



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). 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. 09-113801-LQ
Project Name/Address: Kelsey Creek Center Rezone, 15015 Main Street
Planner/Phone: Mike Upston/ 425-452-2970
Minimum Comment Period: 9/10/09 (5:00 pm)

Materials included in this Notice:

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

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Kelsey Creek Center Rezone

2. Name of applicant: *MulvannyG2 as agent for Costco and Franklin West LLC*

3. Address and phone number of applicant and contact person:

Steve Bullock, MulvannyG2 Architecture

1110 112th Ave. NE

Bellevue, WA 98004

Ph. 425-463-1449

4. Date checklist prepared: *May 12, 2009*

5. Agency requesting checklist: *City of Bellevue*

6. Proposed timing or schedule (including phasing, if applicable):

To apply for and receive approval of rezoning that would allow for redevelopment of the site under a new Concomitant Zoning Agreement.

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

Actual development plans will be proposed under a separate application(s).

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

1. *phase 1 and phase 2 environmental reports;*
2. *Critical Areas report for Kelsey Creek;*
3. *Water Quality Report;*
3. *Traffic impact Study; and*
4. *Geotechnical Evaluation.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

No other permits are required for the Rezone review and approval. Future development of the site potentially will require Design review, Critical Areas review, Building and Engineering Permits, HPA and possibly an Army Corp permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is approximately 16 acres in size with a vacant K-mart on the eastern portion of the site and an office and retail store in the SW corner of the site. The applicant proposes to demolish the Kmart and redevelop the site. At this time, the actual redevelopment of the site is not established. However, whatever the proposed redevelopment is it would have to comply with the City's bulk development regulations, parking requirements and traffic requirements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Site is located at 15015 Main St., Bellevue, WA 98004. It sits on the southeast corner of the 148th Ave. SE and Main St. intersection and is commonly known as the Kelsey Creek Center. The parcel numbers are 3525059060, 3525059084, 3525059085 and 3525059086.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other *The site is generally flat with a fairly steep but localized slope on the east property line.*
- b. What is the steepest slope on the site (approximate percent slope) *90% of the site is sloped less than 4%. However, on the east property line there are localized slopes less than 15 feet in elevation ranging from 10-25%.*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
There is a mix of peat, pre-existing structural fill and glacial till on the site.

- 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.
Final grading of the site will be dependant on a site specific development proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is not an issue until a development proposal is submitted.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Any project would be subject to the City's bulk regulations related to impervious surface.

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

a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Nothing until a development proposal is submitted

- 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 air, if any:
Compliance with state and local ordinances related to air quality.

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.

Kelsey Creek flows from south to north across the property in an old box culvert. Larsen Lake and some associated wetlands are located to the south of the subject site. Kelsey Creek ultimately outfalls into Lake Washington.

- 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.

Most future work will be within 200 feet of the existing culvert that carries Kelsey Creek.

- 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 at this time.

- 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, purpose, and approximate quantities if known.

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.

No.

c. Water runoff (including stormwater):

- 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.

Any future project will comply with current City of Bellevue codes related to Storm Water Management. Storm water will be treated to meet water quality standards and then released into the City's storm system which for this property is Kelsey Creek.

- 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:

Compliance with City codes and standards for stormwater management.

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, bullrush, 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?

No alteration is proposed with this rezone proposal. Any future proposal would have to address this issue.

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:

None at this time.

5. Animals

a. 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:

None at this time

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 needs? Describe whether it will be used for heating, manufacturing, etc.

None at this time

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

None at this time

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 underlying peat bog generates methane gas as part of the soil's natural processes. Mitigation measures should be included with final construction plans to mitigate the methane production.

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

None.

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

Special construction techniques should be used to allow for the dissipation of the methane gas.

b. Noise

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

None.

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

None at this time

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

Compliance with City codes.

8. Land and shoreline use

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

The current use of the site is retail stores and offices with an associated parking lot and a gas station.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- b. Has the site been used for agriculture? If so, describe.
Not since development in the 1960's.
- c. Describe any structures on the site.
A 106,000 sq. ft. retail store, a 75,000 sq. ft. office and retail building.
- d. Will any structures be demolished? If so, what?
Not determined at this time..
- e. What is the current zoning classification of the site?
The property was rezoned to Community Business through a contract rezone. A concomitant zoning agreement is in effect on the property.
- f. What is the current comprehensive plan designation of the site?
Community Business (CB)
- 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.
A portion of the site is a Critical Area because of the presence of Kelsey Creek in a culvert under the parking lot.
- i. Approximately how many people would reside or work in the completed project?
Unknown at this time
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The City of Bellevue will review and issue permits confirming the projects compatibility with their plans and codes.
- 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?

Unknown at this time.

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

None.

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

Comply with the City's design review process.

11. Light and glare

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

None.

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

None.

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

None.

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

None.

12. Recreation

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

Several City parks are in the general vicinity of the proposed development.

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

No.

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

None.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

N/A

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed action is likely to lead to redevelopment of the existing K-Mart store on the Kelsey Creek Shopping Center site. This development is not likely to increase discharges to water as the site is already consists primarily of impervious surface. The development will not be using or storing significant amounts of toxic or hazardous substances. Air emissions and noise production will be similar to those generated by the site's prior use as a retail store.

Proposed measures to avoid or reduce such increases are:

The project will comply with all applicable Federal, State and Local regulations regarding discharges to water, emissions to air, production, storage or release of hazardous substances and production of noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No unmitigated significant, adverse impacts to plants, animals, fish or marine life have been identified.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Concomitant Zoning Agreement ("CZA") that currently governs redevelopment at the site requires day lighting the onsite portion of Kelsey Creek, which runs under the shopping center's parking lot if additional development is proposed in the shopping center. The City performed a stream reach study to identify the functions and values of the covered stretch of Kelsey Creek. Consistent with the recommendations in the City's study, the applicant is proposing mitigation to Kelsey Creek and Larsen Lake in areas adjacent to the site. In addition, the applicant proposes removing creosote pilings and timbers from the existing culvert and upgrading the on-site water drainage system to enhance water quality.

3. How would the proposal be likely to deplete energy or natural resources?

The project will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Compliance with the City and State Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The onsite stream reach has been identified as a sensitive area. Mitigation includes following a mitigation plan for removal of creosote pilings and lumber as detailed in the Costco Kelsey Creek Mitigation Plan. The plan proposes off site enhancements to Larson Lake and Kelsey Creek. Habitat along Kelsey Creek will be improved. Water quality in Kelsey Creek should also be improved as a result of the upgraded water quality treatment facilities that will accompany redevelopment.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See above.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed Rezone/CZA amendment will allow the subject property to be redeveloped with Kelsey Creek remaining underground on site, subject to replacing the on site culvert and providing off site mitigation. The proposal would not encourage incompatible land or shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See Kelsey Creek Mitigation Plan

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is likely to lead to additional development at the Kelsey Creek Shopping Center. This development is not expected to increase demand for public utilities and services. The development is expected to increase vehicular trips to the shopping center. The transportation impacts and proposed mitigation for the proposed redevelopment are contained in the traffic impact analysis ("TIA") prepared by Transportation Solutions, Inc. ("TSI").

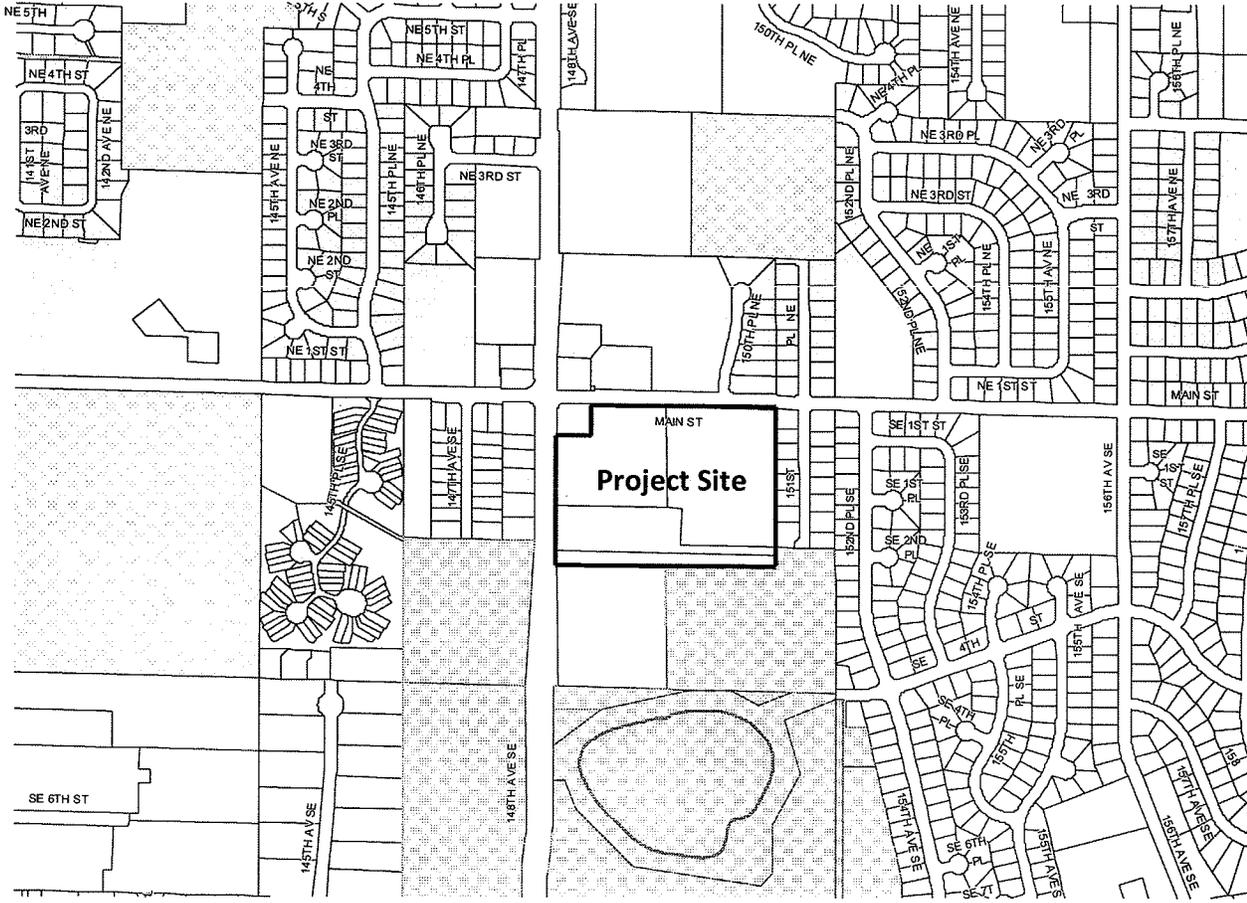
Proposed measures to reduce or respond to such demand(s) are:

The proposed measures to reduce or respond to the project's transportation demand include channelization and signalization as described in the TSI TIA.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal has been designed in compliance with local, state and federal laws and requirements for the protection of the environment.

Vicinity Map
Kelsey Creek Center Rezone, 15015 Main Street
09-113801-LQ



C. 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:

A handwritten signature in black ink, appearing to read "Supt. [unclear]". The signature is written in a cursive style and is positioned above a dotted line.

Date Submitted: