



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. 11-104562 LA
Project Name/Address: Overlake Specialty School
2610 116th Avenue NE, Bellevue, WA
Planner: Toni Pratt
Phone Number: (425) 452-5374

Minimum Comment Period Ends: March 31, 2011

Materials included in this Notice:

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

Jonny Knott
3/10/11

ENVIRONMENTAL CHECKLIST

10/9/2009

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 Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION

Purpose of the 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 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 programs 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 8 1/2" x 11 vicinity map which accurately locates the proposed site.

Received
FEB 24 2011
Permit Processing

BACKGROUND INFORMATION

Property Owner: BRIGHT HORIZONS FAMILY SOLUTIONS

Proponent: OVERLAKE SPECIALTY SCHOOL

Contact Person: LEE WANGERIN, WANGERIN ASSOCIATES, LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1011 - 196TH PL. SW LYNNWOOD, WA 98036

Phone: (425) 672-8719

Proposal Title: ADMINISTRATIVE CONDITIONAL USE PERMIT FOR
OVERLAKE SPECIALTY SCHOOL

Proposal Location: 2610 - 116TH AVE NE BELLEVUE WA 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.
CROSS STREET: NORTHUP WAY, LEGAL DESCRIPTION ATTACHED.
Please attach an 8 1/2" 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: REMODEL AN EXISTING 2-STORY BUILDING TO ACCOMMODATE THE OVERLAKE SPECIALTY SCHOOL.
2. Acreage of site: 1.01 ACRES
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): NONE
8. Proposed land use: A PRIVATE SCHOOL FOR GRADES 3-12.
9. Design features, including building height, number of stories and proposed exterior materials:
NO CHANGES ARE PROPOSED TO BUILDING EXTERIOR.
EXCEPTION: ADD 1 EXTERIOR DOOR FOR REQUIRED EGRESS.
10. Other

Estimated date of completion of the proposal or timing of phasing: SEPTEMBER 1, 2011

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO.

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. **NO**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. **BUILDING PERMIT FOR THE PROPOSED REMODEL.**

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
- b. What is the steepest slope on the site (approximate percent slope)? **5%**
- 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.
CLAY
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NONE WE ARE AWARE OF.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source
NONE

of fill.

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

NO.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? NO CHANGE. EXISTING IMPERVIOUS SURFACE COVERAGE IS 73.1%

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

NONE REQUIRED - NO SITEWORK IS PROJECTED.

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! SOME EXHAUST FROM VEHICLES,
AFTER CONSTRUCTION! SOME EXHAUST FROM VEHICLES.

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

NO

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

THE NUMBER OF CONSTRUCTION VEHICLE TRIPS WILL BE LIMITED, APPROXIMATELY 10-15 TRIPS PER DAY AT PEAK OF CONSTRUCTION.

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.

NO

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

NO

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

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.
- NO CHANGE TO EXISTING SYSTEM. STORM WATER IS DIRECT-PIPED INTO A LARGE SEDIMENTATION DETENTION VAULT IN SW CORNER OF THE SITE, THIS DISCHARGES TO A PUBLIC STORM SEWER BELOW 116TH AVE. NE,

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

NO

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

NO CHANGE IS PROPOSED TO THE EXISTING SYSTEM.

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?

NONE

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

NONE

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

NO CHANGES ARE PROPOSED.

5. ANIMALS

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

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

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

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

NONE

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

DO NOT HAVE THAT INFORMATION.

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

TREES AND SHRUBS TO REMAIN.

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 - HVAC, LIGHTING, COMPUTERS + SMALL EQUIPMENT

GAS - HVAC

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:

NEW INDOOR LIGHTING FIXTURES TO BE ENERGY SAVING TYPE

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, PLANNED REMODEL DOES NOT INVOLVE WELDING, ROOFING, OR OTHER POTENTIAL FIRE HAZARD WORK.

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

NONE

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

CONSTRUCTION WORK TO BE SUPERVISED AT ALL TIMES BY THE GENERAL CONTRACTOR.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? SOME TRAFFIC ON 116TH AVE NE.

(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. SOME CONSTRUCTION NOISE AND TRAFFIC, MAINLY BETWEEN 8 AM AND 4 PM.

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

CONSTRUCTION VEHICLE TRIPS TO BE LIMITED. MAXIMUM OF 10-15 TRIPS/ AT PEAK OF CONSTRUCTION DAY

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? SITE IS VACANT. PROPERTY TO THE EAST AND WEST ARE COMMERCIAL OFFICE BUILDINGS.
- b. Has the site been used for agriculture? If so, describe.
NO
- c. Describe any structures on the site.
EXISTING 2-STORY BUILDING. SKYBRIDGE ACROSS DRIVE TO PLAYGROUND WITH SMALL PLAY STRUCTURE.
- d. Will any structures be demolished? If so, what?
NO
- e. What is the current zoning classification of the site?
OLB
- f. What is the current comprehensive plan designation of the site?
OLB
- g. If applicable, what is the current shoreline master program designation of the site?
NONE
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
NO
- i. Approximately how many people would reside or work in the completed project?
MAXIMUM OF 35 STAFF, 10 STUDENTS
- j. Approximately how many people would the completed project displace?
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
WE HAVE APPLIED FOR AN ADMINISTRATIVE CONDITIONAL USE PERMIT.

9. Housing

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

N/A

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

NONE

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

N/A

10. Aesthetics

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

EXISTING BUILDING IS 34'-8" HIGH. EXTERIOR MATERIALS: BRICK + DRIVIT.

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

NONE

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

N/A

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?

NO. THERE ARE (4) EXISTING POLE LIGHTS. LIGHT IS DIRECTED DOWNWARD TO THE PARKING LOT.

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

NONE

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

EXISTING SITE LIGHTING TO REMAIN UNCHANGED.

12. Recreation

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

EXISTING PLAYGROUND ON SITE TO REMAIN.

- 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:

EXISTING PLAYGROUND TO REMAIN.

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:

N/A

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. SITE HAS EXISTING ACCESS TO 116TH AVENUE ON THE SOUTH SIDE. WE DO NOT PROPOSE ANY CHANGE TO THIS.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? NO. NEAREST TRANSIT STOP IS 0.11 MILES AWAY - AT NORTHUP WAY AND NE 24TH STREET.

- c. How many parking spaces would be completed project have? How many would the project eliminate? 29 SPACES. NO SPACES WOULD BE 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

- 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.

SEE TRANSPORTATION PLAN (ATTACHED).

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

SEE TRANSPORTATION PLAN (ATTACHED).

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 REQUIRED.

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. EXISTING UTILITIES WILL BE USED. CONSTRUCTION WILL BE LIMITED TO INTERNAL REMODELLING. ONE NEW EXTERIOR DOOR WILL BE ADDED.

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..... *[Handwritten Signature]*

Date Submitted..... 2-24-11



Orthophoto Map



City of Bellevue
Information Technology
Geographic Information Services
March 10, 2011
Orthophotos flown March 2005

This map is derived from the Bellevue Geographic Information System and designed for City staff use. It is not guaranteed accurate.

If you have specific questions concerning information contained on this map please contact the department shown.

-  Parcel
-  School
-  Park
-  City Limit



VICINITY MAP