



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 10-121139-LD

Project Name/Address: Application for Design Review approval to construct a 2,850 square foot, 22 foot tall Keybank building with associated parking, circulation and landscape improvements.

Planner/Phone: Mike Upston/ 425-452-2970

Minimum Comment Period: October 21, 2010 (5:00 pm)

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. 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.

INTRODUCTION**Purpose of the Checklist:**

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and program where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet For Nonproject Actions available from Permit Processing.

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

Attach an 82 x 11 vicinity map which accurately locates the proposed site.

Received
AUG 25 2010
Permit Processing

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: Key Bank

Proponent: Barghausen Consulting Engineers, Inc

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

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Key Bank

Proposal Location: 106 148th Avenue S.E., Bellevue, WA
Cross Street: Main Street

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please see attached Legal Description

Please attach an 8 1/2- by 11-inch vicinity map that accurately locates the proposal site.

Please see attached Vicinity Map

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

1. General description: Demolition and removal of existing site improvements for the construction of a new community retail bank branch facility.
2. Acreage of site: 0.51 acre (22,070 square feet)
3. Number of dwelling units/buildings to be demolished: Not applicable
4. Number of dwelling units/buildings to be constructed: Not applicable
5. Square footage of buildings to be demolished:
 - 2,316-square-foot single-story convenience store
 - 1,225-square-foot dispenser island canopy
6. Square footage of buildings to be constructed: 2,850 gross square feet
7. Quantity of earth movement (in cubic yards): Approximately 1,155 cubic yards of cut and fill.
8. Proposed land use: Community retail bank branch

9. Design features, including building height, number of stories and proposed exterior materials: The project includes a single-story structure 20 feet in height. The exterior materials will consist primarily of brick with architectural treatments.

10. Other

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

Upon approval and issuance of all applicable approvals and permits construction will begin. The construction of this project will occur in one phase.

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

To our knowledge there are no plans for future additions, expansions, or further activity associated with this project.

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

- Kelsey Creek Key Bank Trip Generation, Queuing, Site Circulation, and TIF letter, prepared by Jake Traffic Engineering, Inc., dated August 24, 2010
- Site Plan B Sheet C1, prepared by Barghausen Consulting Engineers, Inc., dated August 25, 2010
- Preliminary Grading & Drainage Plan Sheet C2, prepared by Barghausen Consulting Engineers, Inc., dated August 25, 2010
- Landscape Planting Plan B Sheet L1, prepared by Barghausen Consulting Engineers, Inc., dated August 16, 2010
- Landscape Planting Notes and Details Sheet L2, prepared by Barghausen Consulting Engineers, Inc., dated August 16, 2010
- Landscape Irrigation Plan B Sheet L3, prepared by Barghausen Consulting Engineers, Inc., dated August 16, 2010
- Landscape Irrigation Notes and Details Sheet L4, prepared by Barghausen Consulting Engineers, Inc., dated August 16, 2010
- Underground Storage Tank Removal Report, prepared by Conestoga-Rovers & Associates, dated September 28, 2009
- Asbestos Survey Report, prepared by PSI, dated May 18, 2009

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.

The following permit has been issued for the removal of the existing on-site fuel system, including the underground storage tanks, piping, dispensers, drive slab, vents, and related appurtenances:

- 09-107460 GC

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.

Local

City of Bellevue

- SEPA Threshold Determination
- Design Review
- Utilities Developer Extension Agreement
- Clearing and Grading Permit
- Demolition Permit
- Building Permit
- Sign Permit

Regional

Puget Sound Clean Air Agency

- Demolition Permit

Federal

None.

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

X Building Permit (or Design Review)

Site plan
Clearing & grading plan

Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep Slopes Mountains Other

The majority of the site is relatively flat gently sloping to the southwest with approximately 2 feet of topographic relief.

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

The overall grade of the site is approximately one to two percent.

- c. What general types of soil 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.

A geotechnical analysis will be provided under separate cover.

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

None to our knowledge.

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

1,155 cubic yards of earthwork will be moved to shape the site's sub-grade. There will be approximately 1,118 cubic yards of export.

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

Air and water erosion of soils during grading and filling is a possibility, but is not anticipated to be significant.

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

Approximately 40 percent (8,788 square feet) of the site will be covered in impervious surface. This is a net decrease from the existing impervious coverage of approximately 89 percent (19,690 square feet).

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

A Temporary Erosion and Sedimentation Control plan (TESC) will be designed and implemented in accordance with City of Bellevue standards.

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.

The project may result in an increase in minor emissions to the air during construction; however, following construction completion a reduction in air impacts is expected.

During construction, there will be construction equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and, in our opinion, will not have a lasting or harmful affect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. The amount of airborne dust particles is anticipated to be minimal.

Following construction, it is anticipated that there will be a reduction in air impacts primarily with the cessation of the fueling facility operations. In addition, it is anticipated that there will be a reduction in trip generation resulting in less vehicle exhaust from patron vehicles. The pervious landscape areas will be planted, curbed and maintained in a manner that will reduce the potential of air or water erosion of the landscape planting areas.

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

The only of site source of emissions or odor that may affect this project would include exhaust emissions from vehicles travelling on the abutting street, but these are not expected to impact the project.

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

Measures to reduce or control emissions during construction will include the use of Best Management Practices outlined in the temporary erosion control plan to be prepared for this project.

3. WATER

- a. Surface

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

Kelsey Creek bisects the adjacent property within a box culvert. The creek flows to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No. The project site is approximately 347 feet to the west of Kelsey Creek.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

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

Not applicable.

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

No. According to the Flood Insurance Rate Map for King County, Washington and Incorporated Areas, Panel 657 of 1725, map number 53033C0657 F, map revised June 3, 2004 to reflect Letter of Map Revision, the site is located in Zone X, areas outside the 100-year floodplain.

- (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.

On-site stormwater will be directed to pervious concrete over drain rock underlain by a sand filter and perforated pipe. A portion of stormwater will infiltrate with the remaining treated stormwater discharging at a controlled rate to the existing public stormwater system within the 148th Avenue, S.E. right-of-way.

- (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.

None.

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 runoff will occur from the impervious paved surfaces, the building roof top and to a lesser extent from the pervious concrete and landscape planting areas. As described above, on-

site stormwater will be directed to pervious concrete over a drain rock layer underlain by a sand filter and 6-inch perforated pipe prior to a controlled release into the existing public storm sewer system located within the adjacent right-of-way. The site is located in the Kelsey Creek Basin within the Lake Washington Watershed. All surface runoff within this area flows to Lake Washington.

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

Ground or surface water impacts are unlikely to occur with this project; however, impacts are possible without the mitigation measures described in Item No. 3d.

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

There are a variety of measures proposed to reduce or control surface and runoff water impacts. In summary:

- o A temporary sedimentation and erosion control plan will be prepared and approved prior to construction and will be satisfactorily maintained until construction is completed and the potential for on-site erosion has passed.
- o All stormwater will be collected within an on-site infiltration system providing stormwater detention and pre-treatment prior to off-site release into the existing public stormwater system within the adjacent right-of-way.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

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

All existing planting material associated with the existing site development will be removed.

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

None to our knowledge

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

There will be professionally designed landscape planting areas replacing those that are removed in construction resulting in approximately 7,210 square feet in planting area. These plantings will be designed in accordance with City of Bellevue standards and landscaping standards mandated by Key Bank. The planting design will incorporate a variety of planting materials, including trees, shrubs, and groundcover. The landscape areas will be irrigated to ensure establishment and survival of the

plantings. The planting areas will serve both an aesthetic and functional purpose by serving to create an attractive buffer between the adjacent roadway, surrounding uses and the development.

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:

X Birds: hawk, heron, eagle, songbirds, other

Mammals: deer, bear, elk, beaver, other

X Fish: bass, salmon, trout, herring, shellfish, other (Kelsey Creek)

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

Chinook Salmon of the Puget Sound Evolutionary Significant Unit (ESU) are known to pass through Kelsey Creek.

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

The Pacific Flyway, which encompasses the majority of the state, is a migratory route for waterfowl.

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

The provision of landscape planting areas will continue to provide a small habitat area for songbirds and other small animals that live within this suburban area.

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.

The completed project will utilize electricity and natural gas to meet its energy needs.

- 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:

None.

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.

No special emergency services are anticipated to be required for the completed project.

- (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)?

Ambient noise from the surrounding neighborhood includes vehicles travelling on the adjacent roadway and incidental sound associated with retail commercial and office uses, none of which are expected to affect the completed 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.

On a short term basis, it is possible that the construction activities will generate noise due to construction equipment, power tools, and grading equipment. On a long-term basis, the only noise generated by the completed project would include vehicles entering and exiting the site.

- (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?

The site is currently developed with a retail fueling facility. Surrounding uses include:

North: Across Main Street is a retail fueling facility

South: Kelsey Creek Center

East: Kelsey Creek Center

West: Across 148th Avenue, S.E. is a retail fueling facility

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

Not to our knowledge.

- c. Describe any structures on the site.

Convenience store with gasoline dispenser canopy and associated improvements.

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

All existing on-site improvements will be razed and removed from the site.

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

Neighborhood Business, NB

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

Neighborhood Business, NB

- 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.

Not to our knowledge.

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

The retail community bank branch will employ approximately eight (8) people.

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

The project will displace the existing fueling facility employees.

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

None.

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

Adherence to the land use and development code standards applicable to the site and use.

9. Housing

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

None.

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

None.

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

None.

10. Aesthetics

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

The bank building will be approximately 20 feet in height. The principal exterior material will consist of brick.

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

None.

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

None.

11. Light and Glare

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

No light or glare is expected to occur from construction activities. Following construction, light will be provided by lot and building light. Any lighting impacts will occur during the evening hours and during the late afternoon hours in the winter months.

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

Light and glare is not anticipated to be a safety hazard or interfere with views. In fact, the completed project will result in a reduction of on-site lighting levels with the removal of the existing gasoline dispenser canopy lighting.

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

Existing off-site sources of light include street lighting and headlamps from vehicles on the adjacent roadway. These are not expected to adversely affect this project.

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

The project will result in a reduction of on-site lighting levels with the removal of the existing fueling facility. The completed project will control light and glare with the use of lot light shields to reduce the potential for light spill-over onto adjacent properties.

12. Recreation

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

Lake Hills Greenbelt Park is located south of the subject site.

- 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.

None to our knowledge.

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

None to our knowledge.

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

None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

The site will be served by limited movement driveways. One right-in/right-out driveway will provide ingress and egress on 148th Avenue, S.E. One right-in/right-out/left-out driveway will provide ingress and egress on Main Street. Please see the attached Trip Generation, Queuing, Site Circulation, and TIF Letter, prepared by Jake Traffic Engineering, Inc., dated August 24, 2010, for a full description of the existing and project-provided driveway configurations.

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

Yes.

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

The fueling facility provides approximately 6 parking stalls. The project will provide 12.

- 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).

None.

- 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.

Please see the attached trip generation summary prepared by Jake Traffic Engineering, Inc.

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

The project will provide a traffic impact fee in accordance with the current City of Bellevue impact fee schedule.

The project is expected to result in a trip generation reduction from the existing fueling facility lessening transportation impacts on the City's road network.

15. Public Services

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

No.

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

None are proposed.

16. Utilities

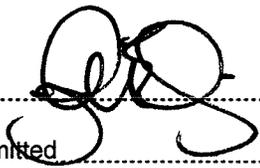
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.

Sanitary Sewer : City of Bellevue
Water : City of Bellevue
Storm Drainage : City of Bellevue
Power : Puget Sound Energy
Telephone : Qwest
Gas : Puget Sound Energy

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  Raygunan Engineers
Date Submitted 8/25/10

Vicinity Map
Keybank
10-121139-LD

