



DEVELOPMENT SERVICES DEPARTMENT  
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. 11-113905-LI and 11-113894-LO  
Project Name/Address: Bellevue Youth Theater  
Crossroads Community Park – 16000 NE 10<sup>th</sup> Street  
Planner: Kevin LeClair  
Phone Number: 425-452-2928  
**Minimum Comment Period: June 16, 2011**

Materials included in this Notice:

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

## BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: Parks & Community Services

Contact Person: Brian Krause, x 6992

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 450 110<sup>th</sup> Avenue NE, Bellevue, WA 98004

Phone: 425-452-6992

Proposal Title: Bellevue Youth Theatre

Project to be reviewed under  
Bellevue Permit #  
11-113905-LI and  
11-113894-LO  
by: Kevin LeClair

Proposal Location: 16000 NE 10<sup>th</sup>, Bellevue, WA 98008

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

That portion of the Southeast quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington: Parcel # 262505912507 - 125LOT 1 CITY OF BELLEVUE SHORT PLAT NO 82-01 REC NO 82020089001 & AMENDED BY AFFADAVIT OF SHORT PLAT REVISION REC NO 8504231011 (BEING PORTION OF SE QTR OF SE STR 26-25-05);TGW PORTION OF SE QTR STR 26-25-5 DAF: COMM AT SW CORNER SD SUBDTH N 1-11-58 E (N 1-11-55 E DEED) ALG W LN SD SUBD 1772.60 FTTH S 88-42-25 E (S 88-42-24 E DEED) PARALLEL WITH S LN SD SUBD1030 FT TO TPOBTH S 01-11-58 W (S 1-11-55 WDEED) 1098.20 FT TH S 88-42-25 E (S 88-42-24 EDEED) 604.94 FT TO PT ON LN WCHIS PARALLEL WITH & 351.00 FT, AS MEAS AT R/A, FROM E LN OF W HALF OF E HALF SD SE QTRTH N 01-05-44 E (N 01-05-43 EDEED) ALG SD PARALLEL LN 1600.13FT (1600.00 FT DEED) TO PT ON LN PARALLEL WITH & 351.00 FT, AS MEASAT R/A, FROM N LN SD SE QTRTH N 88-43-10 W (N 88-43-21 WDEED) ALG SD LAST MENTIONED PARALLEL LINE 602.19 FT (602.06FT DEED) TO PT ON LN WCH BEARSS 88-43-10 E (S 88-43-21 E DEED) 1030.00 FT FROM W LN SD SE ATR TH S 01-11-58 W (S 1-11-55 WDEED) 501.80 FT TO TPOB-AKA PARCEL A CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO BLA-96-8828 REC NO 9701029003

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:

This proposal is to construct a new youth theatre in the Crossroads Community Park. The theatre will be constructed in the round and will accommodate 110-150 patrons in flexible seating configurations. The scope of work includes an earth sheltered roof, geothermal heating and cooling strategies and the use of natural light. The project also includes support facilities such as a box office, lobby, "green room," rehearsal space, storage and an outdoor stage. The new theatre's location is planned to be adjacent to the Crossroads Community Center, which will allow the two facilities to share existing parking and programming opportunities, and will allow for a smaller building footprint. The facility will be fully accessible and designed to meet the LEED (Leadership in Energy and Environmental Design) Certification standards.

### 2. Acreage of site:

The Community Center is located on a 35 acre site referred to as Crossroads Community Park. The Park consists of eleven (11) parcels of land. The proposed youth theatre is located on the largest parcel #2625059125 consisting of 26.73 Acres.

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 0

5. Square footage of buildings to be demolished: N/A

6. Square footage of buildings to be constructed: **12,257 square feet**

7. Quantity of earth movement (in cubic yards): **16,739 cy of excavation and 97 cy of fill for a net of 16,642 cy.**

8. Proposed land use: **No change, use to remain City public park, community recreation facility.**

One building will be constructed. The building will contain no dwelling units.

9. Design features, including building height, number of stories and proposed exterior materials: The proposed building will be feature a black box theatre, an outdoor stage and necessary spaces to support facility functions. It is an earth sheltered building integrated into the surrounding topography with exposed vertical walls only at the lobby, office, workshop and outdoor stage area. The proposed building height is 23'-2" above average finished grade. The average finished grade is at an elevation of 419.71', the first floor finished floor elevation is 411.00' and the second floor finished floor elevation is 421.25'. Neither story is 6'-0" above the average finished grade so they are both basements. The facility will be constructed of concrete and feature an accessible green roof. Primary exposed building materials will be concrete; aluminum window frames & window glass; and painted metal at the skylight/exhaust features i.e. 'light trumpets' on the roof. These exposed buildings materials are secondary to the grass area of the surrounding topography which rolls over the edge of the most the building perimeter and onto the roof.

10. Other:

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

- Construction of the Bellevue Youth Theatre is estimated to begin in the first quarter 2012 and will be completed by the second quarter of 2013.

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

- There are no plans for future additions, expansion or activity related or connected to this proposal.

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

- Pre-application Conference of May 28, 2009. File Number: 09-113585XM

**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 applications are pending approval

**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.**

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
- The site is currently developed as a City Park with a Community Center, Tennis Courts, playgrounds, golf course, picnic tables, concrete and asphalt walkways and extensive lawns. The proposed building area is located on the edge of the only rolling slope in the park. The overall park site is flat with moderate slopes of approximately 2 percent.
- b. What is the steepest slope on the site (approximate percent slope)?**
- There is a small area of 40% slope on SW edge of the project site, which is created by an existing off-site concrete retaining wall on the neighboring west property. This area does not appear to be contiguous to a larger steep slope/habitat area. There will be disturbance in the 50-foot top of steep slope buffer area but it will not be detrimental to the neighboring property or users. The proposed first floor finished floor elevation will be similar to the existing grade elevation on the west side of concrete retaining wall on the neighboring property. By placing the first floor finished floor at this elevation, which requires cutting into

the site, rather than building on top of the existing grades, the building exterior wall actually reduces the existing lateral soil pressure in the vicinity of the steep slope. Roof loads for the proposed building are transferred vertically to the footings through the perimeter walls. This proposed structural design does not add any lateral pressure on the existing grades to the west. Per the project Pre-application Conference (5/28/2009), it is understood that disturbance in the 50 foot critical area buffer requires a Process II Administrative Amendment to the existing Conditional Use Permit for Crossroads Community Park.

- 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 geotechnical report indicates that the site is comprised of some organic fill, topsoil, sand and gravel, weathered Vashon glacial till and Vashon glacial till.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
- The geotechnical report indicates that soils are suitable for building footings.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
- Topsoil fill material will be imported onto the site for the purposes of providing adequate growing medium for accessible green roof. Imported material shall be from a commercial source for topsoil and fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
- Erosion caused by construction is expected to be minimal.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
- Lot coverage will be approximately 20% of the 35 acre park site. None of the new impervious surface is pollution generating.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
- Prior to construction, a temporary erosion and sediment control (TESC) plan, created as part of the Best Management Practices (BMP/Drainage Plan for the project would be submitted to the City of Bellevue for approval prior to any construction activities. Type of BMPs that may be used for erosion control include the use of geo-textile barriers (silt barriers), straw barriers, controlled surface grading, and storm drain inlet protection. Disturbed areas will be re-vegetated as soon as possible following construction.

## **2. AIR**

Erosion and sedimentation will be controlled per the requirements of BCC 23.76.
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- 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 may be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in dust due to earthwork. Overall, the impact from construction equipment will be minimal and short-term. A small increase in vehicular emissions associated with the increased capacity of the center is anticipated.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
- Off-site sources of odor will not affect the proposal. Odor sources in the area include vehicular emissions from the neighboring Crossroads Mall.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:**
- Contractors are expected to use known, available, and reasonable measures to control construction-related emissions to meet the Puget Sound Air Pollution Control Agency's requirements to reduce surface and air movement of dust during grading and construction activities. Dust control measures, such as watering construction areas, will be used to minimize construction related fugitive dust as necessary.

**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.**

- There is no surface water body on or in the immediate vicinity of the 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.**

- There is no surface water body on or in the immediate vicinity of the site.

**(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.**

- Does not apply – there are no wetlands or surface water in the vicinity of the proposal site.

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

- There is no surface water body on or in the immediate vicinity of the site.

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

- The proposal does not lie within a 100-year floodplain

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

- The proposal does not involve any discharges of waste materials to surface waters.

**b. Ground**

**(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.**

- The project proposal will not require withdrawal of ground water or discharge to ground water.

**(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.**

- No in ground discharge is associated with this project. Building plumbing discharge will be connected to existing sanitary sewer systems.

**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.**

- Runoff will consist of storm water from the proposed buildings green roof, entry plaza and walkways. Runoff will be tight-lined to a new detention vault and connected to the City's existing storm water system. The storm water will be released at rate of 0.03 cfs for the 2-year storm, 0.07 cfs for the 10-year storm, and 0.17 for the 100-year storm and will require a 13,957 cf vault. This was designed using the DOE WWHM Storm Water Modeling Program. The storm water eventually drains into Kelsey Creek.

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

- No waste materials entering ground or surface waters is anticipated from this building expansion

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

- Development of a Temporary Erosion and Sediment Control (TESC) Plan to be implemented during and immediately following construction would alleviate the risk of sediments entering surface waters.

#### 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?

- Vegetation to be removed will be limited to that required to construct the building.
- Turf grass will be removed for excavation of the proposal and will be replanted on the roof of the new building.
- Five (5) Non-native ornamental Cherry trees and one (1) ornamental Maple tree will be removed as part of this proposal. New trees will be planted to as part of this project to enhance the proposed project and mitigate for removal of existing ornamental trees.

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

- No threatened or endangered plant species or critical habitats 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:

- Additional planting to provide privacy buffers, enhance the Park and Community Center will include trees, shrubs and ground covers.
- Species used will be those which enhance habitat value, are drought tolerant and include both ornamental and natives to the Puget Sound lowlands.

#### 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.

- There are no known threatened or endangered species on the site.

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

- The site is located with the Pacific Flyway, on the four principal north-south migration routes for birds in North America. The Pacific Flyway encompasses the entire Puget Sound basin.

- d. Proposed measures to preserve or enhance wildlife, if any:
- Additional plantings of native trees, shrubs, and groundcover will be added to enhance the Park and provide a buffer to surrounding developments.

## 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.**

- Geothermal – heating & cooling
- Electric – equipment, controls, lighting
- Solar –exploring use to supplement electric

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

- This project will not affect potential use of solar energy by adjacent properties because the structure will be mostly constructed below grade.

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 proposal includes use of geo-thermal heating and cooling systems for energy efficiency.
- Use of solar collectors is being explored.
- The building is largely constructed below grade in order to utilize thermal mass of the earth to maintain consistent building temperatures and reduce the heating / cooling delta
- The building is designed to meet LEED Gold standards.

## 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 exposure to toxic chemicals, risk of fire and explosion, spills hazardous waste, or other environmental health hazards will result from this project.

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

- The project will not result in the need for emergency services.

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

- Environmental health hazards are not anticipated as a result of implementation of this project.

### b. Noise

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

- Noise sources in the area include local vehicular traffic and overhead planes. There are no existing sources of noise that would adversely affect the proposal.

(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.**

- On a short-term basis, noise from construction equipment will be generated at the construction site during daylight hours – no long-term

Construction noise and operation noise will conform to the BCC 9.18
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(3) **Proposed measures to reduce or control noise impacts, if any:**

- Construction will occur during normal business daytime hours during the weekday to reduce construction related noise impacts.

**8. Land and Shoreline Use****a. What is the current use of the site and adjacent properties?**

- The current use of the site is as a 35 acre public park consisting of play fields, playgrounds, tennis, basketball, picnic shelters, golf, picnic facilities and the infrastructure to support these activities. The Park is bounded by Crossroads Shopping Mall on the west, multi-family housing on the north and east, NE 8<sup>th</sup> Street and the fire station on the south.

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

- The site has not been used for agriculture.

**c. Describe any structures on the site.**

- Parcel #2625059125 contains three wood frame buildings. The 6,500 sf Golf Pro shop was built in 1962, the Community Center, consisting of a gym, several multi-purpose and conference rooms was initially built in 1979, added to and renovated in 1981, 1884, and 1990. The Y.E.S (Youth Eastside Services) building is 20,859 and was built in 2008.

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

- No structures will be demolished through this proposal

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

- The current zoning classification of the site is Office (O).  
A portion of the site is also within the Critical Areas Overlay District.

The location of the proposed theater is a environmentally sensitive area, as it meets the definition of a steep slope critical area per Bellevue Land Use Code 20.25H.

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

- The current comprehensive plan designation of the site is Crossroads Subarea, Public Facilities/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.**

- No part of the site has been classified as an “environmentally sensitive” area.

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

- No people will reside in the project. Three full time staff, and varying numbers of volunteers will work at the facility - No change in employment is anticipated.

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

- No people will reside in the project.

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

- No displacements will occur, therefore no mitigation measures are proposed.

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

- The proposal is compatible with existing and projected land use plans under the City of Bellevue Comprehensive Plan following policies: Policy PA-18 to develop a variety of active and passive facilities in a coordinated system of neighborhood community parks. Policy PA-19 is to develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long-term efficiency.

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

No housing units would be provided as part of this project.

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

No housing units would be eliminated as a result of this project.

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

Mitigation measures have not been developed for housing impacts as none are anticipated to occur.

## 10. Aesthetics

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

- The building is constructed on the side of a rolling hill. The building will be 23'-2" above existing grade on the north side of the building and 8' above existing grade on the south side.
- Principle exposed building materials are concrete and glass. The accessible roof will be earthen with turf grass over a concrete substructure.

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

- No views in the immediate vicinity of the proposal will be altered or obstructed.

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

- The proposed building is specifically designed into the surrounding grade in order to preserve existing park character and open space with minimal visual impacts.

## 11. Light and Glare

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

- Light from interior building spaces may be emitted through building glass on the north and northwest corner of the building while the facility is operating in the evening hours. The windows face open park spaces and any light emitted should not impact neighboring properties.
- Low level of light may be emitted from roof top light trumpets (skylights) in the evening hours of facility operation. This light emission is low level and is not expected to impact neighboring properties.
- Bollard lighting will be incorporated along pedestrian walkways to enhance public safety during evening facility operation. Low level bollard lighting will illuminate the facility entry and vicinity pathways with minimal atmospheric light spillover.

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

- Light of glare will not interfere with views.

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

- No off-site sources of light or glare will affect construction of operation of the proposed project.

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

- The building will be built to blend into a hillside to minimize lighting and other environmental impacts.

## 12. Recreation

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

- Public parks in the immediate 1 mile vicinity include Ivanhoe Park, Ivanhoe Youth theater and sports fields, Hillarie Park, School sites include Interlake High School and Sherwood Forest Elementary, and directly next door, the Crossroads Mall offers library, eating and shopping facilities.

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

- The proposed project will not displace any existing recreational uses. The project will increase recreational opportunities in the immediate vicinity.

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

- The proposed project will not impact recreational activities occurring in the vicinity of the project. The intent of the project is to enhance recreational opportunities. As a result, measures to reduce or control impacts have not been developed.

**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.**

- According to the National Register of Historic Places, the Washington State Heritage Register, and the Register of King County Landmarks, no registered places or objects are on or adjacent to the project site. No places or objects eligible for any of the above registers are known to be on or next to the site.

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

- The project site does not contain landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

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

- No impacts to historic or cultural resources are anticipated as a result of the proposed project. However, in the event any archaeological material is discovered during construction activity, all construction will be stopped and a qualified archaeologist will be consulted.

**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.**

- Public streets currently serving the Community Center consists of 160<sup>th</sup> Ave NE, streets serving the Park site additionally include NE 8<sup>th</sup> Street, 164<sup>th</sup> Ave NE and NE 15<sup>th</sup> Street.

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

- The Site is served by public transit. Metro bus routes 229, 225, 230,272,890 and 926 are on site. Metro Bus routes 253 and 261 are within a quarter of a mile.

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

- No net change in parking spaces will result from the project.

**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).**

- The proposed project will not require any new roads or streets, or improvements to existing roads or streets.

**e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

- The proposed project will not use, or occur in the immediate vicinity of water, rail, or air transportation.

**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 vehicular trips to the park is anticipated to increase only slightly from existing conditions.

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

- A parking demand analysis conducted in 2008 by the Transpo Group for Crossroads Park analyzed the impacts of adding the proposed facility to the park. The study concluded that adequate parking

exists within Crossroads Park to support the new theatre because hours of theatre operation do not conflict with peak operations of other park programming and facilities.

- The proposed facility location was chosen in part because of the close proximity to public transportation.
- The proposed project location is also in the target facility user/participant area, which will minimize vehicle trips to the facility.

**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.**

- The proposed project will not result in an increased need for public services.

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

- The proposed project will not impact public services. No measures to reduce or control impacts have been developed.

**16. Utilities**

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

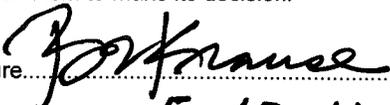
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- Electric – Puget Sound Energy
- Water – City of Bellevue
- Refuse Service – Rabanco
- Telephone – City of Bellevue
- Sanitary Sewer – City of Bellevue
- Communication System – City of Bellevue

Existing electric, telephone and communication system cabling will be relocated approx. 50' east from their current location. Project will tap into these at their new location. Project's sanitary sewer will tap into existing sewer main. Project's water will tap into existing water main, add new waterline, add hydrant and add DCVA. General construction activities will include trenching, setting handholds, setting vaults and backfilling. A new enclosed refuse collection area will be provided on the west side of the proposed project.

**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.

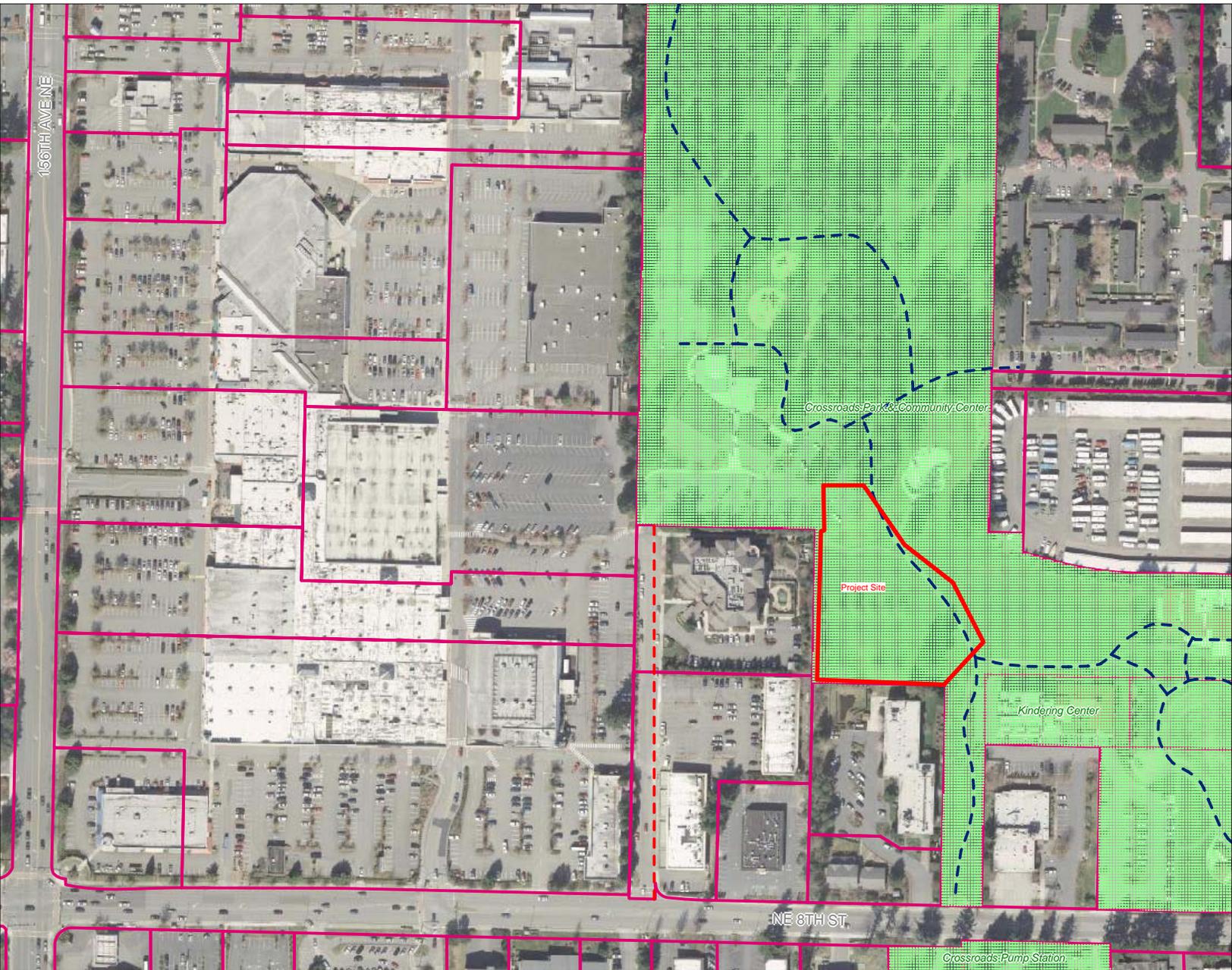
Signature.....

Date Submitted..... 5-10-11

Kevin LeClair scanned the signature page from the original hard copy and inserted it into the PDF file.

**REVIEWED**  
By Kevin LeClair at 10:21 am, May 31, 2011

# Bellevue Youth Theater - Vicinity Map



SCALE 1 : 2,993

