



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave 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. 10-129532-LA

Project Name/Address: Living Montessori Academy  
2445 140<sup>th</sup> Avenue NE

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period: 14 days**

Materials included in this Notice:

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

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

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

*Instructions for applicants:*

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

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

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

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

*Use of checklist for nonproject proposals:*

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:

**Living Montessori Academy**

2. Name of applicant:

**Living Montessori Academy / Afrose Amlani**

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

**Applicant: 2445 140<sup>th</sup> Avenue NE Bellevue WA 98005**

**Phone: 206-920-3520**

**Contact Person:**

**Motionspace Architecture + Design**

**Nazim Nice, Architect**

**3104 Western Avenue #107 Seattle WA 98121**

**Phone: 206-204-0490**

4. Date checklist prepared:

**December 9, 2010**

5. Agency requesting checklist:

**City of Bellevue, Washington**

**Received**

**DEC 10 2010**

**Permit Processing**

6. Proposed timing or schedule (including phasing, if applicable):  
**Completion of Administrative Conditional use by July of 2011**

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

**No, there are no plans right now to expand this project.**

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

**None.**

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.

**We are not aware of any pending applications.**

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

**City of Bellevue, Administrative Conditional Use**

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

**Our proposed project is to convert an existing 24,323 SF day care facility into a school use. The children attending this school would range from preschool age to 6<sup>th</sup> grade. The project involves no construction. The entire project, including a playground has already been constructed. The project has already been licensed for a school use by DSHS and King County.**

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

**The project is located at 2445 140<sup>th</sup> Avenue NE Bellevue WA 98005**

**Legal Description:**

**SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. KIG COUNTY, WASHINGTON; EXCEPT ROADS  
APN: 2225059032**

**There are five buildings on the site. The Living Montessori Academy project is located in Building B, which is the largest building on the property and is the second closest building to the corner of NE 24<sup>th</sup> Street and 140<sup>th</sup> Avenue NE.**

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**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

**Rolling. There is a raise in slope to the property to the north and west. The low point of the property is near the**

intersection of 140<sup>th</sup> Avenue NE and NE 24<sup>th</sup> Street.

- b. What is the steepest slope on the site (approximate percent slope)?  
**Approximately 8-10%.**

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

**Unknown.**

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

**None that are known to us at this time.**

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

**None.**

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

**No, there is no construction proposed for this project.**

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

**This project involves no additional construction. In a previous phase, parking lot surface was reduced with the installation of a new playground, therefore impervious surface was reduced.**

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

**None are necessary since there is no construction.**

a. **AIR**

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

**The project is already constructed, so there would be no further construction related emissions. Building B within the Park 140 complex is powered completely by electricity, including the HVAC systems, so there would be no emissions on site from the building. As with any building, there are occupants that do come to and leave the building. In this suburban setting, this is mostly done by automobile and mass transit (in this case the Metro bus system).**

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

**No, not that we are aware of.**

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

**The staff are encouraged to take mass transit.**

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.

**None that we are aware of.**

- 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 is already constructed.**

- 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.

**Zero cubic feet.**

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

**No.**

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

**No.**

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

**No.**

b. Ground:

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

**No.**

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

**None.**

c. Water runoff (including stormwater):

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

**Runoff includes storm water and is collected through an already constructed underground drainage system on the site. The water flows into the storm water system.**

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

**Not likely.**

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

**None, however the previously constructed playground did reduce the parking lot area and introduced a greater amount of pervious surface to the site.**

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?

**None.**

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

**None are known to be on or near the site.**

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

**None. The project is already constructed. The previously constructed playground incorporates native plants.**

5. Animals

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

- birds: hawk, heron, eagle, (songbirds), other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

None known.

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

None.

## 6. Energy and natural resources

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

**Building B in the Park 140 complex is powered solely by electricity. There is natural gas on the site, but Building B is not connected to it.**

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

**No, the building is existing and there is no new construction planned.**

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

**None, there is no construction with this proposal. The school facility that was just built is designed to meet current energy standards with lighting levels and automated controls/sensors, and energy saving appliances.**

## 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 necessary.

## b. Noise

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

**Traffic on the surrounding streets.**

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.

**Traffic on the surrounding streets. Playground noise during school hours.**

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?

**Current site is used as an office use. The adjacent properties vary in use from commercial to the south, a church to the west, and residential to the north.**

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

**Not that we are aware of.**

c. Describe any structures on the site.

**The Park 140 complex consists of five freestanding buildings on 9.07 acres. The buildings have footprints ranging from 9,743 square feet to 24,323 square feet. The building facades are precast concrete and glass.**

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

**No.**

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

**O-Office**

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

**O-Office**

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 that we are aware of.**

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

**The school is designed to accommodate 200 children and would have about 30 staff members.**

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

**None.**

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:

**There are no design changes proposed. However, when the project was originally constructed it was determined by the City of Bellevue to conform to applicable land use codes.**

**9. Housing**

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

**None.**

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

**None.**

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

**None.**

**10. Aesthetics**

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

**This proposal includes no construction.**

- 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. There are no changes proposed.**

**11. Light and glare**

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

**None.**

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

**Not applicable.**

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

**None.**

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

**Not applicable.**

**12. Recreation**

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

**Skate King.**

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

**No.**

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

**None.**

**13. Historic and cultural preservation**

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

**No.**

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

**We are not aware of any.**

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. Show on site plans, if any.

**Two existing streets are immediately adjacent to the site: 140<sup>th</sup> Ave NE, and NE 24<sup>th</sup> Street. The most likely highway access would be via State Route 520. Existing access points would remain. There are no proposed changes to the site.**

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

**There is no bus stop on the site. However bus stops are within about 0.3 miles walking distance on NE 20<sup>th</sup> Street.**

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

**Parking at the Park 140 complex is shared with other tenants. The total number of parking spaces available is 659, with 252 of them provided at the adjacent church through a recorded parking agreement.**

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. There is no construction proposed with this project.**

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 number of trips will vary due to the number of staff and students. Many families also have multiple children in the school, which will tend to reduce the number of trips. Peak volume would likely occur during the morning drop off time of 7 AM – 9:15 AM and in the afternoon from 3 PM – 6 PM.**

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

**Staff are encouraged to use public transportation. Drop off and pick up times are staggered to reduce congestion during those times.**

**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.

No.

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.

**All except septic system are present on this 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.

**All existing utilities are to remain unchanged.**

**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: **DECEMBER 9, 2010** .....

