DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Open Window School

LOCATION OF PROPOSAL: 6128 168th Place SE

DESCRIPTION OF PROPOSAL: A 7,623 square foot expansion to the existing school and site improvements involving approximately 500 cubic yards of fill and 200 cubic yards of excavation.

FILE NUMBERS: **10-117159-GC**

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 Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on October 7, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Environmental Coordinator

10/23/2010
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

Ken Thiem

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: The Open Window School

Proponent: The Open Window School

Contact Person: Katie Popolow, The Miller Hull Partnership
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 71 Columbia Street, #600 Seattle, WA 98104

Phone: 206-682-6837

Received
JUN 29 2010
Permit Processing

Proposal Title: The Open Window School: Vista Expansion

Proposal Location: 6128 168th Place SE, 98006 Legal Description Attached
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: Addition of 7,623 gross SF area to the existing school and site improvements
2. Acreage of site: 7.62 acres, total site
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 7,928 sf (exterior footprint including walls)
7. Quantity of earth movement (in cubic yards): Approximately 500 cubic yards
8. Proposed land use: school (no change)
9. Design features, including building height, number of stories and proposed exterior materials:
The building additions extends the existing (2) story building to the west and adds two spaces in a (2) story building (1,407 sf footprint) to the north. Heights and exterior materials match the existing structures on site.
10. Other: N/A

Estimated date of completion of the proposal or timing of phasing:
September 2011

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not beyond this proposal.

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

The proposal site includes a small wet land located in the NE corner of the site - approx. 500 feet from the work

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.
No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.
Previous CUP granted #LB 99-224242 (October 16, 1999)
Current Land Use Exemption granted: #10-111-779-LJ
Submitting for Clearing and Grading & UDE permits - not assigned yet.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling X Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 38%. No work proposed this portion of site.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Silty topsoil over silty sand over sandstone.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
200 cy of cut for footings and play areas
500 cy of fill for play area and buildings.

Erosion control per C&G Inspector BCC 23.76

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion control is part of the clearing and grading package submitted for review.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Project includes 28,325 sf of impervious area for 8.5% of total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary erosion control plan has been submitted to City of Bellevue for review.

construction dust suppression measures per BCC 23.76 Clr & Grade code

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction vehichles to and from site over the 5 month construction period. No new traffic to site upon completion, no increase to student population.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
None.

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.

Type B Wetland exists as NE corner of site and was documented in the intial project CUP which still governs. No work proposed in this area or within 200' of the wetland.

(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.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

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

No.

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

No.

b. Ground

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

No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve

N/A

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.

Water from the new roof areas will be dispersed in designed dispersion slope, other waters from impervious surfaces will be collected, treated and stored in a detention vault as needed.

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

Runoff from fire truck turnaround will contain the typical contaminants generated by motor vehichles, although the use is expected to be infrequent.

The site is subject to rainy season restrictions. Std. erosion control measures will be reqd per BCC 23.76

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

Bioswale and dispersion areas will help to treat stormwater runoff.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [x] pasture
- [ ] crop or grain
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [x] other types of vegetation - old orchard trees.

b. What kind and amount of vegetation will be removed or altered?
Minimal amount of trees and planting as new school addition will be built over what is now an existing saphalt play area. Measures will be taken to protect existing vegetation, and new plantings and trees are proposed int he site improvements.

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

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Emphasis on using native and drought tolerant plants, preservation of existing landscaping, and avoidance of invasive plants.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☒ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
Not that we know of.

d. Proposed measures to preserve or enhance wildlife, if any:
Preservation of existing trees and vegatation. Addition of plated dispersion area and bioswale with native plants.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
Existing utilities on site will serve purposes of addition - natural gas for heating, electricity for lighting, equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
High efficiency mechanical system and low energy use lighting fixtures. Low E glazing.

7. Environmental Health

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

No.

(1) Describe special emergency services that might be required.
None.

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

None.

b. Noise

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

None.

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

Short term construction noise. Long term - no change of use or to student population.

Truck traffic & const. noise will be controlled per the City's Noise Ordinance BCC 9.18

(3) Proposed measures to reduce or control noise impacts, if any:
None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
Site: School, adjacent properties: residential

b. Has the site been used for agriculture? If so, describe.
Yes, as a pasture in the past.

c. Describe any structures on the site.
Existing school - (2) two story buildings, (1) gymnasium and (2) single story structures.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
R-1 with a conditional use permit for a school

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

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.

I. Approximately how many people would reside or work in the completed project?
No chang proposed.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

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

9. Housing

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

N/A

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

N/A

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

N/A

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?
38'-0". Painted siding, metal siding and concrete.

b. What views in the immediate vicinity would be altered or obstructed?
None.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Planting and small footprint of addition.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No change.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Access to Cougar Mountain Regional Trail system is accross from site. Bike lane added in initial project.

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.
Exisitng farm house in use by school currentlyis listed as Sundstrom House, file #0693.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
House noted above.

c. Proposed measures to reduce or control impacts, if any:
No work to this structure.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
No change to site access.

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

c. How many parking spaces would be completed project have? How many would the project eliminate?
No change to current parking counts or lots.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not Including driveways? If so, generally describe (indicate whether public or private).
No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
No change proposed.

g. Proposed measures to reduce or control transportation impacts, if any:
None.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Fire truck turn around added as part of proposed project for improved access. No impact to police, health care, etc as no change in population proposed.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

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

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

Natural gas, electricity and water services.

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.....MHP.....

Date Submitted.....6/25/2010.....

Open Windows School
10-117159-GC

OPEN WINDOW SCHOOL
6128 168TH PLACE S.E.
BELLEVUE, WA 98006

LEGAL DESCRIPTION

BEGINNING 1460 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;
THENCE SOUTH 660 FEET;
THENCE EAST 557 FEET;
THENCE NORTH 660 FEET;
THENCE WEST 557 FEET TO BEGINNING;

EXCEPT COUNTY ROADS;

TOGETHER WITH THE NORTH 26 FEET OF THE WEST 550 FEET OF THE EAST 1180 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

AND TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING 1460 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;
THENCE SOUTH 660 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 28 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION;
THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT SOUTH OF A POINT 2017 FEET EAST OF SAID NORTH CORNER;
THENCE NORTH 35 FEET, MORE OR LESS, TO A POINT 660 FEET SOUTH OF SAID 2017 FOOT POINT;
THENCE WESTERLY TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITH 168TH PLACE S.E.;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VICINITY MAP - NTS

NORTH

I-90

SE COUGAR MOUNTAIN WAY