DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

# DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** St. Mary on the Lake Residence Hall

**LOCATION OF PROPOSAL:** 1663 Killarney Way

**DESCRIPTION OF PROPOSAL:** Demolish an existing 7,847 square foot residence hall with 22 units. Construct a new 12,670 square foot residence hall with 14 units. Project includes site landscaping. There will be no increase in the number of residents.

**FILE NUMBER:** 10-129060-LJ

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 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 March 3, 2011.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

February 17, 2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

# 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: Sisters of St. Josepf of Peace

Proponent: Gary Hall

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Casey Huang, Mithun
Address: Pier 56, 1201 Alaskan Way, #200
Seattle, Washington 98101
Phone: 206-623-3344

Proposal Title: St. Mary on the Lake Residence Hall Replacement

Proposal Location: 1663 Killarney Way SE, Bellevue, Washington 98009
(Street address and nearest cross street or intersection) Provide a legal description if available.
See Exhibit A- Vicinity map & legal description
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:
   Replacement of existing convent residence hall containing 14 units, 3 story, 12,670 sf.
2. Acreage of site:
   9.8 acres
3. Number of dwelling units/buildings to be demolished:
   1 existing convent residence hall containing 22 units to be demolished
4. Number of dwelling units/buildings to be constructed:
   14 units
5. Square footage of buildings to be demolished:
   7,847 sf
6. Square footage of buildings to be constructed:
   12,670 sf
7. Quantity of earth movement (in cubic yards):
   Approximately 1,100 cubic yards
8. Proposed land use: R-1.8 zoning district. Churches are permitted through approval of a Conditional Use Permit.
   This project is under 20% expansion of the existing square footage, will qualify for a Land Use Exemption to Conditional Use.
9. Design features, including building height, number of stories and proposed exterior materials:
   See Exhibit B- Description of Proposal & Design Intent
10. Other Basement + 2 upper floors = 3 stories total — Concrete, wood, metal, new colors

Reducing # units from 22 to 14 units

correct

Material board in file (colors, material samples)

Received DEC 01 2010 Permit Processing

Estimated date of completion of the proposal or timing of phasing:
*9/2012*

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal If yes, explain.
*None*

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
*None*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.
*None*

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.
*None*

Please provide one or more of the following exhibits, if applicable to your proposal.
*Site plan*

Full set under BIB submittal

A. ENVIRONMENTAL ELEMENTS

**1. Earth**

a. General description of the site:
*Hilly*

No critical areas in area of work

b. What is the steepest slope on the site (approximate percent slope)?
*The steepest existing ground is 22%. The maximum proposed grade is 22%.*

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.
*The general soil types are dense to very dense silty sand with gravel to silty fine sand.*

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

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
*Approximately 1,100 cubic yards of soil will be excavated (cut). The material will be transported from the site and disposed by the contractor at an approved location that will be determined at the time of construction. No Imported (fill) dirt will be needed.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
~~No~~ Yes - during demolition, cut / fill operations

g. About what percent of the site will be covered with impervious surface after project construction (for example, asphalt or buildings)?
Approximately *6%*

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

*Temporary erosion control BMP's will be installed during the construction phase to significantly reduce the turbidity of the stormwater runoff leaving the site. A turbidity monitoring plan will be reviewed and*

Site is subject to rainy season restrictions. Erosion control per CG permit + CG inspector. BCC 23.76

*approved by the City of Bellevue prior to the start of construction. Approximately 6% of the site will be covered by buildings or pavement. The permanent erosion control for the remaining areas will be accomplished with landscaping.*

**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.

*During construction there will be dust and automobile odors. Once completed there will be minor automobile odors.*

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

*None*

Construction dust suppression measures per BCC 3.7.16

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.

*Yes. Lake Washington is approximately 450' away from the project 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.

*None*

(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 know.

*None*

(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.

*Ground water will not be withdrawn. A 450 square foot rain garden will infiltrate approximately 4,300 square feet of roof area.*

(2) Describe waste material that will discharge 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 from any site sources.*

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe.

*Approximately 4,300 square feet of roof runoff will be collected and directed into a rain garden on site. The remaining surface runoff from the driveway and landscaping will be collected in catch basins and discharged to Lake Washington approximately 450 feet away.*

(2) Could waste materials enter ground or surface water? If so describe.

*No*

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

*Roof runoff will be infiltrated on site.*

Storm drainage conveyance per BCC 24.06.

Subject to seasonal restrictions. Standard erosion control measures per BCC 23.76.

**4. Plants**

a. Types of vegetation found on the site:

*Current vegetation is a mix of deciduous and coniferous trees with evergreen and perennial understory vegetation. Tree species include Douglas Fir, Western Red Cedar, Western Hemlock, Madrone, Vine Maple, and Big Leaf Maple. The understory vegetation is a mix of native and non-native plantings that include Sword Fern, Rhododendron, and Azalea.*

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

*The majority of the site disturbance will be within the footprint of the existing building, which will be demolished and redeveloped. At the edge of the disturbed area 12 of 14 of the trees within the disturbance area will be removed due to that structure that will replace the existing has a larger development footprint. The removed trees will be replaced with 21 new trees. Various shrubs within the disturbed area are of the site will be removed. These consist mainly of a mix of ornamental species that were planted when the site was first developed.*

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

*None known*

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

*The proposed plantings are native and ornamental plants that are intended to fill in and provide full coverage following the establishment period.*

**5. ANIMALS**

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

*Birds expected to be found in the vicinity include typical urban bird species: rock dove, pigeon, crow, robin, starling, black-capped chickadee, bushtit, house sparrow and house finch. Animals expected to occur on the site or within the vicinity would be limited to urban-adapted species including the following – opossums, squirrels, raccoons, coyotes, rats, mice, voles, shrews and domesticated dogs and cats.*

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

*There are no rare threatened or endangered plant species on the site or known to be in the immediate area.*

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

*Lake Washington is home to several species of wintering ducks, including the large-billed shoveler, coots, widgeon, canvasback and green wing teal. Also, Bellevue lies along the migration route of several geese species, terns, pipers & plovers.*

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

*We are proposing a fifteen foot wide landscape pedestrian garden court that will provide some habitat for birds.*

**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.

*Electric – space cooling*
*Natural Gas – space heating, domestic water heating*

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

*Our project will not affect potential use of solar energy by adjacent properties.*

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

*Space heating utilizing hot water heating with radiant floors is significantly more efficient than electric space heating. Natural gas condensing gas fired domestic water heater is significantly more efficient than electric water heating. Energy star compliant appliances will be used.*

**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.

*None*

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

*None*

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

*None needed*

b. Noise

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

*The site for the new residence hall is the existing Gaffney Hall site which is located at approximately the center of the 9.8 acre campus. The campus is accessed by a private drive from Killarney Way SE. Only traffic trips from the residents on campus may affect this project.*

(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.

*In the short-term there will be construction noise from 7am to 5 pm Monday thru Friday. The long-term noise would be traffic trips from the residents.*

Truck traffic - noise + construction noise per BCC 9.18.

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

*None*

Must meet regulations of BCC 9.18.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
*The current use of site is a Convent Residence Hall. The adjacent properties are residential.*

b. Has the site been used for agriculture? If so describe.
*No*

c. Describe any structures on the site.
*A 3-story Convent Residence Hall.*

d. Will any structures be demolished? If so, what?
*The above listed structure will be demolished.* yes - existing hall 7,847 SF

e. What is the current zoning classification of the site?
*R1.8. Its use as a campus for the Sisters (religious purposes) is permitted through the planning department under an existing conditional use permit.*

f. What is the current comprehensive plan designation of the site?
*Southwest Bellevue*
*SF-L Single Family Low Density*

g. If applicable, what is the current shoreline master program designation of the site?
*Not applicable* at project limits

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

i. Approximately how may people would reside or work in the completed project?
*14 people*

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

k. Propose measures to avoid or reduce displacement impacts, if any:
*None*
The proposal is to improve the residential unit for the existing 14 residents.

l. Propose measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
*This project does comply with the existing and projected land uses and plans so no measures are necessary according to the pre-submittal meeting with the City.* must meet all city dept regulations + codes.

## 9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any:
*This project reduces housing impacts by reducing number of units from 24 units to 14 units.*

**10. Aesthetics**

40' max any facade per LUC 20.20.010 (44)(45)

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

*The tallest height of the higher roof is 40'. The principal exterior building material proposed is brick veneer, which is same as other existing buildings on the campus.*

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

*None, since this proposed building is the replacement of an existing building on the same site*

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

*This project will have massing and a character consistent with adjacent buildings on the campus. The building will utilize brick veneer which is the same exterior material as adjacent buildings, and the color, texture and size of brick will be same too.* New character will be consistent w/ adjacent buildings.

**11. Light and Glare**

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

*Some glare will come from the west facing windows at sunset. We will control glare from interior shades.*

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:

*Efforts will be made to minimize glare potential by careful placement of light fixtures.* Shield lights to prevent off-site glare.

**12. Recreation**

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

*None* City Park w/ 1 mile (Chism Park)

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

*None*

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

*We are proposing a private garden for resident's use.*

**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*

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

*Not applicable*

**14. Transportation**

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

*See Exhibit A – Vicinity Map*

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

*There is a bus stop at 104 Ave SE & SE 16th Street, approximately 1000' away.*

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

*There are total 73 existing parking spaces on the whole campus supporting 66 units. This project will reduce total residential units to 58 units on the campus. No modifications of parking are proposed. None eliminated.*

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 new roads or streets, or improvements to existing roads or streets will be needed.*

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.

*The completed project will generate less vehicular trips per day than currently occur to the campus. The Gaffney Hall replacement project results in a decrease of 8 units on the campus. The campus is a convent that is restricted in use to the Sisters that live there. No public events occur on the campus nor are facilities included in the project that would draw the public to the campus. No additional staff is required by the completed project.*

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.

*No*

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

*Not applicable*

**16. Utilities**

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

*electricity, natural gas, water, refuse service, telephone and sanitary sewer*

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.

*Electricity & natural gas will be provided by Puget Sound Energy*
*Water & sanitary sewer will be provided by the City of Bellevue*
*Refuse service will be provided by Rabanco*
*Telephone will be provided by Qwest*
*Cable will be provided by Comcast*

**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.

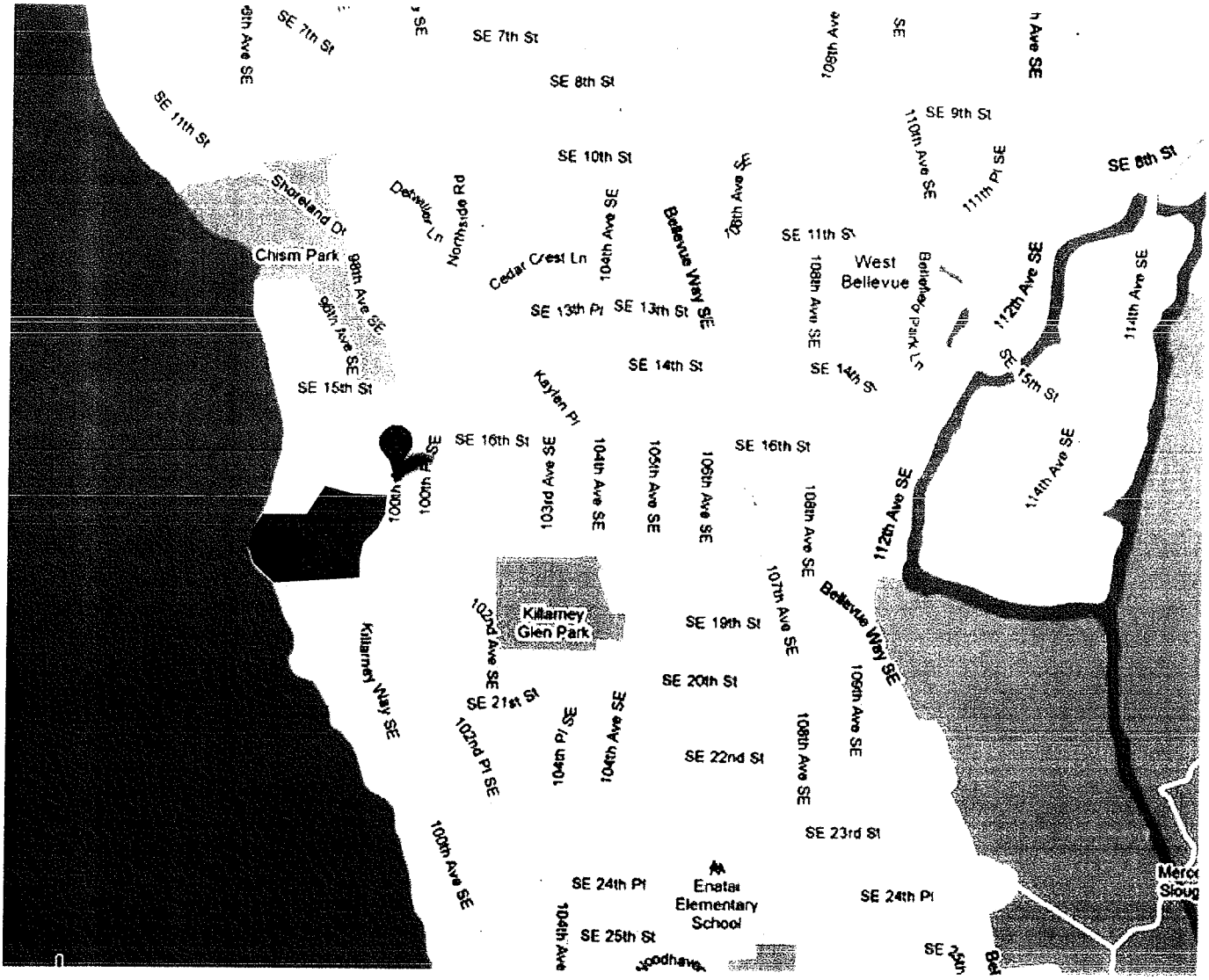
Signature.....

Date Submitted.....11/30/2010.....

# Exhibit A

## Vicinity Map

1663 Killarney Way SE, Bellevue, Washington 98009




## Legal Description

PARCEL A:

THE SOUTH 506.055 FEET OF THE NORTH 873.180 FEET OF GOVERNMENT LOT 4 IN SECTION 6, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION FOR 100TH AVENUE S.E. (A.S. BURROWS ROAD) AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 1880408;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY STATE OF WASHINGTON, SITUATE, IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

# Exhibit B

## Description of Proposal & Design Intent

The project includes the replacement of the existing Gaffney residence hall at St. Mary on the Lake, a convent for the Sisters of St. Joseph of Peace located at 1668 Killarney Way (Parcel #0624059008), in Bellevue, Washington.

The property is 9.8 acres, zoned R1.8, and its use as a campus for the Sisters (religious purposes) is permitted through the planning department under an existing conditional use permit (DC-00-227240). The campus property slopes from Killarney Way toward Lake Washington. It is accessed by a private drive from Killarney Way. None of the existing buildings on the property, including the Gaffney Hall site, are visible from Killarney Way. Adjacent properties are primarily single family homes consistent with the R1.8 zoning designation.

The site has 73 existing parking spaces supporting the 66 units on campus. No modifications in the existing site access or parking are planned.

The existing, 22 unit Gaffney Hall was built in the early 1970's. The replacement Gaffney Hall will be built on the same site as the existing building which is located at approximately the center of the property. The building includes 2 residential floors of units and associated common space for 14 Sisters (7 each floor) located over a day lit basement housing administrative and common space. The project will result in a loss of 8 units on the campus.

The total building area of the replacement Gaffney Hall is 12,670 GSF. This is 4,823 GSF larger than the existing Gaffney Hall (all floors). The existing footprint is increasing 1,613 s.f. The existing 427,300 s.f. site has an existing impervious surface area of 38,460 s.f. (9%). The replacement building and associated site work increase the impervious surface area by 2,475 s.f. (.5%) to 40,935 s.f. (9.5%). The amount of impervious surface within our Site Disturbance Limits is increasing from 35 to 51%.

The replacement Gaffney Hall is designed to meet the building height requirements of the R1.8 zone. The building is below the 30' maximum building height for flat roof (measured from average existing grade) at the flat roof portion of the building. Top of parapet of low flat roof is 25'-10 ¾" above the average existing grade, top of parapet of high flat roof of the elevator over-run is 29'-10 ¾" above the average existing grade. The ridge of the sloped roof portion of the building is also 29'-10 ¾" above the average existing grade, below the 35' maximum building height for pitched roofs. The building meets the requirement of maximum 40' on any individual building façade.

The Gaffney Hall replacement is designed to have similar massing, character and color to the adjacent buildings on the campus. The brick veneer was selected to match the brick of the existing buildings on the campus. The aluminum clad wood windows were selected to match the aluminum windows of the existing buildings on campus. The metal fascias, copings, aluminum railing systems and metal canopies at the walkways are all designed and detailed to match those on the existing campus.

The Gaffney Hall replacement building is fully sprinkled and utilizes sustainable design principles in its form, building systems, and material use. The building orientation allows for maximizing day lighting to the common spaces. Windows are operable and allow for natural ventilation. The heating system in the replacement Gaffney Hall utilizes hot water heating with radiant floors which is significantly more efficient than the existing electric heating system in the existing Gaffney Hall. The new natural gas condensing gas fired domestic hot water heater in the new Gaffney Hall is significantly more efficient than the existing electric water heating in the existing Gaffney Hall. Roof runoff will be collected and directed into a new rain garden in front of the building. Building materials are from local sources where possible and are selected for their durability and low maintenance.

The site design for the new residence is intended to provide a place of respite for the Sisters and integrate the building with the surrounding site and its naturalistic look and feel. The new courtyard between buildings will also contain a small rain garden that will infiltrate rain water and provide bird and insect plant species. Walkways are designed to provide access for all ages and physical abilities. Surfaces will be concrete with textured finish. Night lighting will be provided for visibility at stairs, walkways and at decorative plantings for residents' enjoyment.
The site vegetation is a mix of deciduous and coniferous trees with evergreen and perennial understory vegetation. Tree species include Douglas Fir, Western Red Cedar, Western Hemlock, Madrone, Vine Maple, and Big Leaf Maple. The understory vegetation is a mix of native and non-native plantings that include Sword Fern, Rhododendron, and Azalea.

The majority of the site disturbance will be within the footprint of the existing building, which will be demolished and redeveloped. At the edge of the disturbed area 10 of 14 trees will be removed. The removed trees will be replaced with 21 new trees. Various shrubs within the disturbed area are of the site will be removed. These consist mainly of a mix of ornamental species that were planted when the site was first developed. These will be replaced by new plantings of native and ornamental plants that are intended to fill in and provide full coverage following the establishment period.

There are no legal agreements which will affect site development of this project.