



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** City of Bellevue Parks and Community Services Department

**LOCATION OF PROPOSAL:** 6029 120th Ave SE

### NAME & DESCRIPTION OF PROPOSAL:

The applicant proposes the renovation of the Newport Hills Community Park field areas including conversion of the existing natural turf soccer field to synthetic turf, relocation and renovation of the softball infield, replacement of field lighting systems, renovation of restroom, new walkways and landscaping improvements. Project includes renovation and relocation of parking areas with approximately 10 additional spaces along 120th Ave SE.

**FILE NUMBER:** 09-127045-XP

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 \_\_\_\_\_.
- 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 April 8, 2010.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V. Hellen  
Environmental Coordinator

3/25/2010  
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  
Land Use Staff Report**

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Proposal Name: Newport Hills Park Field Renovation

Proposal Address: 6029 120th Ave SE

Proposal Description: Application for an Administrative Amendment of a Conditional Use Permit for the renovation of the Newport Hills Community Park field areas including conversion of the existing natural turf soccer field to synthetic turf, relocation and renovation of the softball infield, replacement of field lighting systems, renovation of restroom, new walkways and landscaping improvements. Project includes renovation and relocation of parking areas with approximately 10 additional spaces along 120th Ave SE.

File Number: 09-127045-XP

Applicant: City of Bellevue Parks and Community Services Department

Decisions Included: Process II, Amendment to a Conditional Use review with SEPA

Planner: Drew Folsom, 425-452-4441

State Environmental Policy Act Threshold Determination: Determination of Non-Significance

Carol V. Helland  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By: Carol V. Helland  
Carol V. Helland, Land Use Director

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Application Date:	October 5, 2010
Notice of Application Publication Date:	November 5, 2009
Decision Publication Date:	March 25, 2010
Project/SEPA Appeal Deadline:	April 8, 2010

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For information on how to appeal a proposal, visit Service First 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.

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Attachments: Project Plans  
SEPA Checklist

**I. REQUEST and REVIEW PROCESS**

**A. Request**

The applicant requests an Administrative Amendment to a previously approved Conditional Use approval for the renovation of the Newport Hills Community Park field areas including conversion of the existing natural turf soccer field to synthetic turf, relocation and renovation of the softball infield, replacement of field lighting systems, renovation of restroom, new walkways and landscaping improvements. Project includes renovation and relocation of parking areas with 10 additional spaces.

**B. Review Process**

An Administrative Amendment to a Conditional Use is a Process II decision by the Director. Process II Appeals are heard and decided by the Hearing Examiner. The Newport Hills Park was established under the jurisdiction of King County prior to annexation to the City of Bellevue in 1993.

**II. SITE CONTEXT and DESCRIPTION**

**A. Site Context**

The site is located at the Newport Hills Community Park. The park is bordered by 120th Ave SE to the West and SE 60th Street to the North. Existing parking is located along 120th Ave SE. The park is located in a single family high density R-5 zoning district. The park is bordered by residential homes to the south and west. A church use (Korean Pilgrim Presbyterian) is located east of 120th Ave SE, and Bellevue School District property along with Ringdall Middle School is located north of SE 60th Street. Commercial property zoned Neighborhood Business is located northwest of SE 60th St.

### Vicinity Map



### Zoning Map



#### B. Site Description

The Newport Hills Community Park is approximately 5 acres (193,406sq. ft.) located in the R-5 zoning district. The park has lighted natural turf soccer and baseball fields. The park is ringed by large native conifer trees on the South and West boundaries. The eastern and northern boundaries of the park have mainly smaller (6" or less) trees along their borders with several large conifers located in the center of the eastern edge of the park. The site currently has 33 designated parking spaces located along the southern half along 120th Ave SE. The current parking is front loading 90 degree angle spaces. Parallel parking also occurs in non-designated areas along 120th Ave SE and SE 60th St.

Meandering concrete paths along the eastern boundary of the park connect the designated parking spaces to the main entrance of the park located in the center of its eastern edge. A small restroom building is located in this area. The proposal includes the renovation of this building and addition of a small (120 sq. ft.) storage area.

**C. Proposed Use(s)**

The Newport Hills Community Park is currently used as a neighborhood park with a lighted soccer field and an unlit baseball field. This park is currently used for both neighborhood and community park purposes. It is classified as a neighborhood park in the City's Park & Open Space System Plan, as it is *"a localized park providing limited active and passive recreational opportunities and intended to serve primarily the residents within safe walking distance."* (Park & Open Space Plan, p. 42). However, this park also provides facilities that have been used for community-wide benefit, as community parks are intended to serve *"a broader purpose than a neighborhood park, ...including facilities such as sportsfields, golf courses, marinas, swimming pools....."* which generally require off-street parking to accommodate vehicle use. (Park & Open Space Plan, pp. 42-43.)

The site was acquired by King County as a public park in 1973 and was developed in its current configuration in the late 1970's. The City of Bellevue acquired the park from King County in 1996.

Currently, the Newport Hills soccer field begins programmed daily use beginning July 1 until field conditions deteriorate and become unplayable. This normally occurs around the end of October or mid-November. Programmed soccer uses include sports camps, soccer practices, and soccer games in the summer months of July and August. In September and October soccer practices and games are scheduled in the evenings from 5-10PM, and on the weekends. The baseball field is currently programmed for use beginning March 1 through the end of July, mainly in the evenings during the week and on the weekends. During the month of July there is some soccer and baseball overlap in the evenings and on the weekends.

With the transition to synthetic turf, programmed soccer at the park will expand from its current 4-5 months a year use to become available year around for soccer programming.

The intensity of use in the additional months of Nov-May will remain fairly consistent with current program use in the months of September and October. Day use of soccer sports camps, practices, and games is expected to expand in the month of June since the field will now be available for use. Baseball and soccer programs will also overlap with greater frequency during the months of March, April, and May. Projected increased overlaps in these months are 2-3 evenings during the week and variable hours (2-5hrs) on most weekends.

The proposed uses of the park are consistent with the existing uses and are permitted through the Administrative Amendment to the Conditional Use process with SEPA if applicable.

**D. Site Design**

The proposed development will replace the existing soccer field's natural grass with synthetic turf. The location of the soccer field will not change. The baseball field location will remain as is; the infield will be replaced with synthetic turf and reorientated to the south east. Site access will remain, with 2 additional drop-off points along 120th Ave SE. The pathway along the eastern edge of the park will be extended the full length of the park to SE 60th Street. Up to 3 significant coniferous trees may be removed to install the improved storm drainage system, and several smaller fruit trees will be removed along the eastern edge of the park. The proposal will plant 13 douglas fir trees along the western edge of the park and 7 fruit trees along the eastern edge to minimize impacts to adjacent development.

**E. Building Design**

No new building or relocation of existing light poles is proposed. The existing restroom building will be renovated, and a small storage space will be added to the existing restroom building along the eastern edge of the park.

**III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS**

**A. General Provisions of the Land Use Code**

The site is located within an R-5 zoning district. Land Use code (LUC) 20.10.440 permits city parks with lights as a Conditional Use within residential land use districts. As conditioned, the proposed project meets all dimensional requirements of the Land Use Code. Refer see the following table for more information.

**LUC REQUIRED DIMENSIONS and AREAS**

<b>ITEM</b>	<b>PERMITTED/REQUIRED</b>	<b>PROPOSED</b>
<b>Building Height</b>	35 feet	No Change
<b>Lot Coverage by structure</b>	40 % (LUC 20.20.010)	1 %
<b>Maximum Impervious Surface Area</b>	55 % (LUC 20.20.010)	48 %
<b>Setbacks</b> Front Rear Side 2 Side	20 Feet 20 Feet 5 Feet 15 Feet	No Change

<b>Parking Stalls</b> <b>Compact</b> <b>Standard</b> <b>Barrier Free</b> <b>TOTAL</b>	No minimum parking is required. There are 33 existing stalls	43 stalls proposed.
<b>Site Landscaping</b>	None required.	Applicant proposes 13 additional Douglas fir trees along western edge and 7 fruit trees along eastern edge.

**IV. PUBLIC NOTICE AND COMMENT DATES**

Application Date: October 5, 2009  
 Notice of Application: November 5, 2009  
 Public Notice Sign: November 5, 2009  
 Minimum Comment Period: November 19, 2009

Although the minimum required public comment period ended on November 19, 2009 comments were accepted up to the writing of this staff report. A public meeting regarding the proposal took place on November 18, 2009. Prior to the formal environmental review and Land Use process, the applicant (City of Bellevue Parks & Community Services Dept.) hosted public meetings on April 29 and June 17, 2009 to review the project and to take feedback on the proposal. Parks & Community Services Board meetings were held to discuss the proposal on June 9 and August 24, 2009

Many public comments were received supporting the project. Public comments with concerns were received regarding:

- Noise
- Neighborhood Park and 2003 Open Space Plan
- Light and Glare (setbacks)
- Traffic and Parking
- Environmental Impacts
- Athletic Injuries
- Change of Park character and limitations on the use of park
- Storm Drainage
- Usage of the field benefits non-neighborhood users disproportionately

A copy of these comments, along with the City responses, is retained in the project file at City Hall. The comments are addressed in detail below:

- **Several Comments were received regarding the noise associated with year round use of the park until 10:00 pm. Also the use of foul language and air horns during and immediately after evening games.**

**City Response:** Currently all programmed field activities end at 10:00PM with lights out at 10:15PM. Lights are out at Newport a full hour earlier than all other programmed lighted sportsfields in the Bellevue park

system. There is no plan to reduce or extend hours of sports program operations. We will notify adult user groups that inappropriate behavior and language will not be tolerated, and that failure to comply may result in revoking field use. Additionally any use of air horns will not be allowed, and failure to comply may result in the revocation of field use.

Noise will be further mitigated by the replacement of the existing light system by a newer, quieter lighting system. The current system generates significant noise due to older ballasts. Landscaping will also be installed which should reduce some noise levels.

The project will likely decrease the noise level compared to current levels as a result of these measures.

Sounds originating from public parks, playgrounds, and recreation areas are exempt during the hours the parks, playgrounds or recreation areas are open for public use per BCC 9.18.020.E.

- **Comment was received regarding the Park Designation as a neighborhood park in the 2003 Open Space plan. It also discusses that neighborhood parks are “walk to or bike to” park. Changing the use to a Sports complex violates this designation. The City should partner with Bellevue Schools to improve sports fields to benefit the entire community.**

**City Response:** The 2003 Open Space plan specifically recommends "Install synthetic surface on existing lighted soccer fields at Newport Hills Park." The City of Bellevue Comprehensive Plan policy NH-22 directs the City to "Provide adequate parking and pedestrian facilities at the street frontages of the Newport Hills Community Park." The type of use of the park will not change from the current use as the project does not introduce new soccer or baseball fields; it is changing the surface of the fields and updating the soccer field lighting system to a newer system which will be quieter with reduced glare.

Traffic impacts and mitigation are discussed further in the Transportation response below. Neighborhood parks are intended mainly as walk to or bike to parks as described in the 2003 Open Space Plan, however the same document also specifically designates Newport Hills Neighborhood Park to have a replaced synthetic field. As discussed in the transportation comment section the transportation and parking impacts to the neighborhood will be mitigated through improved parking on the site, an agreement with Ringdall Middle School to utilize adjacent parking for overflow purposes, traffic calming measures, and a new turn-around area along 120th Avenue SE.

- **Comments were received expressing concern with Light and Glare**

**City Response:** The proposed action will decrease the amount of light and glare from the site. The existing unshielded floodlights are being replaced with higher efficiency shielded floodlights. Lighting would be used as needed during afternoons and evenings from dusk to 10-10:15 PM.

The proposed lighting would consist of 24 - 1,500-watt metal halide shielded floodlights. The floodlights would be mounted to the eight existing poles that are approximately 80 feet in height above grade. The existing 72 - 1,000 watt floodlights on the poles will be removed.

Egress lighting would also be provided at the sports fields. This lighting system would supply a low lighting level to allow for egress from the fields after the field lighting has been turned off. The egress lighting would consist of full cutoff luminaires mounted on the existing poles at a height of 40 feet above grade.

The lighting systems would be operated by an automatic programmable lighting control system. The lighting control system will be able to be operated remotely allowing for lights to be turned off from off-site if necessary.

The floodlights utilized will be the latest generation that has been developed for the sports lighting industry. The floodlights are more efficient in delivering light to the field and provide better control of light to reduce environmental impacts. The type of floodlights to be used is recognized by the International Dark-Sky Association ([www.darksky.org](http://www.darksky.org)) as a "good" luminaire for this application. The floodlights utilize large external visors that will dramatically reduce the amount of direct glare visible from off-site locations. The visors will also reduce the amount of light trespass at the adjacent property lines and "sky-glow" above the site.

The total amount of lighting for the field is being reduced from 72 KW to 36 KW due to the new higher efficiency floodlights. The floodlights will also be able to operate at a variable wattage. This allows the floodlights to operate at a reduced wattage that also limits the amount of overall light and glare at the soccer field.

The illumination system will be less visible and it would not pose a safety hazard or interfere with views from off-site locations. The lighting engineer Chris Fote, of Sparling, Inc. states the new shielded fixtures will dramatically reduce off-site glare and spill light.

- **Several comments were received regarding traffic and parking impacts. These comments expressed concerns stating existing parking was insufficient, angle parking was dangerous, and the proposed use would increase neighborhood spillover parking and transportation impacts.**

**City Response:** Newport Hills Park currently has 33 designated parking spaces along 120th Ave SE. The proposed project will net an additional 10 designated spaces. The new spaces will be predominately within the right of way along 120th Ave SE and will replace an ill-defined area where parallel parking currently occurs.

Parallel parking is also available along the east side shoulder of 120th Ave SE directly across the street from the park adding 22-25 spaces and bringing the total minimum available parking space along the park frontage on 120th SE to 65. Although not considered as desirable, parallel parking along the park frontage on the north side of SE 60th remains, allowing 15-20 additional spaces, bringing the total spaces available within close proximity to the park to 80-85.

The new design includes traffic calming elements along 120th Ave SE. Two "drop-off" areas are included in the new design to help with traffic flow and ease any congestion experienced during maximum programming use.

If spillover parking occurs in the neighborhood in the future, it will likely occur in the evenings or on the weekends. Parks will monitor and evaluate the levels of parking throughout the first year to determine if spillover parking is occurring in the neighborhood and, if so, at what level it is occurring. Transportation will work with the neighborhood on mitigating the overflow parking with restrictions if the guidelines for spillover parking are met.

An overflow parking agreement will also be in place with the Bellevue School district at the Ringdall school site (located on the north side of SE 60th St.) for any large events scheduled, such as the Newport Hills Fourth of July picnic. Using peak use periods of maximum sports field use, considering two soccer teams and two baseball teams using the site simultaneously, Parks estimates there will be a maximum of 45-55 cars parked at the site during these peak sports program periods. Parks will require special events with turnout expected to be significantly larger than normal programmed use of the Park to apply for and get approval of a Special Events Permit.

- **Comments were received regarding concerns over the environmental impacts of synthetic fields.**

**City Response:** A large body of national and international research studies exists commissioned by government health agencies, universities, independent laboratories, health and safety study groups, and environmental organizations regarding potential health and environmental hazards of synthetic fields. Current research on the newer generation synthetic turf systems concludes, overwhelmingly, the use of artificial turf and crumb rubber have no known health or environmental risks. There are tens of thousands of fields in use worldwide.

Furthermore, Synthetic turf requires no harmful pesticides or herbicides, which can leach into groundwater and synthetic turf does not require irrigation, saving one of our most precious natural resources, fresh water.

- **Comments were received regarding increased athletic injuries as a result of the conversion to synthetic fields.**

**City Response:** Information provided by the Parks Department includes a 5-year research study of high schools conducted by Texas A&M University and published in the American Journal of sports medicine which indicates injuries sustained on synthetic turf fields are less severe and have a quicker recovery time than those suffered on natural grass fields. From a project specific perspective, the Newport Hills soccer field is closed to organized sports each year from mid-fall through early summer because existing field conditions have deteriorated and are considered unsafe for play. A conversion to synthetic fields will remove this threat for organized and casual users of the sports fields.

- **Comments were received regarding concern about the change of the park character and limitations on use of the park**

**City Response:** The proposed project will replace the surface, or portions of the surface of existing fields. A synthetic field is still considered "open space" similar to the existing natural field per the land use code. The design will retain a significant area of natural turf to allow for general park use and to facilitate the annual Fourth of July neighborhood picnic.

The vast majority of sports and outdoor activities played on natural grass can also be played on synthetic turf. But there are a few special rules that apply to synthetic surfaces that may limit some usage. These include no in-ground staking/poles/accessories, no painting of lines or markings, no dogs, and no metal cleats. The design will not include a full perimeter fence in order to maintain an open park feeling, and to encourage neighborhood use when the field is not scheduled, similar to other City Park uses such as those located at Robinswood Park.

- **Comments were received regarding concerns about increased storm drainage**

**City Response:** The project will install synthetic field with catch basins along the western edge of the property. This system will decrease runoff as water is redirected to the catch basins instead of neighboring properties to the south and west of the playing fields. The project also has 2 overflow systems located along the western edges of the property before the storm drainage reaches the SW catch basin. The city has observed no detrimental effects from storm runoff from synthetic fields for the environment.

- **Usage of the field benefits non-neighborhood users disproportionately**

**City Response:** Currently sportsfields programming serves mainly the Newport Hills youth community, 62% of use is for Newport area youth soccer games, 25% other youth sports including camps, and 13% adult soccer games. A synthetic sports surface will allow for year-round use, with the distribution of use expected to remain predominantly neighborhood use. The City is prohibited from restricting usage by non-city residents per the Special Warranty Deed between King County and the City of Bellevue recording number 9605091031 (in file).

See Section X of this report for related Conditions of Approval.

## V. TECHNICAL REVIEW

### A. Clearing & Grading

The City of Bellevue Clearing and Grading Division has reviewed the proposal for compliance with the City of Bellevue development codes and standards. As proposed, the Clearing and Grading Department has no concerns with the project.

### B. Utilities

The City of Bellevue utilities Department has reviewed the proposal for compliance with the City of Bellevue development codes and standards. As proposed, the Utilities Department has no concerns with the project.

### C. Transportation

#### Transportation

The Transportation Department's review of the proposed improvements of the Newport Hills Community Park amendment to a conditional use permit was based on the description of the proposed project elements, namely the renovation of existing natural

turf soccer field to synthetic turf and the renovation of the existing baseball field with a synthetic turf infield and sand based natural turf outfield.

Currently, the natural grass soccer field is not used from the beginning of December to the end of June. With the new turf, the fields will become playable during these months. Usage of the soccer field after the returfing is anticipated to range between 50% to 75% of the maximum usage of the fields which is between 5 pm to 10 pm on weekdays and between 9 am to 5 pm on weekends. Baseball field usage will continue to be the same as before the resurfacing since it has the same seasons of play. No large 'jamboree' type events are planned to be held at the Newport Hills Community Park. Large events will require approval of a special events permit. The site will continue to be accessed by means of the existing access on 120th Ave SE.

Public parks and recreational facilities are exempt from concurrency testing (BCC 14.10.1.). The City's current Transportation Facilities Plan (TFP) projections do not include a recreational land use category. In the case of this project, there is no proposed addition of recreational land use. The Parks Department will also obtain an agreement with the Bellevue School District on the use of the Bellevue School District parking lots on the north side of SE 60<sup>th</sup> Street, in case additional parking is needed for Newport Hills Park use. The returfing of the existing fields is not expected to have a significant impact on the existing traffic conditions of the adjacent roadways.

The Parks Department is working with the Transportation Department regarding improvements on 120<sup>th</sup> Ave SE, and a traffic circle is proposed on 120<sup>th</sup> Avenue SE. There will be sidewalk additions near the traffic circle. Two drop off areas are proposed on 120<sup>th</sup> Ave SE to improve the drop off and pick up associated with the activities in the fields. A neighborhood entry treatment is also proposed on 120<sup>th</sup> Ave SE near SE 60<sup>th</sup> Street.

There will be two drop off areas on 120<sup>th</sup> Ave SE. The existing 90 degree angle parking spaces on 120<sup>th</sup> Ave SE will be modified to back in angled parking. Ten parking spaces will be added to the existing parking spaces to provide 43 parking spaces on 120<sup>th</sup> Ave SE. The Parks Department will monitor the area after project completion to determine if there are spillover parking concerns. If spillover parking occurs, Parks Department will provide remedial measures to address the spillover parking.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration

requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project 120<sup>th</sup> Ave SE has been classified as “standard trench cut.”

See Section X of this report for Transportation related Conditions of Approval.

#### **D. Fire**

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire development codes and standards. As proposed, the Fire Department has no concerns with the project.

### **VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

This project was reviewed under the State Environmental Policy Act (SEPA). An Environmental Checklist was prepared by the applicant and reviewed by City staff. The Checklist discloses expected environmental impacts associated with the proposal.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

Staff has determined that this project will not have a significant impact on the environment. Therefore, a Determination of Non-Significance will be issued.

### **VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW**

- **Parking design along 120th Ave SE changed to back-in angle parking only.**
- **Agreement with Bellevue School District to use Ringdall Middle School for overflow parking.**
- **Restriping of Crosswalk at intersection of SE 60th Street and 120th Ave SE**
- **Require special events with turnout expected to be significantly larger than normal programmed use of the Park to apply for and get approval of a Special Events Permit.**

See Section X of this report for related Conditions of Approval.

## VIII. DECISION CRITERIA

***The Director may approve, or approve with modifications, an application for Administrative Amendment if:***

- a. **The amendment maintains the design intent or purpose of the original approval; and**

**Finding:** The existing park contains a soccer field and baseball field with programmed uses until 10pm. The conversion from natural turf to synthetic turf will not introduce new uses to the park. The current uses which end in fall will be extended to yearlong uses for soccer.

The relocation of the baseball field, landscaping changes which result in 10 additional Douglas fir trees and additional back-in angle parking spaces along 120th Ave SE meet the current design intent of the Park. The baseball field is an existing field which will merely have the infield switched to place the infield and backstop closer to the main entrance to the park. The new back-in angled parking will replace areas of front load parking and ill-defined parallel parking along 120th Ave SE.

The proposed lighting improvements will replace existing lighting with improved fixtures that will be quieter, more energy efficient, and provide less glare and spill light. No new light poles are proposed.

- b. **The amendment maintains the quality of design or product established by the original approval; and**

**Finding:** The proposal meets the quality of design and product established by the current use of the park. The design will not result in any significant change to the layout of the sports fields and improve the perimeter landscaping and parking through the introduction of more coniferous trees and native understory along the south and west perimeter of the park.

Parking will be located in the same area as existing parking with increased capacity and more defined and safer parking spaces.

The existing pedestrian access will be improved by extending the current walkway along the entire eastern edge of the park.

- c. **The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.**

**Finding:** As conditioned the Newport Hills Community Park Field renovation will not be detrimental to uses or property in the immediate vicinity. The project will replace an existing natural grass soccer field and baseball infield with synthetic turf. The proposed lighting improvements will replace existing lighting with improved lighting that will be quieter, more energy efficient, and provide less glare and spill light. No new light poles are proposed. Parking and circulation will be

mitigated with the proposed additional spaces and overflow parking agreement with Ringdall Middle School.

See Section X for related condition of approval.

**IX. DECISION**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby APPROVE WITH CONDITIONS the Administrative Amendment for the Newport Hills Community Park Field Renovation.

**X. CONDITIONS OF APPROVAL:**

The following conditions are imposed on the applicant under the authority referenced:

**A. GENERAL CONDITIONS: The following conditions apply to all phases of development.**

**1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Savina Uzunow 425-452-7860
Transportation Code - BCC 14.60	Rohini Nair 425-452-2569
Right of-Way Use Permit - BCC 14.30	Rohini Nair 425-452-2569
Bellevue Utilities Code - BCC Title 24	Arturo Chi 425-452-4119
Land Use Code - BCC Title 20	Drew Folsom 425-452-4441
Noise Control - BCC 9.18	Drew Folsom 425-452-4441

**2. CONSTRUCTION HOURS**

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise

analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.040  
Reviewer: Drew Folsom, Development Services Department

### **3. PARKING MANAGEMENT PLAN:**

The Parks Department must prepare a parking management plan intended to minimize spillover traffic and uncontrolled parking. The plan, which must be submitted for review and approval by the Land Use Division prior to final inspection of the Clearing and Grading permit, should include at least the following:

- a) Information for parents and other users regarding pick-up and drop-off procedures and parking locations.
- b) Periodic monitoring of the spillover parking and circulation throughout the first year of use.
- c) Requirements for the organizers of large events to apply for and get approval of a special events permit.
- d) Written agreement with Ringdall Middle School to utilize adjacent parking for overflow parking

Authority: LUC 20.30B.175.D  
Reviewer: Drew Folsom, Development Services Department

**B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:**

#### **1. RIGHT-OF-WAY USE PERMIT**

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents

access. General materials storage and contractor convenience are not reasons for preventing access.

**The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.**

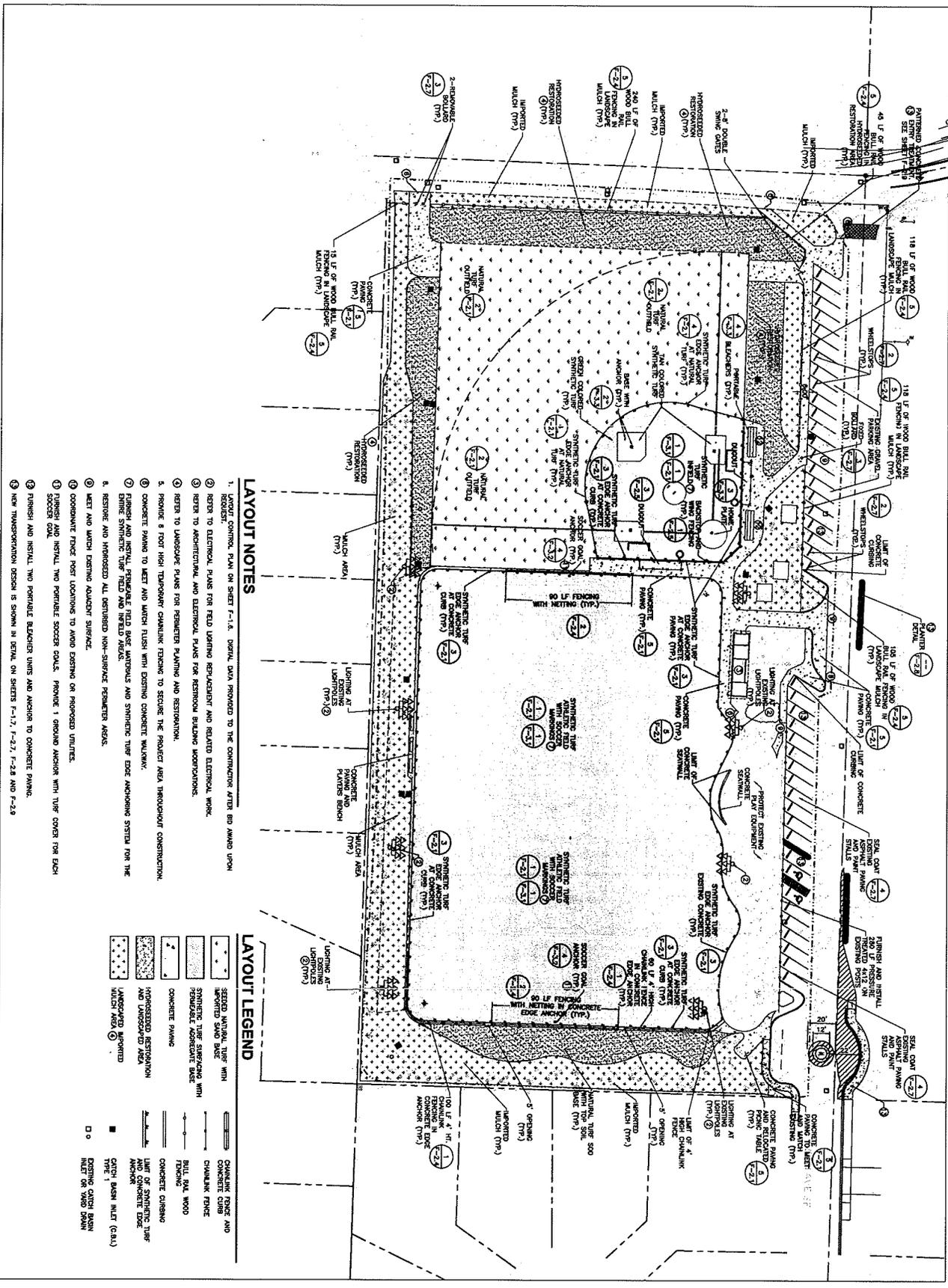
Authority: Bellevue City Code 11.70 & 14.30  
Reviewer: Jon Regalia, Transportation Department

## **2. CIVIL ENGINEERING PLANS – TRANSPORTATION**

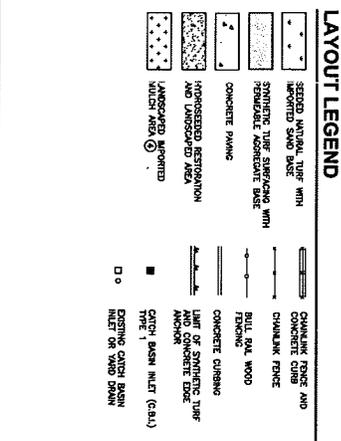
Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Sidewalk, traffic circle, entry treatment
- c) Trench restoration within any right of way or access easement.

AUTHORITY: BCC 14.60; Transportation Department Design Manual  
REVIEWER: Rohini Nair, Transportation Department



- ### LAYOUT NOTES
1. LAYOUT CONTROL PLAN ON SHEET F-1.1.8. DIGITAL DATA PROVIDED TO THE CONTRACTOR AFTER BID AWARD UPON REQUEST.
  2. REFERS TO ELECTRICAL PLANS FOR FIELD LIGHTING REPLACEMENT AND RELATED ELECTRICAL WORK.
  3. REFERS TO ARCHITECTURAL AND ELECTRICAL PLANS FOR RESTROOM BUILDING IMPROVEMENTS.
  4. REFERS TO LANDSCAPE PLANS FOR RESTROOM PLANTING AND RESTORATION.
  5. PROVIDE A FOOT HIGH TEMPORARY CHAINLINK FENCING TO SECURE THE PROJECT AREA THROUGHOUT CONSTRUCTION.
  6. CONCRETE PAVING TO MEET AND MATCH EXISTING CONCRETE WALKWAY.
  7. PLANTING AND INSTALL APPLICABLE FIELD BASE MATERIALS AND SYNTHETIC TURF EDGE ANCHORING SYSTEM FOR THE ENTIRE SYNTHETIC TURF FIELD AND INFIELD AREAS.
  8. RESTORE AND IMPROVED ALL DETOURED NON-SURFACE RESTROOM AREAS.
  9. MEET AND MATCH EXISTING ADJACENT SURFACE.
  10. COMPARTMENT FENCE POST LOCATIONS TO AVOID DISTURB ON PROPOSED UTILITIES.
  11. PLANTING AND INSTALL TWO PORTABLE BEACHERS UNITS AND ANCHOR TO CONCRETE PAVING.
  12. FINISHES AND INSTALL TWO PORTABLE BEACHERS UNITS AND ANCHOR TO CONCRETE PAVING.
  13. NEW TRANSPORTATION DESIGN IS SHOWN IN SERIAL ON SHEETS F-1.1.7, F-2.1, F-2.2 AND F-2.3.



DATE: 2-1-20

SCALE: 1"=30'

DRAWN: HST/GW

CHECKED: DLA

City of Bellevue

DA HOGAN

NEWPORT HILLS PARK FIELD RENOVATION

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

City of Bellevue

NEWPORT HILLS PARK FIELD RENOVATION

NORTH

SCALE: 1"=30'

DA HOGAN

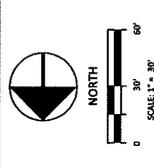
1201 License No. 1201, State of Washington

SHEET

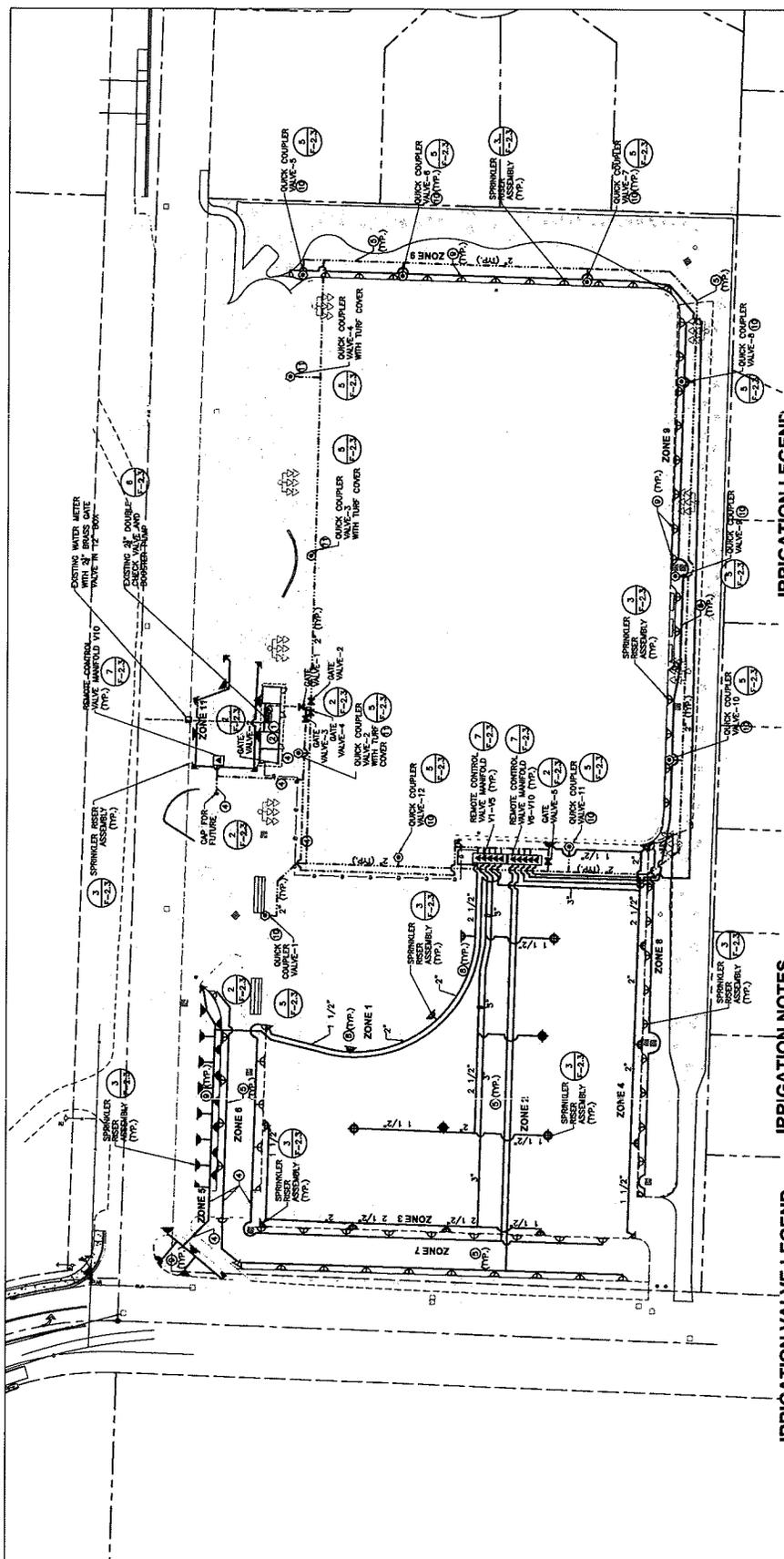
F-1.1







DATE	2-1-19
SCALE	1"=30'
DRAWN	CPW
CHECKED	DJA
COMMENT	SEE 24.0000 LAYOUTS



- ### IRRIGATION LEGEND
- 1 TYPE 1 CATCH BASIN
  - 2 SUBSURFACE DRAINAGE LATERAL
  - 3 SCH 40 PVC IRRIGATION MAIN OR APPROVED EQUAL
  - 4 SCH 40 PVC IRRIGATION MANIFOLD OR APPROVED EQUAL
  - 5 SCH 40 PVC IRRIGATION VALVE OR APPROVED EQUAL
  - 6 SCH 40 PVC IRRIGATION QUICK COUPLER LINE 3" FOR ALL OTHER MAIN LINE
  - 7 SCH 40 PVC IRRIGATION LATERAL LINE-1.25" UNLESS OTHERWISE NOTED
  - 8 24 VOLT ENERGIZER WIRE
  - 9 FALSE CANNON TO CONNECT VALVES TO CONTROL
  - 10 VALVE BOX
  - 11 STATION GALLONS PER MINUTE
  - 12 HANDED BOB-SS-HP-12 OR APPROVED EQUAL
  - 13 HANDED BOB-SS-HP-16 OR APPROVED EQUAL
  - 14 HANDED BOB-SS-HP-18 OR APPROVED EQUAL
  - 15 HANDED BOB-SS-HP-20 OR APPROVED EQUAL
  - 16 HANDED MPR-10-CY-CY-HP1000-90 OR APPROVED EQUAL
  - 17 HANDED MPR-12-CY-HP1000-90 OR APPROVED EQUAL
  - 18 WEATHERMATIC 8000 SERIES BRASS VALVE OR APPROVED EQUAL
  - 19 2" GATE VALVE AND BOX
  - 20 BRASS REMOTE CONTROL VALVE
  - 21 1" QUICK COUPLER VALVE AND BOX
  - 22 LOCKING LB

- ### IRRIGATION NOTES
1. ALL VALVES SHALL BE LOCATED AT THE UTILITY BOXES. SET UTILITY BOXES FLUSH TO APPROPRIATE PROPOSED ADJACENT SURFACING. COORDINATE QUICK COUPLER VALVE LOCATIONS TO CORRESPOND TO THE CONCRETE EDGE.
  2. ALL IRRIGATION MAINS USE 1/2" LATERALS SHALL HAVE TRACKER WIRE TAPPED TO TOP OF PIPE.
  3. ALL IRRIGATION LATERALS SHALL BE 1/2" UNLESS OTHERWISE SHOWN.
  4. THIS IS A "70 WATER ZONE"
  5. ALL IRRIGATION MAINS SHALL BE INSTALLED IN A CONCRETE TRASH TRAP.
  6. IRRIGATION LATERALS SHALL BE INSTALLED IN A CONCRETE TRASH TRAP.
  7. DO NOT BEND OR DEFLECT IRRIGATION PIPING. USE APPROPRIATE FITTINGS (FOR EXAMPLE 1/2" BEHS).
  8. SPRINKLER HEADS SHALL BE LOCATED IN THE MIDDLE OF EACH IRRIGATION LINE WITH A MINIMUM FROM EDGE OF THE SYNTHETIC TURF INFELD AND PAVING AS APPLICABLE.
  9. SPRINKLER HEADS SHALL BE LOCATED IN THE MIDDLE OF EACH IRRIGATION LINE WITH A MINIMUM FROM EDGE OF THE SYNTHETIC TURF CONCRETE EDGE AS APPLICABLE.

### IRRIGATION VALVE LEGEND

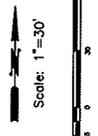
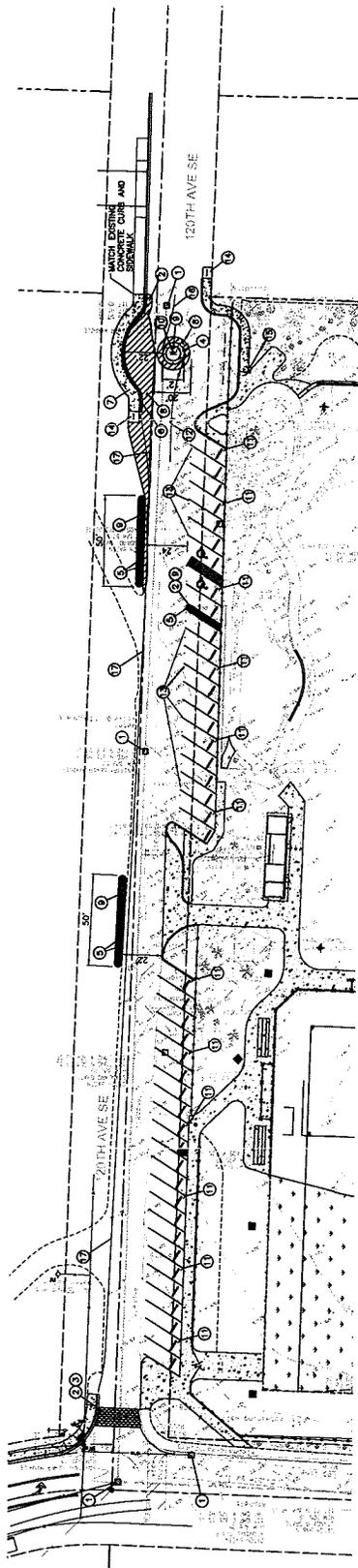
V-1	1.2 gpm
V-2	1.5 gpm
V-3	1.8 gpm
V-4	2.1 gpm
V-5	2.4 gpm
V-6	2.7 gpm
V-7	3.0 gpm
V-8	3.3 gpm
V-9	3.6 gpm
V-10	3.9 gpm
V-11	4.2 gpm

**1-800-424-5555**  
Call 24 Hours Before You Dig  
Utility Underground Location Center  
(COUNTY/CITY/STATE)

UTILITY DEVELOPER EXTENSION  
NO. 06-127043 3X, CRD 86-18





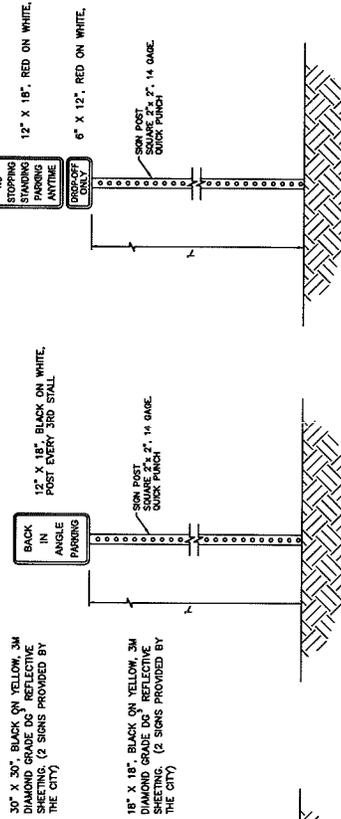


**CONSTRUCTION NOTES**

1. INSTALL CATCH BASIN FILTER PER C.O.B. STANDARD DRAWING IC-6.
2. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT. LIMITS TO BE DETERMINED BY THE ENGINEER.
3. INSTALL ENTRY TREATMENT PER DETAILS ON SHEET F-2.9.
4. CONSTRUCT 12" DIAMETER TRAFFIC CIRCLE PER DETAILS ON SHEET F-2.8.
5. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB AND CUTTER PER C.O.B. STANDARD DRAWING TE-10. SEE PLANTER SAND PER DETAIL ON SHEET F-2.1.
6. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB AND CUTTER PER C.O.B. STANDARD DRAWING TE-10.
7. CONSTRUCT 5" WIDE CEMENT CONCRETE SIDEWALK, 5" DEPTH, ON TOP OF 4" COMPACTED USTC. SEE C.O.B. STANDARD DRAWING IC-11.
8. INSTALL 6" DEPTH OF HMA CLASS A, PG-64-22.
9. INSTALL TOP SOIL (24" MIN. DEPTH).
10. INSTALL SIGNS ON A PRESSURE TREATED 4"x4" WOOD POST IN TRAFFIC CIRCLE. PER DETAIL THIS SHEET.
11. INSTALL SIGN IN ANGLE PARKING STALLS AT LOCATIONS SHOWN ON THE PLAN. SEE DETAIL THIS SHEET.
12. INSTALL TYPE 2 YELLOW RPMs 6' O.C. OVER 30'.
13. INSTALL 4" WHITE PAINT LINE FOR PARKING STALLS (TYP.), ANGLE AT 45 DEGREES AS SHOWN ON THE PLAN.
14. INSTALL 2" MINIMUM SLOPE TRANSITIONAL ADA ASPHALT RAMP BETWEEN CONCRETE SIDEWALK AND NEW ASPHALT SHOULDERS.
15. INSTALL TWO PARKING STANDING STOPPING SIGN/POST SIGN ASHLE FRAM-O-POST SIGN PLACED ON NEW POSTS PER C.O.B. STANDARD DRAWING TE-21. BOTTOM SIGN SHALL HAVE 7' CLEARANCE.
16. INSTALL TYPE 2 YELLOW RPMs 6' O.C. OVER 30'.
17. INSTALL 4" WHITE PAINT LINE FOR EDGE LINE.

**GENERAL NOTES**

1. TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
2. CALL ONE CALL 1-800-424-5555 PRIOR TO CONSTRUCTION.
3. ALL VEGETATION REMOVAL OR TRIMMING SHALL BE APPROVED BY THE ENGINEER.
4. ALL SIGNAGE SHALL BE PROVIDED TO THE DEPARTMENT FOR APPROVAL AND MUST BE PROVIDED TO THE DEPARTMENT FOR APPROVAL PRIOR TO THE TRANSPORTATION ACTIVITIES THAT IMPROVE OR MAY POTENTIALLY IMPROVE TRAFFIC SHALL BE MONDAY THROUGH FRIDAY THAT DOES NOT INCLUDE TRAFFIC SHALL BE MONDAY THROUGH FRIDAY 7:00 AM TO 6:00 PM. THE INSPECTOR ASSIGNED TO THIS PROJECT MAY CHANGE THESE WORK HOURS TO A MORE APPROPRIATE SCHEDULE. REQUIRING APPROVAL BY THE R.C.M. USE OFFICE.
5. ALL SIGNS AND POSTS PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED.



**SIGN DETAILS  
NTS**

**City of Bellevue  
Department of Parks & Recreation**



**Newport Hills Park Field Renovation  
SEPA Checklist**

October 2, 2009

RECEIVED  
OCT - 5 2009  
PERMIT PROCESSING

Environmental Checklist

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

Newport Hills Park Field Renovation

**2. Name of applicant:**

City of Bellevue Parks Department

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

Scott Vander Hyden                      450 110th Ave. NE  
(425) 452-4169                              Bellevue, WA 98009

**4. Date checklist prepared:**

October 2<sup>nd</sup>, 2009

**5. Agency requesting checklist:**

City of Bellevue

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

Renovation of the park field areas including conversion of the existing natural turf soccer field to synthetic turf, relocation and renovation of the existing softball field, replacement of the existing field lighting system fixtures, renovation of the existing restroom building, and perimeter park upgrades that will include new walkways and landscaping.

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

Not at this time.

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

Storm Drainage Report prepared by LPD Engineering dated 9/29/09

**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.**

None

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

Clearing & Grading Permit with SEPA – City of Bellevue  
Major Land Use Exemption – City of Bellevue <sup>ADMINISTRATIVE</sup> AMENDMENT TO CONDITIONAL USE  
Storm Drainage Developer Extension Agreement – City of Bellevue  
Right of way Permit – City of Bellevue

Environmental Checklist

- 11. Give a 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.)**

See Attachment B

- 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 the checklist.**

The property address is: 6029 120<sup>th</sup> Ave S.E.  
Bellevue, WA 98006

For Vicinity Map and legal description see Attachment A.

For Topographical Map see Drawing F-0.1.

For Site Map see Drawing F-1.1.

For Grading Plan see Drawing F-1.2.

For Drainage Plan see Drawing F-1.3.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site:**

The vast majority of the site is flat.

- b. What is the steepest slope on the site? (Approximate percent slope)?**

The steepest slopes on the site are approximately 5:1. The typical slope across the vast majority of the site is approximately 3% percent.

- b. 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.**

The site soils are generally Alderwood gravelly sandy loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no surface indications of unstable soils or slopes within the project limits.

**e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

The proposal includes offsite disposal of existing organics and unsuitable soils, onsite cut and fill of existing suitable soils, and import of structural fill, aggregate materials, and imported sand materials as required for the field construction. These are summarized as follows:

Excavation & offsite disposal of organics and unsuitable soils:

Approx. 600 cubic yards

Earthwork with onsite cut and fill of suitable soils:

Approx. 1550 cubic yards of cut being placed as fill

Import of fill and aggregate base materials:

Approx. 4,900 cubic yards

The purpose will be to renovate the athletic fields. This will include removal of existing sod and topsoil, and re-grading to establish design subgrade elevation in preparation for the installation of the new sub-drain system or asphalt. Structural fill will be necessary to establish desired grades for the playfield, asphalt pavement areas and any new utility trench backfill. Additional clean, granular material from an approved regional source will likely be used. Any additional fill material will be evaluated by a qualified engineer prior to its use.

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

Site grading and filling and related construction activities will expose soils, thereby creating a temporary increase in erosion potential. The potential for erosion during use will be minimized compared to existing use conditions because of the drainage and related field improvements that will be installed. This site is also extremely flat.

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

The completed proposal includes the removal of approximately 22,200 sf of impervious surface and the addition of approximately 14,100 sf of impervious surface. This will result in a decrease in the amount of existing impervious surfaces on the site by approximately 8,100 sf. The existing natural grass and sod athletic field occupying the majority of the site will be replaced by a permeable synthetic turf field surface. Impervious surfaces will cover less than 8% percent of the site after the project construction.

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

To the extent feasible the disturbed area of the project site will be limited to minimize erosion potential.

A temporary erosion and sedimentation control plan (TESCP) will be prepared and necessary controls will be installed prior to any grading activity on the proposed project site in accordance with City of Bellevue requirements. Depending on specific site and construction conditions, typical temporary measures employed during construction could include placement of straw bale barriers across drainage channels, placement of riprap and use of silt fences and temporary siltation/detention basins with sump and pump to control runoff. Erosion protection on catch basins within the vicinity of the work may also be done and a rock stabilized construction entrance will be provided. Additional measures that could be employed include hydroseeding or plastic covering of cleared areas prone to erosion.

Following construction, permanent erosion/sedimentation control measures will include a new subsurface drainage collection system for the improved field and other impervious surfaces. Collected storm water will be routed to an on-site storm water catch basin and pipe system and then discharged into a City of Bellevue dedicated storm system at the southwestern corner of the park.

EROSION CONTROL  
FURTHER MITIGATED PER  
BCC 23.76.090 "EROSION AND  
SEDIMENTATION"

**2. Air**

- a. **What type 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.**

During construction, emissions will include those typically resulting from the use of trucks and construction equipment. Odors from construction materials will be present during construction, and dust may be generated during short-term clearing and grading activities. Use of the completed project is not anticipated to generate a significant increase in motor vehicle emissions.

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

None

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

Potential measures for reducing the potential for air quality impacts during construction include measures for reducing both equipment/vehicle exhaust emissions and fugitive dust. The Washington Associated General Contractors brochure *Guide to Handling Fugitive Dust from Construction Projects* and the Puget Sound Clean Air Agency suggest a number of methods for controlling dust and reducing the potential exposure of people to emissions from diesel equipment. Examples of the numerous measures that could be implemented to reduce potential impacts at on-site and off-site locations during construction include: use only equipment and trucks that are maintained in optimal

Environmental Checklist

operational condition; implement restrictions on construction truck and equipment idling; spray exposed soil with water or other suppressant to reduce emissions of particulate matter 10 microns or less (PM10) and deposition of particulate matter; use gravel on staging areas that would be exposed for more than brief periods; and cover dirt, gravel and debris piles as needed to reduce dust and wind-blown debris.

**3. Water**

**a. Surface Water:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, wetlands)? If yes describe type and provide names. If appropriate, state what stream or river it flows into.**

No surface water bodies are located on or in the immediate vicinity of the site.

- 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 surface water withdrawals or diversions are proposed.

- 5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**

No

- 6) **Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The proposal does not involve any discharge of waste materials to surface waters. In concert with concerned agencies, a program of contractor education and spill contingency and response plan compliance will be instituted to reduce the potential for discharge of waste materials from construction activities.

**b. Ground Water:**

- 1) **Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.**

DJA 11/4/09

Environmental Checklist

No ground water will be withdrawn, nor will there be a discharge to ground water as part of the project. Storm water will be collected and routed to an on-site storm water catch basin and pipe system and then discharged into a City of Bellevue dedicated storm system adjacent to the southwest corner of the park site.

- 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 waste materials will be discharged into the ground due to this project.

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.

The proposed project will create new impervious surface that consists of the walkways around the proposed baseball and soccer fields. The surface runoff from the proposed soccer and softball fields will be collected in an under-drain system and routed through discharge control structures, then routed to the southwest corner of the project site through subsurface pipes. The drainage from the proposed impervious and pervious areas will be collected in a series of catch basins and conveyed to the southwest corner of the project site through subsurface pipes. From this point, the collected runoff from the project will be discharges to the City of Bellevue public drainage system. The public drainage system outfalls to Lakehurst Area Drainage Basin downstream from the proposed project. Lakehurst Area Drainage Basin discharges to Lake Washington.

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

It is not anticipated that waste materials would enter surface or ground waters. The project will create 4,486-sf of pollution generating impervious surface, which is less than the 5,000-sf threshold. No fertilizers will be used on the synthetic turf fields. The field drainage section has an 8" permeable aggregate layer below the synthetic turf. Runoff from the field will infiltrate through this aggregate layer prior to collection in the subsurface drainage system.

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

Typically the installation of the imported aggregate materials and subsurface drainage systems results in a reduction in the peak runoff rate from the project area as the travel time through the imported aggregate attenuates the time of concentration through the media prior to being collected by the new subsurface drainage system. The void spaces in the imported aggregates become saturated during storm events between the subsurface drainage trenches. Due to the relatively flat gradients, the travel velocities as water percolates laterally through the aggregate material are typically very

Environmental Checklist

slow. These void spaces, in effect, function as temporary storage resulting in low runoff rates from the subsurface drainage system. Additionally, since there has been some variability within the aggregate, a modified control has been provided for added assurance that runoff will be limited, at a minimum, to existing conditions.

4. Plants

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

- X deciduous tree: alder, maple, London plain, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X 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?

Selective trees will be removed and replanted at the southwestern portion of the park. The existing trees along the southern, western, northern, and the majority of the eastern perimeter of the park will remain unchanged. Additional landscaping will be added to augment the existing trees on the southern and western perimeters of the park. The existing grass will be removed from the field and perimeter areas.

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

No threatened or endangered plant species are likely to occur in the project area.

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

Native plant species are proposed for augmentation to existing vegetation on the south and west park perimeters to provide screening and interest to the existing park landscaping. All significant native tree will be retained. Supplemental ornamental landscape planting is proposed for areas adjacent to pedestrian surfaces and parking areas.

For landscape planting plan list see sheets F-1.5 and F-2.6

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:

07.11/4/09  
01.21/12

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.  
No threatened or endangered species are known to exist on or near the site.

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 kind of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Petroleum fuel will be used in the equipment for maintaining the renovated athletic fields. Electricity will be used for the field lighting system. Use of additional electricity is anticipated due to extended use of the soccer field throughout the year.

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

Because the proposal will not include any large new structures, no adverse impacts on use of solar energy by adjacent properties is anticipated.

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

The project includes replacement of the existing field lighting system fixtures with new more energy efficient fixtures.

## 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 potential exists during construction of the proposal for spillage of fuel or hazardous waste.

1) Describe special emergency services that might be required.

Standard police, fire and medical emergency services from the City of Bellevue would be required in the event of an accident, theft or vandalism during the construction of the proposed improvements. These same standard emergency services will also continue to be required for the operation and protection of the renovated athletic fields.

012 11/4/05  
21 210/10

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

Proposed measure to reduce or control environmental health hazards will include compliance with all applicable code provisions including handling and storage of fuels and potentially hazardous materials during construction. Renovation of the athletic fields will also result in the replacement of non-code compliant elements and the subsequent reduction of injuries and accidents.

**b. Noise**

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

No significant types of noise exist in the surrounding area that may affect the project.

**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.**

Short-term: construction of the project will generate noise typically associated with athletic field renovation for several months during permitted daylight hours. The primary sources of noise will be from large trucks delivering construction materials and removing debris and site grading equipment.

Long-term: operation of the renovated athletic fields will generate the same types and general levels of noise currently associated with their current use. The amount of use for the soccer field area will increase with the field renovation allowing for use to continue throughout the year rather than having the field closed during the winter and early spring months on a seasonal basis. Use of the softball field will remain consistent with current patterns during the spring and summer with limited use in the early fall.

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

Short term: Construction activity and related traffic will be limited to days and hours during daylight established by the City of Bellevue. Vehicles and equipment will use properly maintained exhaust systems and engines will be turned off when not in use.

Long-term: Athletic field use will be limited in accordance with the hours established by the City of Bellevue Parks Department. Additional landscape screening will be installed on the western and southern perimeters of the park area.

The softball infield which generates higher levels of noise during the spring and summer will be relocated from the northwestern corner of the park where it is immediately adjacent to residential properties to the east side of the park away from the residential properties.

NOISE FURTHER MIT. UNDER PCC  
B.C.C. 9.18 "NOISE CONTROL"

DA 4/4/01  
02 3/17/02

Environmental Checklist

c. Describe the potential use of the following:

- |   |                        |
|---|------------------------|
| 1) Flammable liquids                            | Gasoline for equipment |
| 2) Combustible liquids                          | Gasoline for equipment |
| 3) Flammable gases                              | None                   |
| 4) Combustible or flammable fibers              | None                   |
| 5) Flammable solids                             | Lumber                 |
| 6) Unstable materials                           | None                   |
| 7) Corrosives                                   | None known             |
| 8) Oxidizing materials                          | None                   |
| 9) Organic peroxides                            | None                   |
| 10) Nitro methane                               | None                   |
| 11) Ammonium nitrate                            | None                   |
| 12) Highly toxic material                       | None                   |
| 13) Poisonous gas                               | None                   |
| 14) Smellless powder                            | None                   |
| 15) Black sporting powder                       | None                   |
| 16) Ammunition                                  | None                   |
| 17) Explosives                                  | None                   |
| 18) Cryogenics                                  | None                   |
| 19) Medical gas                                 | None                   |
| 20) Radioactive material                        | None                   |
| 21) Biological material                         | None                   |
| 22) High piled storage (over 12' in most cases) | None                   |

8. Land and Shoreline Use

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

Same as proposed, a city park. Adjacent properties are a school site & residential.

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

The site has been used for park and athletic field related purposes for many decades. There is no evidence of prior agriculture use.

c. Describe any structures on the site.

The site includes an existing restroom building.

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

No, the existing restroom building will be renovated.

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

The current zoning of the site is R-5

Environmental Checklist

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

Park and recreation

PARKS NEWPORT HILLS COMMUNITY PARK

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

Not applicable

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 people would reside or work in the completed project.

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

No people will be displaced by the completed project.

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

Not applicable.

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

The proposal will be designed and constructed consistent with all City of Bellevue land use plans and development regulations. The proposal's improved athletic fields will also assist the City in implementing the recreation goals and policies of its comprehensive plan.

m. What percentage of the building will be used for?

1. Warehousing
2. Manufacturing
3. Office
4. Retail
5. Service (specify)
6. Other Restrooms and maintenance support

n. What is the proposed U.B.C. construction type?

Not applicable

o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?

The renovation of the existing restroom building will include approximately 400 square feet.

**9. Housing**

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

No housing will be provided by this proposal.

- 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?**

No new structures are proposed for the project.

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

Existing views from surrounding properties will not be altered or obstructed by the proposed renovated soccer fields.

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

New landscaping will be provided to supplement existing plantings around the park perimeter. The softball backstop at the northwest corner of the park will be removed and replaced with a new backstop adjacent to existing trees on the east side of the park away from the residential properties. The backstop and fencing materials will be black to minimize visibility.

**11. Light and Glare**

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

Glare will be produced from the existing soccer field illumination system. Use of the system will be extended throughout the year rather than being limited to the late spring, summer, and fall when the field is currently typically used.

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

The finished project is not anticipated to generate any safety hazard or view interference light or glare.

Environmental Checklist

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

No off-site sources of light or glare are anticipated to affect the proposal.

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

The existing un-shielded fixtures from the existing field illumination system will be replaced with new shielded fixtures that will dramatically reduce off site glare and spill light.

**12. Recreation**

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

The site has typical city park facilities.

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

The proposed project will involve the renovation and replacement of existing recreational facilities with similar types of improved facilities.

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

The proposal's extensive athletic field renovations will provide a variety of enhanced recreational opportunities for the local community including year-round use of the soccer field 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.**

None known

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

None

**14. Transportation**

**a. Identify Public Street and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:**

Primary vehicle access to the site is provided by 120<sup>th</sup> Ave SE which comes off of SE 60<sup>th</sup> Street.

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

Yes. The closest transit stop is located immediately northwest of the park at the intersection of 119<sup>th</sup> Ave. SE and SE 60<sup>th</sup> St.

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

The east side of the park includes parking along the west side of 120<sup>th</sup> Ave. SE. Portions of this parking will be re-organized to provide additional capacity with angle parking rather than parallel parking. With the improvements the capacity will be increased to a total of 43 spaces.

Currently, on-street parking is frequently used on the north side of SE 60<sup>th</sup> Street for the softball and little league activities centered around the infield at the northwest corner of the park. This results in frequent un-safe pedestrian crossings between parked vehicles. The infield location will be relocated to the east side of the park to encourage use of the dedicated park parking for these activities.

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

The proposal will not require any new streets or significant street improvements.

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

The project will not use or occur in the immediate vicinity of water, rail or air transportation.

**If known, indicate when peak volumes would occur.**

Peak traffic volumes will remain unchanged during the late spring, summer, and fall as the park use will remain unchanged. Renovation of the soccer field will allow for use to continue throughout the year extending trips to the site through the winter and early spring months.

- f. **Proposed measures to reduce or control transportation impacts, if any:**

Because no significant transportation impacts are anticipated, no measures are proposed.

**PARKING MANAGEMENT PLAN**

## 15. Public Services

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

The project is not anticipated to generate any increase in the need for public services.

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

Because no public services impacts are anticipated, no measures are proposed. However, because the renovated athletic fields will meet all current code safety requirements, a decrease in field use related accidents and injuries and the resulting need for emergency medical services is likely.

**16. Utilities**

**a. Utilities currently available at the site:**

All normal utilities including sanitary sewer, storm sewer, public water, electrical power, telecommunications and natural gas are available at the site.

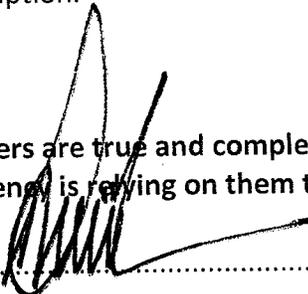
**b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity, which might be needed.**

Sanitary Sewer	City of Bellevue
Storm Sewer	City of Bellevue
Water	City of Bellevue
Electricity	Puget Sound Energy

Construction activities associated with provision of the above utilities are described in the project description.

**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:  .....

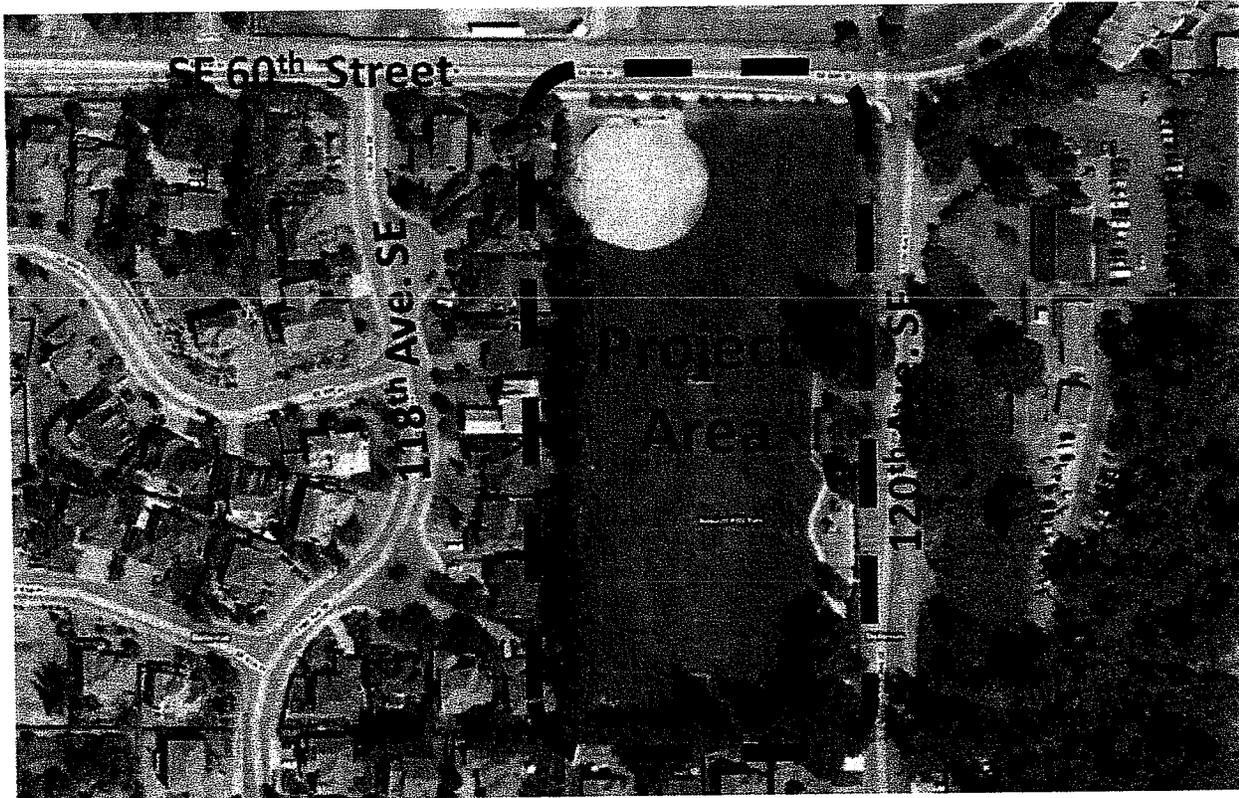
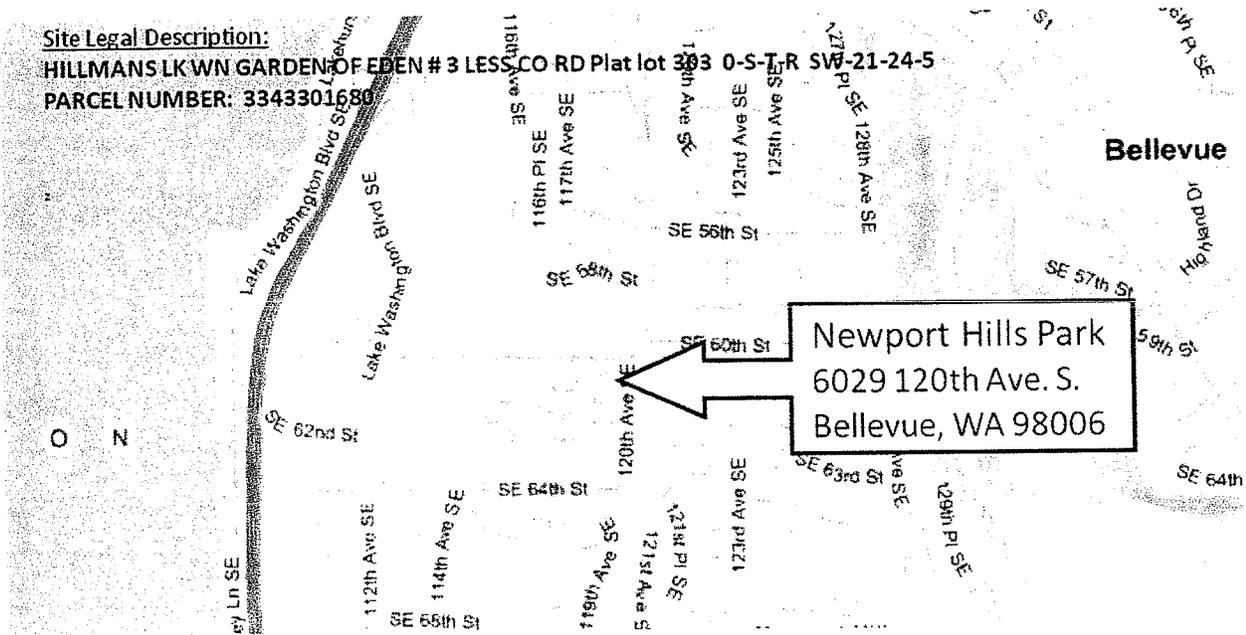
Date Submitted: 10/2/09 .....

DA 11/4/09  
DA 2/14/10

# Attachment A – Project Location

**Site Legal Description:**

HILLMANS LK WGN GARDEN OF EDEN # 3 LESS CO RD Plat lot 303 0-S-1-R SW-21-24-5  
PARCEL NUMBER: 3343301680



## Attachment B - Project Scope

The project includes renovation of the two playing fields at Newport Hills Park. The existing soil based natural turf soccer field will be renovated to a synthetic turf surface. The existing skinned infield and soil based natural turf outfield will be renovated with a synthetic turf infield and a sand-based natural turf outfield. Both the proposed synthetic turf and sand-based natural turf areas will be vertically draining with permeable base materials and subsurface drainage systems. The project will also include the replacement of the existing un-shielded fixtures for the soccer field illumination system with shielded fixtures to significantly reduce off site light spillage and glare as well as increase energy efficiency. The existing restroom building will also be renovated to improve function and aesthetics.

The project will include the following components:

1. Installation of temporary erosion and sedimentation control facilities;
2. Demolition and off-site disposal of the existing organic material;
3. Removal and/or relocation of some existing trees;
4. Removal and off-site disposal of existing fencing, backstop, and other miscellaneous items;
5. Earthwork, excavation, filling, grading with on-site cut and fill, off-site disposal of excess and non-useable materials, compaction and subgrade and finish grade establishment;
6. Replacement of the existing soccer field lighting fixtures with shielded fixtures;
7. Renovation of the existing restroom building;
8. Park frontage improvements including parking and sidewalk improvements;
9. Installation of new perimeter storm drainage components including piping, and catch basin inlets;
10. Installation of a new field washwater system, softball outfield irrigation system, and upgrades for the perimeter automatic irrigation system;
11. Installation of new recessed perforated subsurface drainage systems;
12. Imported permeable aggregate base material for the synthetic turf areas and imported sands for the natural turf outfield area;
13. Installation of permeable synthetic turf surfaces for the soccer field and the softball infield;
14. Seeding of the natural turf softball outfield and hydroseeding and sodding of perimeter landscape areas.
15. Installation of concrete pavement pathways;
16. Installation of parking perimeter rail wood fencing;
17. Installation of coated chainlink fencing, backstop, and ball control netting;
18. Installation of field soccer goals and other site furnishing;
19. Installation of landscape plantings including trees, shrubs, and ground cover;
20. Perimeter restoration and hydroseeding

The size of the park site is approximately 4.7 acres.