. Whatever alternative is ultimately proposed for construction will need further review to determine specific mitigation for traffic and parking impacts. Such mitigation may include:

- Street frontage improvements on 112th Avenue.
- Access improvements, possibly including a new driveway connection to the intersection of 112th Avenue and SE 6th Street, with channelization and traffic signal revisions.
- Implementation of a Transportation Management Plan, which will include measures to accommodate special events, such as off-site parking agreements.

Attachments

- Attachment I: Surrey Downs Park Existing Conditions Photos – In File
- Attachment II: Master Plan Plans - In File
- Attachment III: SEPA Checklist - In File
- Attachment IV.1: Background Information - In File
- Attachment IV.2: Background Information - In File
- Attachment IV.3: Background Information - In File
- Attachment IV.4: Background Information - In File
- Attachment IV.5: Background Information - In File
- Attachment IV.6: Background Information - In File
- Attachment IV.7: Background Information - In File
- Attachment IV.8: Background Information - In File
- Attachment IV.9: Background Information - In File
- Attachment V: Hazelnut Tree Study - In File
- Attachment VI: Traffic and Parking Study - In File
- Attachment VII: Public Comment and Correspondence Received - In File
- Attachment VIII: Staff Response to Public Comment - In File