



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., 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. 09-113291-LD

Project Name/Address: Islamic Center of Eastside
14700 Main Street

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

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

3

Sally Nichols
June 6, 2009

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: ISLAMIC CENTER OF EASTSIDE ✓

Proponent: PACIFIC RIM ARCHITECTURE, LTD. ✓

Contact Person: ROBERT HALL ✓
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1320 EAST PIKE ST., SEATTLE, WA 98122 ✓

Phone: 206.323.7626

Proposal Title: ISLAMIC CENTER OF EASTSIDE ✓

Proposal Location: 14700 MAIN STREET, BELLEVUE, WA 98007 ✓
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: DEMOLITION OF EXISTING BUILDING ;
REPLACE WITH A NEW 16,000 S.F. MOSQUE ✓
2. Acreage of site: .53 ACRES ✓
3. Number of dwelling units/buildings to be demolished: ONE ✓
4. Number of dwelling units/buildings to be constructed: ONE ✓
5. Square footage of buildings to be demolished: 4,856 S.F.
6. Square footage of buildings to be constructed: 16,000 S.F. gross sq. ft. (3 stories) ✓
7. Quantity of earth movement (in cubic yards): 1200 CUBIC YARDS ✓
8. Proposed land use: CHURCH (Religious Activities in LUG 20.10.440)
9. Design features, including building height, number of stories and proposed exterior materials:
BUILDING HEIGHT 40' / THREE STORIES (+ 13' for mechanical) ✓
10. Other - MASONRY / CONCRETE / METAL ROOFING
26 parking stalls on site - 9 under bldg.
Rooftop gathering area.

RECEIVED

MAY 08 2009

PERMIT PROCESSING

No critical areas - previously developed site
In residential Transition Area Design District

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

CONSTRUCTION TO BEGIN SPRING OF 2010 ✓

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

NO

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

- GEOTECHNICAL ENGINEERING REPORT (S:EE)
- SURVEY (MRK ENGINEERING)

SEE Geotech report dated 12/19/2008 in project file ✓

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. ✓

- BUILDING PERMIT
- DEMOLITION PERMIT
- CLEARING & GRADING PERMIT

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)?

19%

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. ✓

LYR 1: LOOSE - MED. DENSE SAND & SILT SAND

LYR 2: INTER-BEDDED, LOOSE - MED. DENSE SAND SILTY SAND, SILT & VERY SOFT PEAT

LYR 3: DENSE - VERY DENSE GLACIAL SOILS

See Geotech report date 12/2008 in project file ✓

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. ✓

A CLEAN / WASHED CRUSHED ROCK SUCH AS .75"-2" IN PARTICLE SIZE - A RATIO OF 30%. ROCK WILL SUPPORT TRAFFIC LOADS

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

NO

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

17,415 S.F. (76% of 22,883 SF site)
80% allowed in O zoning district

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

TYPICAL EROSION CONTROL MEASURES REQUIRED BY THE CITY OF BELLEVUE.

BCC 23.76
dust & grade
code

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.

DUST MAY RESULT FROM EARTH DISTURBING ACTIVITIES DURING DRIER WEATHER EXHAUST FROM ENGINES USED ON THE SITE DURING CONSTRUCTION WILL BE SHORT-TERM SOURCES. LONGER-TERM SOURCES →

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

NO

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

USE OF WATER TO KEEP EXPOSED SOIL DAMP. PLASTIC SHEETING ON THE TOPSOIL STOCKPILES, SHUTTING DOWN CONSTRUCTION EQUIPMENT ENGINES WHEN NOT BEING ACTIVELY USED ✓

Construction Dust
suppression measures
per BCC 23.76
CA 6 code ✓

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

NO

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WILL BE LIMITED TO COMBUSTION GASES FROM HEATING EQUIPMENT. ✓

appropriate, state what stream or river it flows into. ✓

NO

- (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. ✓

NO

- (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

- (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. ✓

THIS DEVELOPMENT IS CONNECTED TO CITY STORM AND SANITARY SEWER SYSTEM AND SHOULD THEREFORE NOT HAVE ANY DISCHARGES.

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 RUN-OFF FROM THE ROOF AREAS IS CONSIDERED "CLEAN" AND WILL BE CONVEYED TO THE CITY STORM DRAINAGE SYSTEM.

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

NO, ONLY CLEAN WATER WILL BE PERMITTED TO ENTER THE STORM DRAINAGE SYSTEM.

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

DOWNSPOUTS FROM ROOF AREAS, CATCHBASINS IN DRIVEWAYS AND PARK.

storm drainage detention per COB & DOE requirements 366 24.06

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
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

ALL EXISTING VEGETATION WILL BE REMOVED

scubby, overgrown veg w/ marginal maintenance nice trees on LDS property to west will be retained & enhanced & new veg. on this side

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

NONE

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

EXTENSIVE NEW LANDSCAPING WILL BE PROVIDED AT PERIMETER OF THE ENTIRE SITE. THIS WILL BE A MIXTURE OF EVERGREEN TREES AND DECIDUOUS ALONG WITH A VARIETY OF SHRUBS

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:

animals, if any. typ to lowland forest. Extensive open space system nearby.
Part of Pacific Flyway wh/ extends over entire Puget Sound region

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

NONE

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

NO

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

NONE

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. ✓

ELECTRICITY AND NATURAL GAS WILL BE USED FOR HEATING AND COOLING THE NEW ~~STATE~~ BUILDING.

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: ✓

THIS WILL ~~BE~~ NOT BE A LEED-CERTIFIED PROJECT BUT SOME ENERGY CONSERVATION TECHNIQUES AND SUSTAINABLE MATERIALS / SYSTEMS WILL BE INCORPORATED INTO THE DESIGN OF THE BUILDING.

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

(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)? ✓

VEHICULAR TRAFFIC ON MAIN STREET

- (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.

TYPICAL NOISE ASSOCIATED WITH CONSTRUCTION ACTIVITY, AFTER COMPLETION OF CONSTRUCTION EVERYDAY VEHICULAR NOISE ON

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

PRAYER HALL LOCATED TO THE NORTH AWAY FROM THE STREET; DOUBLE GLAZING

Traffic noise & construction noise regulated per BCC 9.18 - City Noise Ordinance

8. Land and Shoreline Use

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

EXISTING BUILDING USED AS MOSQUE; CHURCH TO WEST; APARTMENT COMPLEX TO NORTH; CONVENIENCE STORE EAST; MAIN ST. TO THE SOUTH

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

NO

(w/ multi family housing s. of side of Main)

- c. Describe any structures on the site. ✓

EXISTING MOSQUE

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

EXISTING MOSQUE WILL BE DEMOLISHED

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

ZONE O (OFFICE)

older bldg end of life cycle

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

N/A

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

N/A

"O" - office

- 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? ✓

NO RESIDENTS / NO EMPLOYEES

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

NONE

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

NONE

GN

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

THE PROPOSED DEVELOPMENT MEETS ALL REQUIREMENTS OF BELLEVUE ZONING CODE.

land use

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ✓

NONE

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ✓

NONE

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

NONE

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ✓

BUILDING HEIGHT: 40'; (15' allowed) ELEVATOR PENTHOUSES: 55' max

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

NONE flat land

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

NONE proposed project will enhance aesthetic quality of site w/ bldg arch. & new landscaping

family & multi-family transition area 20.25 B Per single residential

11. Light and Glare

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

THE PROPOSED BUILDING WILL PRODUCE MINIMAL LIGHT ON THE STREET. THE EXTERIOR LIGHTING WILL

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ✓
- NO OCCUR IN THE EVENINGS.

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

NONE

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

NONE

12. Recreation

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

LAKE HILLS GREENBELT

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

NO

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

ROOFDECK WILL BE USED FOR CHILDRENS PLAY/ACTIVITY AREA.

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. ✓

N/A

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

N/A

one way system thru site. - on two curb cuts

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.

ALONG SOUTH PROPERTY LINE PROVIDES ACCESS TO V STREET SYSTEM. 148TH AVE. SE AT THE CORNER. ✓

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

YES - BUS ROUTES 890, 241, & 247

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

SHARED PARKING AGREEMENT WITH NEIGHBORING CHURCH, WHICH PROVIDES OVER 200 STALLS. 26 STALLS ON SITE. →

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). ✓

NEW FRONTAGE IMPROVEMENTS ALONG MAIN STREET

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

NO

40 ADDITIONAL STALLS WILL BE PROVIDED AFTER COMPLETION. ?

at LDS site?

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

SEE TRAFFIC IMPACT STUDY PREPARED BY JAKE TRAFFIC

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

NONE

To be submitted during DR revision with parking agreement w/ LDS stake center

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. ✓

NO

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.

THE PROJECT WILL CONNECT TO ALL EXISTING SITE UTILITIES. ✓

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: [Handwritten Signature] ✓

Date Submitted: 05/08/09

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