

DEVELOPMENT SERVICES DEPARTMENT
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. 09-104565-LB
Project Name/Address: All Saints Lutheran Church
5501 148th Ave. NE
Publish: April 30, 2009
Minimum Comment Period: May 14, 2009

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Site Plan
- Other:

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: **All Saints Lutheran Church
(George Hargrave - Building Committee Chairperson)**

Proponent:

Contact Person: **John Manuel / AustinCina Architects**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **AustinCina Architects
12202 Pacific Ave Suite "C", Tacoma, WA 98444**

Phone: **(253) 531-4300**

Proposal Title: **All Saints Lutheran Church Phase 1 Addition**

Proposal Location: **5501 148th Ave. NE, Bellevue, WA 98007**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: **Construction of new 2-story detached building & ancillary sidewalks.**
2. Acreage of site: **+/- 4.5 Acres**
3. Number of dwelling units/buildings to be demolished: **None**
4. Number of ~~dwelling units~~ buildings to be constructed: **One**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **6,154 s.f.**
7. Quantity of earth movement (in cubic yards): **620 cubic yards**
8. Proposed land use: **Present & Proposed- Religous, Daycare
& Sunday School/Christian Education.**
9. Design features, including building height, number of stories and proposed exterior materials:
New Two-story building w/ sloped asphalt shingle roofs, & wood siding to match existing. Tallest roof peak is 36'-0" above finish grade.
10. Other
Maximum roof heights to mid point 30 feet or less except for and steeples/crosses.

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PERMIT PROCESSING

Estimated date of completion of the proposed timing of phasing:
Phase 1 Addition to be completed within 5-7 years.

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

The Church has a long range plan to enlarge the entire facility and parking but at this time has no definite timeline.

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

An arborist report.

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 known.

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.

None known.

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)? **13%**

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.

Silty sand and glacial till - see soils report.

- 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.

Minor regrading for new building construction. Finish elevations to correspond with existing finish grades.

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

No, site is relatively flat but erosion control fences will be installed during construction.

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

28% (total building & impervious surfaces).

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

Current site is largely covered with lawn, much of this will not be disturbed. Major earthwork will comply to city standards if preformed during the rainy seasons. Siltation fences will be installed during construction.

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.

Typical dust & vehicular odors associated with construction & everyday use after construction.

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

None known.

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

During construction, periodic watering of soils to minimize airborne dust.

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.

The on site detention pond at S.E. corner of site (may be augmented) discharges into the city's storm system.

- (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.

The proposed Phase 1 Building will be within 700 feet of existing on-site detention pond.

- (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. Surface water from proposed building will be collected and conveyed to the existing detention pond.

b. Ground

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

No.

- (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.

Existing septic system was abandoned in 2007 when the church hooked-up to the city sewer system.

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.

Runoff from new sidewalks will be to adjacent lawn areas.

- (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:

Surface water will be collected and conveyed to on-site detention system where it will be released at a controlled rate into the city's storm system.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other **(At existing detention pond)**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Removal of approximately: 5,000 s.f. of lawn and (9) trees. Any existing shrubs/plants displaced will be relocated to other portions of the site.

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

None known.

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

Perimeter of site/detention pond was fully landscaped in 1994 will remain undisturbed. Interior landscaping will consist of relocated trees and shrubs (see 4b above) and similar new 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.

None known.

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

No.

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

Detention pond plantings will be maintained.

6. Energy and Natural Resources

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

Natural gas for heating system and kitchen appliances.

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

No.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Designs to meet current NREC standards.

7. Environmental Health

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

No.

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

None other than fire & police assistance.

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

None.

b. Noise

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

Traffic noise along 148th has minimal impacts on existing facility.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term - Typical noises associated with building construction. Limited work hours will be implemented.

Long term - Typical vehicular traffic in parking lot will be minimal.

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

Limit times of construction.

8. Land and Shoreline Use

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

Religious on site; residential N, S & W; commercial/office across 148th to the east.

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

Not known.

- c. Describe any structures on the site.

Wood framed church building (6,348 SF) and (3) portable sheds (approx. 120 SF each).

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

No.

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

Residential / R-5

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

(Residential / R-5) Single family - High Residential

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

N/A

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

No.

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

4 to 7 church staff.

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

None.

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

N/A

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

Existing church building has been there +/- 20 years with full perimeter landscaping. Proposed addition will be in-keeping both in scale and architectural style.

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 needed.

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?

Main building roofs to be < 30 feet as measured to the mid-point of the roof slope. Wood siding & asphalt shingles to match existing.

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

None.

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

Modulate building roof lines & wall lines particularly along 148th.

11. Light and Glare

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

Building exterior lighting during the night time hours.

- 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 known.

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

Exterior lights will be controlled by timers and/or photo cells.

12. Recreation

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

City golf course to the west.

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

None off-site.

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

On-site playground for church/daycare & preschool use will be maintained.

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, 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:

None.

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.

From 148th Ave turn west onth 55th St. which borders the church's south property line and provides access to on-site parking.

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

Yes, bus service is routed on 148th Ave.

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

Existing 81 stalls to remain.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N.E. 55th Street will be widened on the North side, and curb, gutter & sidewalk will be constructed.

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

No.

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

Weekdays: Staff & Daycare (50) between 9 am - 3 pm
Weekday evenings: (40) after 7 pm
Sunday mornings: approximately (200)

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

None proposed - existing stop light at 55th street & 148th Ave. intersection.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

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

Automatic fire protection systems & additional fire hydrants will be installed.

16. Utilities

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

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

Storm - City of Bellevue - New storm drainage conveyance system in NE 55th St. and extension of the onsite storm drainage piping to the new building.

Water - City of Bellevue - Water main extension and fire hydrants in NE 55th St. and on the site, and water service for fire sprinkler system for the new building

Sewer - City of Bellevue - Extend the existing onsite sewer to provide service to the new building.

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.....
[Handwritten signature]
[Handwritten date: 1/29/2009]

Vicinity Map

