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.	11-103765-LB
Project Name/Address:	Health Club @ Kelsey Creek Center, 15015 Main Street
Planner/Phone:	Mike Upston/ 425-452-2970
Minimum Comment Period:	**March 3, 2011 (5:00 pm)**

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

2/2/11

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: *Franklin-West LLC*

Proponent: *PMF Investments*

Contact Person: *Michael Chen, Group Mackenzie*
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *500 Union Street, Suite 545, Seattle, WA 98101*

Phone: *(206) 749-9993*

Proposal Title:

Kelsey Creek Center – Health Club Use

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

15015 Main Street, located at the SE corner of the 148th Avenue SE and Main Street intersection.
Parcel #'s: 3525059060,
Legal Description: Lot 1, 2, 3, and 4, City of Bellevue short plat number FP-96-8990 rec no 9803099020 – being a portion of NW QTR of SW QTR STR 35-25-05

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:

Allow health club use in the CB zone, per the zoning concomitant agreement.

2. Acreage of site:

6.94 acres (only for parcel 3525059060, former K-Mart Building)

3. Number of dwelling units/buildings to be demolished:

None, no buildings are proposed to be demolished. Building A (vacant K-mart) is proposed to be renovated under separate permit..

4. Number of dwelling units/buildings to be constructed:

None with this proposal.

5. Square footage of buildings to be demolished:

Received
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Permit Processing

None, no buildings are proposed for demolition.

6. Square footage of buildings to be constructed:

Building A: 115,634 SF (renovation)

7. Quantity of earth movement (in cubic yards): *17,190 CY*

8. Proposed land use: *Commercial Retail*

9. Design features, including building height, number of stories and proposed exterior materials:

Building A: single story, architectural element heights do not exceed 35 feet in height

Design features include entry towers, variations in building elevation, and changes in color and texture to provide visual interest and complexity to the facades articulation. Earth-toned exterior materials include: dark bronze standing seam metal roof, ashlar patterned CMU block (ground face and split face), horizontal wood siding, and vertical metal siding (see elevations submitted with this application).

10. Other:

The site is approximately 6.94 acres in size with a vacant K-mart on the eastern portion of the site and an office and retail store in the SW corner of the site. The applicant's proposal includes renovating both existing buildings and constructing two new smaller buildings in the NW section of the site. This work is being performed under a separate design review and construction permit.

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

Commercial Building Permit for Building A (Shell Only): May 2011
Commercial Tennant Improvement Permit for Health Club: August 2011

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

None at this time.

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

No additional environmental information will be prepared for the conditional use of the health club. Previous environmental studies were published for the redevelopment of Kelsey Creek Center, they include the following:
- *Phase 1 and Phase 2 Environmental Reports*
- *Critical Areas Report for Kelsey Creek*
- *Water Quality Report*
- *Traffic Impact Study*
- *Geotechnical Evaluation*

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.

Design Review: Date of application – September 13, 2010. File Number: 10-121806-LD
Clearing & Grading Permit: Date of application – December 16, 2010. File Number: 10-129764UE and 10-129761GB

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.

Commercial Tenant Improvement Building Permit will be necessary to build out health club.

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 ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

Site is generally flat with a fairly steep but localized slope on the east property line.

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

90% of the site is sloped less than 4% except for the east property line where localized slopes, less than 15 feet in elevation range from 10-25% slope.

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.

There is a mix of peat, pre-existing structural fill, and glacial till on the site.

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

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No earthwork is proposed with the conditional use permit for a health club, site work and building shell permits will be applied for under a separate permit.

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

No earthwork is associated with the conditional use permit (tenant improvement).

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

Approximately 77.2%, or 11.39 acres, of the site will be covered with impervious surfaces after project

construction.

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

Erosion will be minimized through the implementation of an approved erosion control plan. The plan will be approved by the City of Bellevue and implemented prior to commencing construction activities on this site.

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.

Dust and emissions generated from the construction of the tenant improvements for a health club may exist, but will be contained within the building envelop.

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

None known.

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

Emissions will be consistent with allowed limits set by state and local air quality authorities.

3. WATER

a. Surface **(Descriptions below are provided as a reference from the SEPA checklist that was applied to Kelsey Creek Center during the Design Review process.)**

(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 flows from the south to the north across the property in an old box culvert. Larsen Lake and some associated wetlands are located to the south of the subject site. Kelsey Creek ultimately outfalls into 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.

Work associated with this proposal includes paving, overlay, and new landscape work, and will be within 200 feet of the existing culvert that carries 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.

None.

(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.

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.

Stormwater will be treated to meet water quality standards and then released into the City's Kelsey Creek storm system.

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

It is possible that waste materials could enter ground or surface waters in the case of an accidental spill during construction activities.

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

An approved stormwater plan will be implemented for the proposed development in compliance with City standards for stormwater management.

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, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Some of the existing landscape trees will be removed for the construction of the proposed improvements, although some existing trees will remain. Additional landscaping is proposed as shown on the landscape and planting plan submitted with this application. The native vegetation along the south property line will remain.

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:

Approximately 25.6% of the site is proposed to be landscaped. An approved landscape plan will be implemented to re-vegetate the site.

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: *songbirds*
- ☐ Mammals: deer, bear, elk, beaver, other: *mice*
- ☐ Fish: bass, salmon, trout, herring, shellfish, other: *none*

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.

The site is part of the Pacific Flyway. The Pacific Flyway extends along the west coast of the United States, and extends from Mexico into northern Canada and Alaska.

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

None needed.

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.

Electricity and natural gas could be used to heat the proposed facilities. In addition, electricity will be used to power office equipment, building lighting, fitness equipment, and electronics.

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

This proposal will not impact neighboring properties' abilities to utilize solar energy.

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:

The buildings will be designed and renovated to include energy conservation measures required by current building codes, which includes proper insulation and ventilation. The project will also implement electricity saving features such as high output, low consumption lighting.

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.

Emergency services will be required to serve proposed development. These services include police, fire, and medical services common to commercial retail uses.

(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)?

Traffic from surrounding streets.

(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.

Construction noise, on a short-term basis, during daylight hours, and consistent with local and state noise regulations. Long term noise would come from automobiles/traffic.

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

The noises anticipated from the site are typical for this area and require no additional mitigation. Therefore, none are proposed.

8. Land and Shoreline Use

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

Building A is currently vacant (previously K-mart). Building B is currently used for office and retail with associated parking. The adjacent property located on the corner of the 148th Avenue SE and Main Street intersection is a retail (76 gas station). Property to the north includes retail, office, multi-family and single-family residential. Property to the south is an environmentally sensitive area and Larsen Lake. Property to the east is single-family residential, and property to the west is office and retail (includes Chevron gas station).

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

It is unknown if the site has been used for agriculture and has not been used for agriculture since development in the 1960's.

c. Describe any structures on the site.

Building A (vacant K-mart) is approximately 106,000 SF single story, low cost, masonry building that was built in 1967. The building has been vacant for several years and is in poor condition. Building B, currently used for office and retail, is approximately 76,419 SF two-story, average cost, masonry building that was built in 1968.

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

No structures are proposed to be demolished. Both Building A and B will be renovated.

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

The property is zoned Community Business.

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

Community Business Center (CB)

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.

A portion of the site is considered a Critical Area due to the presence of Kelsey Creek in a culvert under the parking lot.

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

Approximately 225 employees will work at the center when all buildings are completed.

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:

The proposed development is subject to review by the City of Bellevue for consistency with land uses and compatibility with their plans and codes. This approval will be required before the project can proceed.

9. Housing

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

No housing would be provided.

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

housing.

No units are to be eliminated.

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

None, Not applicable.

10. Aesthetics

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

No taller than 35 feet. The principal exterior building material will be metal siding, split and smooth CMU blocks, and vertical wood siding.

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

None.

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

Impacts to aesthetics will be addressed by implementing the landscape plan and the architectural design of the buildings.

11. Light and Glare

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

Light and glare typical of a commercial retail use can be expected, a majority of the light or glare will be on the north and west elevation of the proposed building.

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

Lighting will be shielded to minimize impacts on surrounding properties. It will not pose a safety hazard or interfere with views.

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

None known.

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

Lighting will be shielded and directed to minimize impacts to surrounding properties. The building itself is set below the existing grade of Main Street, the topographic difference along with landscaping proposed behind the sidewalk along Main Street should shield any light/glare to the north.

12. Recreation

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

The Lake Hills Greenbelt abuts the property to the south. Additionally, there are several parks are in the general vicinity of the proposed development.
Spiritwood Park is .92 miles to the NW

Kelsey Creek Park is .75 miles to the SW
Crossroads Park and Community Center is .81 miles to the NE
Hillaire Park is .52 miles to the NE
Evergreen Park is .54 miles to the SE
Lake Hills Community Park is .91 miles to the SE

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:

None. The project will provide recreational opportunities, via membership to the health club.

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 known.

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. Show on site plans, if any.

Existing access to the site is provided by Main Street along the northern property line, and 148th Avenue SE along the western property line. No changes to existing accesses is proposed.

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

Yes, there are transit stops along both street frontages.

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

Based on the anticipated health club square footage of 50,698 square feet and a retail shopping center parking requirement of 4:1,000 a total of 203 parking stalls will be provided for this use.

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 is proposed.

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 overall Kelsey Creek Center redevelopment proposal will generate approximately 565 new PM trips. The health club use is anticipated within the new trips. Specifically, a health club will generate 179 trips based on the tenant space of 50,698 square feet.

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

Traffic impact fees will be paid by the developer for the overall redevelopment of Kelsey Creek. No additional TIF will be paid by the health club tenant.

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.

Police, fire, and health care will be needed to serve the proposed site.

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

Comply with state safety regulations for construction sites. The development will be subject to property taxes and levies to support emergency services and schools.

16. Utilities

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

All.

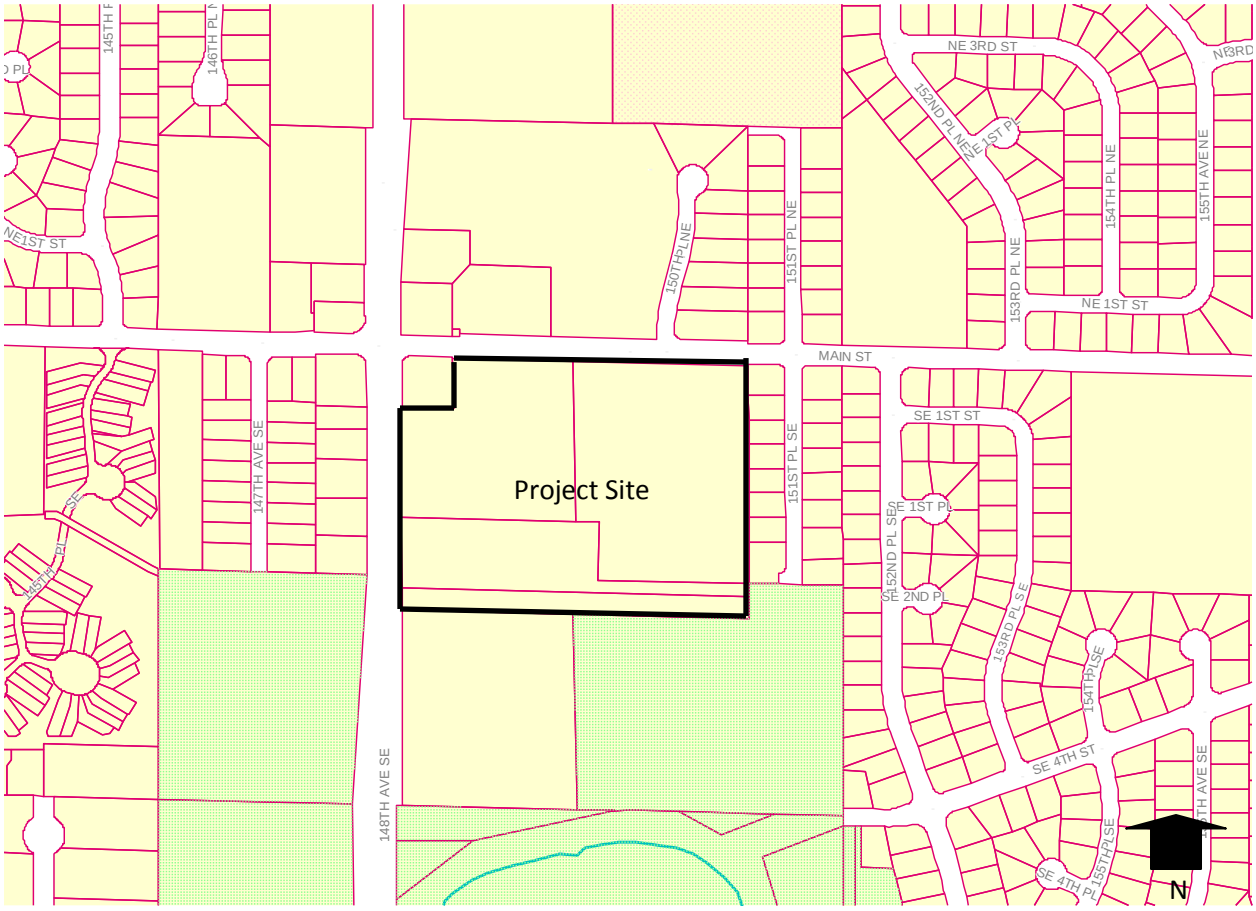
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water: City of Bellevue
Sanitary Sewer: City of Bellevue
Electricity: Puget Sound Energy (PSE)
Refuse Service: Allied Waste Services
Natural Gas: Puget Sound Energy (PSE)
Telephone: Qwest

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.....2/2/11.....

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