



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Early World Bridge Expansion

**Proposal Address:** 13831 NE Bel-Red Road

**Proposal Description:** The applicant requests a Critical Areas Land Use Permit for the expansion of an existing driveway bridge over Kelsey Creek, a Type F stream, and associated critical areas and buffer restoration and mitigation.

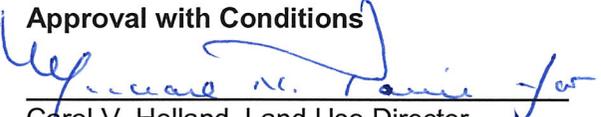
**File Number:** 12-104979-LO

**Applicant:** Earl Caditz, Early World Children's School

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. LUC 20.30P)

**Planner:** Kevin LeClair, Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: February 8, 2012  
Notice of Application Publication Date: March 8, 2012  
Decision Publication Date: April 12, 2012  
Project/SEPA Appeal Deadline: April 26, 2012

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Earl Caditz, Early World Children's School

**LOCATION OF PROPOSAL:** 13831 NE Bel-Red Road

**NAME & DESCRIPTION OF PROPOSAL:**

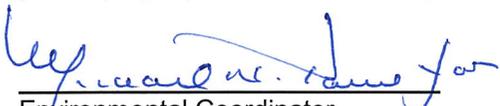
Early World Bridge Expansion - Critical Areas Land Use Permit for the expansion of an existing driveway bridge over Kelsey Creek, a Type F stream, and associated critical areas and buffer restoration and mitigation.

**FILE NUMBER:** 12-104979-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **April 26, 2012**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

  
 Environmental Coordinator

April 12, 2012  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

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### **Attachments**

1. Environmental Checklist
2. Site Plan
3. *Kelsey Creek Bridge Expansion Mitigation and Landscape Plan*, The Watershed Company, February 2012 – In File
4. *Habitat Assessment*, The Watershed Company, January 2012 – In File
5. *Traffic Engineering Analysis*, Chris Brown and Associates, February 2011 – In File
6. *Building Modification Cost Estimate*, MAM Constructions, Date Unknown – In File

## **I. Proposal Description**

The applicant is requesting a Critical Areas Land Use Permit for 140 square foot expansion of an existing driveway bridge spanning Kelsey Creek, a Type F stream critical area. The request also includes 60 square feet of permanent disturbance in the stream buffer to pave a portion of the bridge approach. The proposal includes mitigation and restoration associated with the new overwater coverage and permanent disturbance in the stream critical area and critical area buffer of Kelsey Creek on the property.

The Land Use Code (LUC) 20.25H.055 classifies new or expanded bridges and culverts as an “allowed use” within stream critical areas and their buffer, provided the proposal can demonstrate compliance with performance standards LUC 20.25H.055.C.2, LUC 20.25H.055.C.3.e, and LUC 20.25H.080.A. The proposal must also demonstrate compliance with the decision criteria for a critical areas land use permit contained in LUC 20.30P.

The project also includes remodeling of the façade of the adjacent primary structure. No expansion of the structure is proposed. The property and structure is within the Bel-Red subarea of Bellevue. Development projects in the Bel-Red subarea are subject to Design Review, unless the project satisfies the criteria for a Land Use Exemption contained in LUC 20.30F.175. A Land Use Exemption letter will be included with the associated commercial building permit required for the remodel and bridge expansion.

## **II. Site Description, Zoning, Land Use and Critical Areas**

### **A. Site Description**

The project site is located at 13831 NE Bel-Red Road. The properties that make up the Early World Children’s School are four separate parcels (King County Parcels (KCP) # 2725059185, 2725059195, 2725059208, and 2725059202). All of the bridge expansion and remodeling work is to occur on the first parcel (KCP# 2725059185), with the mitigation and restoration occurring on the parcel to the east (KCP# 2725059195). Parcel # 2725059185 is 21,615 square feet. See Figure 1: Site Map below.

Early World Children’s School has three access points on Bel-Red Road. All of which cross Kelsey Creek, which flows between the developed, southern portion of the site and Bel-Red Road to the north. The western access point is marked for entry-only and straddles the western boundary of KCP# 2725059185 property. This access point is within a shared access easement and is shared with a low-rise office complex to the west. The second and central access point is marked and signed as an exit-only and contains the bridge proposed for expansion. The applicant indicates that customers routinely exit and enter at this point. The eastern access point is marked for exit only

and contains a single-lane bridge.

Two of the four parcels are developed with structures used for the existing child day care use. The third parcel (KCP# 2725059208) is developed with an outdoor play area with structures used in conjunction with the day care use. The fourth parcel (KCP# 2725059195) contains some parking area, but is largely undeveloped except fencing around a portion of the Kelsey Creek stream and buffer.

Vegetation is a mixture of native overstory trees and an abundance of invasive non-native shrubs and ground covers. The trees are primarily Douglas-fir and bigleaf and the invasive shrubs and ground covers are mostly located within the north central parcel (KCP# 2725059195). There are some areas within this parcel that have been restored recently based on a stream and bank stabilization project that was completed by the City of Bellevue under permit file # 09-129666-XE.

As mentioned above, Kelsey Creek flows from east to west across the three northern parcels. The Through this reach of stream the stream banks alternate from sloped banks with a mixture of native and invasive shrub and tree cover to vertical sheet-pile walls that were constructed when NE Bel-Red Road underwent a large capital improvement project. The area where the bridge expansion is proposed is over one of the areas of sheet pile walls.



Figure 1: Site Map

## **B. Zoning**

The property is in the BR-ORT, Bel-Red-Office Residential Transition, land use zoning district (LUC 20.25D). This district was established to provide a transition zone between the more-intense, commercial land use districts to the north and the less-intense, residential land use districts to the south. The southern 150 feet of the property is within the Transition Overlay District (LUC 20.25B) due to the presence of a multi-family residential zoning district (R-20) on the adjacent parcel to the south. The property is also within the Critical Areas Overlay District (LUC 20.25H) due to the presence of Kelsey Creek, a Type F, fish-bearing, stream critical area.

## **C. Land Use Context**

The lands both east and west are in the same BR-ORT land use zoning district. The adjacent parcel to the east is developed with a private fitness center. The parcel to the west is undeveloped with the exception of some limited parking and a driveway that extends to several two-story office building further to the west.

The land to the south is in the R-20 land use zoning district, and the parcels to the south are developed with multi-family, multi-structure housing complexes.

The canopy coverage along the south side of Bel-Red Road is relatively high, both because of the protected status of Kelsey Creek, which flows through this area; and because of the preexisting zoning designation, which sought to buffer the residential districts to the south from the more-commercial/industrial districts to the north of Bel-Red Road.

## **D. Critical Areas Functions and Values**

### **i. Streams and Riparian Areas**

Most of the elements necessary for a healthy aquatic environment rely on a dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature.

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian

areas and wetlands reduce and desynchronize peak crests and flow rates of floods. Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow.

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species. Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

## **ii. Floodplains**

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs either when runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation. Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

## **III. Consistency with Land Use Code Requirements:**

### **A. Existing Development Bel-Red LUC 20.25D.060:**

The site is located in the BR-ORT zoning district. The use of the site is classified as a Child Day Care service use. A child day care would not be permitted as a new use in the BR-ORT land use zoning district. However, the child day care is an existing use on the site and is documented with City of Bellevue permit records dating back to the 1980's, which precedes the adoption of the May 26, 2009 adoption of the Bel-Red section of the Land Use Code (LUC 20.25D). The use is allowed to continue to operate. No expansion is proposed.

The existing development is allowed to remain in accordance with LUC 20.25D.060.G. This section requires that improvements exceeding \$150,000 within a three-year period, are required to proportionally comply with the standards for the district. The applicant has stated a value of improvements of \$200,000. The applicant has prepared a landscape development plan that equals \$40,000 in labor and materials, which is 20% of the stated value of improvements. The proportional compliance is directed at landscape development, which is the highest priority improvement per LUC

20.25D.060.G.3.c.

**B. Zoning District Dimensional Requirements LUC 20.25D.080.A:**

The site is located in the BR-ORT zoning district. The following table summarizes how the proposed development meets the requirements of the dimensional standards for the district. This analysis is only for KPC #2725059185, as it is the only parcel proposed for development.

Table 1: Dimensional Requirements

	Standard	Proposed	Meets Requirement?
Front yard building setback	20 feet	>20	Yes
Rear yard building setback	30 feet	>30	Yes
Side yard setback	20 feet	5 feet on west, 20 feet on east	Yes, as maintaining an existing condition that requires proportional compliance.
Lot coverage (Lot size 21,615 SF – 6,574 SF Critical Area and Stream Critical Area Buffer = 15,041 SF)	75% or 11,280 SF	43% or 6,400 SF	Yes
Impervious surface	75%	66%	Yes
Building height	45 feet from average existing grade	34.5 feet maximum height	Yes
Floor area ratio	.75	56%	Yes

**C. Critical Areas Performance for New or Expanded Bridges or Culverts LUC 20.25H.055.C.2:**

a. New or expanded bridges are an allowed use within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

**i. The location of existing infrastructure;**

The existing bridge and building are situated in a way that does not provide for adequate turning radius for vehicles entering the site to place their children in the school's care. Parents enter the site either by the western or central access points. They must negotiate around the northeast corner of the building while turning upslope to park on the east side of the building. They then walk back down around the northeast corner of the building to register their children for the day's care.

The current situation is causing frequent conflicts between vehicles and

pedestrians on the site, and between vehicles and the fencing on the corner of the bridge opposite the northeast corner of the building.

**ii. The function or objective of the proposed new or expanded facility or system;**

The expanded bridge deck will allow for a serviceable turning radius around the northeast corner of the building and allow pedestrians to safely walk down to the front door of the building. It will also allow cars to avoid striking the fencing on the edge of the existing bridge. It minimizes the 'S' curve that exiting vehicles must make to avoid the corner of the existing bridge.

**iii. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;**

The immediate purpose of the proposed bridge expansion is to increase the turning space between the northeast corner of the building and the existing bridge, and to provide additional negotiating room for vehicle and pedestrian traffic coming down the hill along the east side of the building as they navigate around the 'S' shaped horizontal driveway geometry.

The applicant investigated the option of relocating the main entrance to the rear of the building. They also looked at the option of modifying the shape of the existing two-story building to provide for a safer turn radius and more pedestrian space. These options would result in a loss to the function of the building and would be extremely cost prohibitive.

**iv. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**

Avoidance of critical area and buffer impacts would prevent expansion of the existing bridge. Disturbance of approximately 60 square feet of critical area buffer (plus the addition of 140 square feet new overwater cover) will allow the bridge expansion project. The strategy of modifying the northeast corner of the building is cost prohibitive. Significant construction costs would be incurred with the demolition and disposal of the existing two story structure, excavation costs associated with removal and construction of a new foundation, and relocation of the existing electrical service at this corner. Costs are estimated to be in excess of \$706,000, excluding design fees, based on a construction estimate from a contractor. This is disproportionate to the total proposed environmental impact of 140 square feet of overwater cover and 60 square feet of buffer impact), which can be mitigated through the enhancement of degraded buffer areas in the immediately adjacent area.

**v. The ability of both permanent and temporary disturbance to be mitigated.**

The portions of the critical area buffer proposed for impact are currently low-functioning and lack native vegetation. An area almost 9 times the amount of overwater cover and permanent buffer disturbance (1,868 square feet) will be restored with native vegetation. This action will mitigate for the addition of 140 square feet of overwater cover and 60 square feet of permanent buffer impact. Dense native plantings in the degraded buffer would improve buffer functions overall. Approximately 300 square feet of buffer are anticipated to be temporarily impacted during construction activities. Areas of temporary disturbance will be restored with native plantings.

- b.** If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

**i. Location and design shall result in the least impacts on the critical area or critical area buffer;**

The existing bridge is being expanded to improve site circulation and safety. The average 10-foot expansion in the width of the bridge is the minimum necessary to accomplish the project purpose. A total of 140 square feet of overwater cover and 60 square feet of permanent buffer impacts are proposed.

**ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**

Construction of the expanded bridge will permanently impact 60 square feet of stream buffer and result in 140 square feet of additional overwater cover. Impacts have been minimized to the greatest extent feasible by minimizing the width of the bridge expansion and placing all portions of the structure above the stream's ordinary high water mark and the 100-year floodplain.

**iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**

No other technically feasible location for the bridge expansion project exists. No in-stream work is proposed and therefore, site disturbance is not expected to impact habitat used for salmonid rearing/spawning or by any species of local importance.

**iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;**

The proposed bridge expansion is the minimum necessary to improve site circulation and safety. No direct stream impacts are proposed and design of the structure will minimize buffer impacts to the greatest extent feasible.

**v. All work shall be consistent with applicable City of Bellevue codes and standards;**

The proposed impacts are stemming from expansion of an existing bridge over Kelsey Creek. Unavoidable critical area and buffer impacts will be minimized and mitigated. The proposed project will comply with all other City of Bellevue codes, including applicable building codes, LUC 20.25H and BCC 23.76.

**vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**

No in-stream work is proposed. All disturbances will occur above the stream's ordinary high water mark and the work will not negatively impact peak flows or flood storage.

**vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and**

No new parking or other support facilities are proposed as part of the bridge expansion project. The driveway is connected to the associated parking, but no expansion of parking is proposed.

**viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

A conceptual mitigation plan has been developed (*Kelsey Creek Bridge Expansion Mitigation and Landscape Plan*, The Watershed Company, February 2012). The plan has been prepared pursuant to LUC 20.25H.210 and satisfies the stream and stream buffer mitigation requirements of LUC 20.25H.085. The expanded bridge will be approximately 200 square feet in size, with 140 square feet being placed over Kelsey Creek and 60 square feet within the stream buffer. As mitigation for the 200 square feet of stream and stream buffer impacts, a total of 1,868 square feet of buffer mitigation is proposed.

Mitigation will occur in an area adjacent to the stream, just west and downstream of the bridge expansion. The mitigation area is currently overgrown with invasive Japanese knotweed and has high potential for restoration. Native species proposed within the mitigation area include Douglas-fir, western red cedar, vine maple, serviceberry, salal, cascara, red elderberry, evergreen huckleberry, sword fern, red-twig dogwood, hooker's willow and Sitka willow. Improved function of the restored buffer will result in a net gain in stream functions and values.

**D. Critical Areas Performance Standards for Expanded Culverts and Bridges LUC 20.25H.C.3.e:**

New culverts shall be designed in accordance with the Washington State Department of Fish and Wildlife "Design of Road Culverts for Fish Passage" now or as hereafter amended. Culvert expansions shall be considered new culverts and be required to be designed in accordance with "Design of Road Culverts for Fish Passage" now or as hereafter amended when the expansion is associated with a project increasing vehicular capacity and (i) there are fish present downstream; (ii) there is potential fish habitat upstream; and (iii) the benefits of so designing the culvert are substantial when compared to expanding the culvert based on its then-existing design.

The proposed bridge expansion is not anticipated to have any adverse impact on fish habitat or fish passage in Kelsey Creek. The bridge is above the ordinary high water mark and above the 100-year floodplain.

**E. Critical Areas Performance Standards for Streams LUC 20.25H.080.A:**

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

**i. Lights shall be directed away from the stream.**

No lights are proposed for the expanded bridge. Some existing lights on the adjacent building may be relocated and a new front entry sign may contain lighting. However, any such lighting would be directed away from the stream or shielded to avoid unnecessary spillover.

**ii. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**

The bridge expansion project will not result in the generation of additional on-site noise. An increase in vehicular traffic will not result from the proposed project and noise levels are not expected to increase compared to current site conditions.

**iii. Toxic runoff from new impervious area shall be routed away from the stream.**

The expanded portion of the bridge will be constructed of impervious materials. However, the addition of approximately 200 square feet of impervious bridge

surface is not expected to result in an increase in toxic runoff to the stream. In fact, the addition of 1,868 square feet of native plantings adjacent to the stream will help to filter pollutants from on-site runoff, thereby resulting in a net increase of on-site stormwater functions.

**iv. Treated water may be allowed to enter the stream critical area buffer.**

No change in on-site runoff patterns or drainage facilities is proposed. However, new native plantings adjacent to the stream will help to filter pollutants and infiltrate stormwater prior to it reaching the stream.

**v. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**

A degraded portion of the critical area buffer 1,868 square feet in size will be planted with native species. The plantings are intended to mitigate for impacts associated with the expansion of the existing bridge over Kelsey Creek. Native species include Douglas-fir, western red cedar, vine maple, serviceberry, salal, cascara, red elderberry, evergreen huckleberry, sword fern, red-twig dogwood, hooker's willow and Sitka willow.

**vi. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Generally, weed control efforts in the stream buffer will employ manual removal. If any persistent weed or pest problems require pesticide control, the City would be contacted to verify compliance with City of Bellevue BMPs and, if allowed, a licensed pesticide applicator would be hired.

**F. Critical Areas Performance Standards for Areas of Special Flood Hazard LUC 20.25H.180.C:**

Where use or development is allowed pursuant to 20.25H.055, the following general performance standards apply.

**a. Intrusion Over the Areas of Special Flood Hazard Allowed. Any structure may intrude over the area of special flood hazard if:**

**i. The intrusion is located above the existing grad, and does not alter the configuration of the area of special flood hazard; and**

The flood insurance rate map indicates that the base flood elevation is at 173.58 feet above sea level approximately 50 feet upstream of the proposed bridge expansion. The base flood elevation under the bridge is 171.58 feet above sea level. The top of the sheet pile wall abutments, upon which the bridge will be founded, is at 179.16. Therefore, the existing bridge span and the proposed expanded area are above the base flood elevation.

**ii. The intrusion is at an elevation and orientation which maintains the existing vegetation of the area of special flood hazard in a healthy**

**condition. Solar access to vegetation must be maintained as least 50 percent of daylight hours during the normal growing season.**

No vegetation within the area of special flood hazard will be removed. The area below the proposed bridge expansion is vertical, sheet pile wall. There will be non-native, invasive species removed further upstream. This area will be enhanced with native vegetation.

#### **IV. Public Notice and Comment**

Application Date: February 8, 2012  
Public Notice (500 feet): March 8, 2012  
Minimum Comment Period: March 22, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on March 8, 2012. It was mailed to property owners within 500 feet of the project site. One request for additional information was made by Karen Walter with the Muckleshoot Indian Tribe Fisheries Division. After reviewing the additional information, she had no further questions or comments.

Another comment was received from Teri Hallauer with Seattle Public Utilities. She asked to be notified by the city and the applicant if any of the work would be within 10 feet of a water line within the public right-of-way in Bel-Red that Seattle Public Utilities owns and operates. I informed her that no excavation would be within 10 feet of the right-of-way. No additional comments were made.

#### **V. Summary of Technical Reviews**

##### **A. Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

##### **B. Utilities**

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

#### **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted

with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

**A. Earth and Water**

The applicant is required to submit a Construction Stormwater Pollution Prevention Plan for review and approval as required for the permanent and temporary ground disturbance outside of the footprint of the existing building. The plan will include erosion and sediment control best management practices, such as the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent stream. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

**B. Animals**

The bridge expansion work extends over a portion of Kelsey Creek. The project site is identified as fish habitat for cutthroat trout, threatened Puget Sound Chinook salmon and Coho Salmon. The applicant has discussed the habitat requirements for these species in the habitat assessment included in the project file. The proposed project is not expected to affect the habitat for fish or wildlife in the project area. In addition, the removal of invasive plant species and replacement with native trees, shrubs and groundcovers will improve the riparian and upland habitat characteristics for terrestrial species.

**C. Plants**

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved mitigation and restoration plan. See Section X for related conditions of approval.

**D. Noise**

Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

**VII. Changes to proposal as a result of City review**

No changes were made to the proposal as a result of city review. The proposal was discussed through multiple predevelopment service applications prior to application.

## VIII. Decision Criteria

### A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1 . **The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The proposal is required to obtain a commercial construction permit for the bridge expansion and the façade modifications. The clearing and grading associated with the mitigation and restoration plan will be reviewed under the building permit.

2 . **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The bridge expansion would occur over a portion of Kelsey Creek that is hardened on both banks by existing sheet pile walls. All portions of the expanded bridge would be positioned above both sheet pile walls at the same approximate elevation as the existing structure. The expanded bridge would be located completely above the stream's ordinary high water mark and would likely involve the placement of a steel ledger on top of the existing sheet pile walls. New stringers would then be placed on top of the ledger. No permanent impacts below the ordinary high water mark would occur as a result of the bridge expansion.

Construction of the expanded bridge will impact 60 square feet of stream buffer and result in 140 square feet of additional overwater cover. Impacts have been minimized to the greatest extent feasible by minimizing the width of the bridge expansion and placing all portions of the structure above the stream's ordinary high water mark. Further, standard BMPs will be followed to minimize disturbance during construction.

3 . **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

**Finding:** The proposal has incorporated the performance standards for new or expanded bridges, an allowed use, per LUC 20.25H.055, as discuss in Section III of this report.

4 . **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

**Finding:** The property is currently served by adequate public facilities. The proposal will have no impact on the need for public facilities on the property.

**5 . The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

Finding: the proposal includes a mitigation and restoration plan that meets the requirements of LUC 20.25H.210. It contains plans for native plant enhancement for much of the stream buffer area in the vicinity of the bridge widening. It also contains plans for restoration of temporary disturbance. The plan also contains a work sequence to ensure the project is completed in a way that ensures success. Finally, the plan includes performance standards and a plan for monitoring the mitigation and restoration effort.

**6 . The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to expand a driveway bridge by 140 square feet above Kelsey Creek and the Area of Special Flood Hazard at the 13831 NE Bel-Red Road.

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

## **X. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7169
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

1 . **Restoration for Areas of Temporary Disturbance:** A plan for restoring all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Building Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H

Reviewer: Kevin LeClair, Land Use

2 . **Mitigation for Areas of New Overwater Coverage:** The conceptual mitigation plan submitted for review under the critical areas land use permit shall be finalized and submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall document the total new overwater coverage of 140 square feet and the 60 square feet of pervious area that will paved. The plan shall provide up to 1,868 square feet of enhanced stream critical area buffer. The mitigation plan shall also include performance standards and be monitored for success for a period of 5 years.

Authority: Land Use Code 20.25H.220

Reviewer: Kevin LeClair, Land Use

3 . **Rainy Season restrictions:** Due to the proximity to Kelsey Creek, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A

Reviewer: Savina Uzunow, Clearing and Grading

4 . **Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H

Reviewer: Kevin LeClair, Land Use

5 . **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Kevin LeClair, Land Use

6 . **Overwater Work Restriction Window:** To avoid and minimize negative impacts to threatened or endangered fish and their habitat in Kelsey Creek, the addition of the new overwater coverage associated with the bridge expansion must be

completed during an in-water work window of July 1 to August 31 unless an exception has been granted in writing by the Washington Department of Fish and Wildlife. The footings for the bridge may be prepared in advance of this window, provided debris is prevented from entering the stream channel.

Authority: Land Use Code 20.25H.160

Reviewer: Kevin LeClair, Land Use

7 . **Applicable State and Federal Permits:** Prior to approval of the underlying Building Permit and before work can be allowed to proceed, all applicable state and federal permits must be presented to the Development Services Department.

Authority: Land Use Code 20.25H.180.C.2

Reviewer: Kevin LeClair, Planning and Community Development Department

**ENVIRONMENTAL CHECKLIST**

12/21/00

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: **Simca Limited Partnership**  
 Proponent: **Early World Children’s School**  
 Contact Person: **Kenny Booth, The Watershed Company**

Reviewed under Bellevue permit file #12-104979-LO.  
 Reviewer: Kevin LeClair  
 Contact: 425-452-2928

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

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Early World Children’s School Bridge Expansion**

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

**Address: 13831 NE Bellevue-Redmond Road, Bellevue, WA 98005, King County**  
**Parcel #: 2725059185**  
**S/T/R: SW/27/25/05**

**Legal Description:**

**POR OF W 100.00 FT OF E 657.00 FT MEAS ALG S LN OF N 1/4 OF NE 1/4 OF SW 1/4 LY SLY OF ST HWY # 2 D & W 100.00 FT OF E 657.00 FT OF N 100.00 FT OF S 1/2 OF N 1/2 OF SD NE ¼**

Please attach an 8½“ 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:

**The site is currently occupied by a day care center called Early World Children’s School. Three bridges, over Kelsey Creek, provide vehicular access to the site from NE Bellevue-Redmond Road, with the school building centered between the middle and westernmost driveways. The western driveway is a one-way entrance into the site, while the middle driveway is a one-way exit. Parking for the school is located north of the middle bridge, along both sides of the school building, and in the rear of the structure. The bridges provide access over Kelsey Creek, which flows in a west-northwesterly direction as it passes through the project site.**

**The westernmost driveway and bridge crossing provides a one-way entrance into the site. Those vehicles seeking to park in the front of the building (north of the middle bridge) or along the eastern side of the building must drive past the front entrance of the building and under a wood canopy before turning either left (to the front parking areas) or right (to the side parking areas). Vehicles that pass through the area in front of the building come within several feet of the front door, posing a safety problem to students and parents using this entrance. This lack of a protected walkway compromises safety for school patrons; as**

**REVIEWED**  
 By Kevin LeClair at 8:01 am, Feb 23, 2012

anyone waiting outside of the school or making their way into or out of the school finds themselves directly in the line of passing vehicles.

In order to eliminate these safety problems, it is proposed that circulation patterns within this portion of the site be reconfigured slightly. Reconfiguration results in the need to expand the middle bridge. Specifically, the drive aisle directly in front (north) of the school will be shifted slightly to the north to allow room for a five-foot-wide protected walkway adjacent to the school. The wood canopy, that currently extends over the entire drive aisle would be removed and replaced with multiple columns supporting a remodeled front façade of the building. The new support columns would also act as barriers for the walkway in front of the building and would direct vehicles away from the building. By slightly shifting the drive aisle away from the building and to the north, vehicles seeking to access the side of the building will be forced to make a turn that is sharper than under existing conditions. The turning radius for this sharper corner passes through the guardrail along the eastern side of the middle bridge. Therefore, in order to alleviate this situation and allow construction of the new columns and protected walkway in front of the building, an approximate eighth foot expansion of the middle bridge is proposed. The bridge expansion would give vehicles exiting the area in front of the building an adequate area in which to make the turn toward the east side of the building.

The bridge expansion would occur over a portion of Kelsey Creek that is hardened on both banks by existing sheet pile walls. All portions of the expanded bridge would be positioned above both sheet pile walls at the same approximate elevation as the existing structure. The expanded bridge would be located completely above the stream's ordinary high water mark and would be installed by placing concrete abutment on top of concrete piers. The piers and abutments are to be located behind the existing sheet pile walls.

As mentioned, the existing wood canopy in front of the school building will be removed and the exterior of the building will renovated. A new canopy, extending approximately 5 feet from the building, would replace the existing canopy (which currently extends approximately 15 feet north of the building). Bridge widening would occur prior to building renovation in order to ensure that circulation patterns would allow for installation of the new support columns in front of the building. In addition to bridge expansion and façade improvements, landscaping upgrades throughout the site will also occur.

2. Acreage of site: **The parcel involved totals approximately 0.5 acres (21,615 sq. ft.).**
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: **N/A**
6. Square footage of buildings to be constructed: **N/A**
7. Quantity of earth movement (in cubic yards): **Cut = 15 CY / Fill = 15 CY**
8. Proposed land use: **The site is currently occupied by a day care center called Early World Children's School. No changes are proposed to the existing land use.**
9. Design features, including building height, number of stories, and proposed exterior materials: **N/A**
10. Other

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**By Kevin LeClair at 8:02 am, Feb 23, 2012**

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Construction schedule is dependent on processing of land use permit and development permit.

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

**Once started, bridge expansion and building renovations are estimated to take approximately 2-4 months. Construction is likely to occur in the summer of 2012.**

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.

**The Watershed Company. June 22, 2009. Existing Conditions Report: Kelsey Creek / Early World Stream Bioengineering Project.**

**The Watershed Company. January 2012. Early World Children’s School Bridge Expansion - Habitat Assessment.**

**The Watershed Company. January 2012. Critical Areas Land Use Permit Narrative Description, Early World Children’s School – Bridge Expansion.**

**The Watershed Company. January 2012. Kelsey Creek Bridge Expansion Mitigation and Landscape Plan.**

**Associated Earth Sciences, Inc. May 26, 2011. Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report – Early World School Bridge Widening.**

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 other proposals are pending at this time.**

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.

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*By Kevin LeClair at 8:02 am, Feb 23, 2012*

Jurisdiction/Agency	Application	Date Applied	File Number
Wash. Dept. of Fish & Wildlife	Hydraulic Project Approval	Not yet applied	
City of Bellevue	Critical Areas Land Use Permit	Submitted concurrently with this checklist	12-10497 9-LO
City of Bellevue	Building Permit	Not yet applied	

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 (circle one):  Flat  Rolling Hilly  Steep slopes  Mountains Other:

**The majority of the site is flat, while several areas of stream bank are vertical.**

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

**The steepest slopes on-site are the vertical portions of stream bank.**

- 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.

**According to the Associated Earth Sciences, Inc., geotechnical report, the site is underlain by Vashon advance outwash soils overlain by a thin discontinuous veneer of Vashon recessional outwash.**

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

**This particular segment of Kelsey Creek is highly urbanized and constrained by sheet pile walls. Portions of the stream (particularly upstream of the project area) were recently enhanced as part of the Kelsey Creek-Early World enhancement project, which included installation of large woody debris, coir lifts, boulders, and native vegetation in an effort to stabilize portions of stream bank, slow flows within the creek, and provide additional in-stream habitat.**

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

**Cut: 15 CY**

**Fill: 15 CY**

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

**Erosion could occur if exposed soils are mobilized by rainfall. The measures described below would help minimize erosion.**

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

**The expanded bridge will measure approximately 200 square feet in size and will be made of impervious materials. No additional increase in impervious surface is proposed.**

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

**All clearing would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards.**

**Temporary sedimentation control measures such as silt fencing would be installed around soil stockpile areas and exposed soils as necessary to prevent any silt- or mulch-laden**

water from reaching Kelsey Creek due to rainfall. During the wet weather season (October 1 through April 30), the time of disturbed soil exposure shall not exceed 24 hours. From May 1 to September 30, the time of exposure shall not be more than 5 days. Disturbed soils shall be covered with straw, hydroseeded, or otherwise revegetated with sod or native plants as soon after disturbance as possible. In all cases, exposed soil must be covered at the end of the construction week and also at the threat of rain.

## 2. 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.

**Any air quality impacts from construction vehicle / heavy equipment emissions and handheld power tools would be temporary and rapidly dissipated. After project completion, no further impacts to air would occur.**

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

**The only off-site source of emissions that may affect the project is NE Bellevue-Redmond Road.**

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

**Standard methods of reducing impacts to air would be utilized, and include keeping all vehicles and machinery in good operating condition and managing disturbed soils as described above under 1h.**

## 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.

**Kelsey Creek passes through the project site. Kelsey Creek is classified as a Type F (fish-bearing) stream and eventually flows into Mercer Slough and 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.

**The entire project takes place in and within 200 feet of Kelsey Creek. As previously described, proposed work includes the expansion of an existing vehicular bridge and remodel of the façade of the existing school building. Detailed plans are attached.**

- 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.

**No fill below the OHWM of Kelsey Creek is proposed.**

**REVIEWED**

**By Kevin LeClair at 8:18 am, Feb 23, 2012**

- 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.

**Yes. Portions of the proposed project are located within the 100-year floodplain of Kelsey Creek, and therefore are within the area of special flood hazard. However, there is anticipated to be no rise in the base flood elevation over pre-existing conditions.**

- 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 intentional discharges of waste materials would occur during project construction. Measures would be taken as described above to insure that silt- or mulch-laden water from uplands does not reach the stream.**

b. Ground

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

**There will be no withdrawal of or discharge to ground water associated with this project.**

- 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.

**There will be no waste material from septic tanks or other sources discharged into the ground as part of this project.**

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 from the immediate project site is not expected except at natural, near pre-project rates. In general, precipitation is expected to infiltrate into vegetated soils or flow directly into Kelsey Creek.**

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

**During construction, fuel, lubricant or other material spills from equipment could enter surface waters.**

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

**The erosion control measures described under question 1h would help control impacts to surface and runoff water. In addition, equipment would be in good working order with no known leaks.**

#### 4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: **alder, maple**, aspen, other: **paper birch**
- evergreen tree: fir, **cedar**, pine, other:
- shrubs: **Himalayan blackberry, Japanese knotweed, tall Oregon grape, osoberry, rhododendron**
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation: English ivy, sword fern

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

**Approximately 1,800 square feet of non-native Japanese knotweed and Himalayan blackberry will be removed from the mitigation planting area. An additional 360 square feet of ivy, holly, knotweed and small native and ornamental shrubs and trees will be removed from the stream buffer in the area of the expanded bridge.**

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

**No threatened or endangered plant species 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:

**A detailed mitigation plan using only native species has been prepared for portions of the stream buffer (see attached plans). A total of 1,868 square feet of native plantings are proposed. Tree species include Douglas-fir and western red cedar. Shrubs and groundcover include vine maple, serviceberry, salal, cascara, red elderberry, evergreen huckleberry, sword fern, red-twig dogwood, hooker's willow and Sitka willow.**

#### 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.

**Adult and juvenile chinook salmon, steelhead trout and possibly bull trout (listed as Threatened under the Federal Endangered Species Act) migrate through Kelsey Creek. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Kelsey Creek also contains coho salmon (Species of Concern under the Federal Endangered Species Act).**

**Although no longer on the federal Endangered Species Act list, the bald eagle is still classified**

**as Threatened by Washington State. Bald eagles likely occasionally forage in Kelsey Creek.**

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

**As described above, adult and juvenile salmon and trout migrate up and downstream, respectively, through Kelsey Creek.**

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

**A detailed mitigation plan using only native species has been prepared for the project area (see attached plans). 1,868 square feet of native plants are proposed. Tree species include Douglas-fir and western red cedar. Shrubs and groundcover include vine maple, serviceberry, salal, cascara, red elderberry, evergreen huckleberry, sword fern, red-twig dogwood, hooker's willow and Sitka willow. Native plantings will provide overhanging vegetation to supplement the stream with detritus and insects, benefiting aquatic species; filtered shade; future recruitment of woody debris; and upland wildlife habitat.**

## 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.

**Fuel will be necessary for handheld power tools and heavy equipment during project construction. Otherwise no forms of energy (beyond those already utilized by the site) are necessary for the completed project.**

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

**No new forms of energy are necessary for the completed project.**

## 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.

**Typical hazards related to power tools and equipment fuels are associated with construction of the proposed project.**

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

**Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**REVIEWED**

**By Kevin LeClair at 8:19 am, Feb 23, 2012**

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

A construction stormwater pollution prevention plan is required per the clearing and grading code (BCC 23.76) and include provisions for spill prevention and response.

b. Noise

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

**NE Bellevue-Redmond Road is located adjacent to the project site and generates typical levels of noise associated with a busy roadway. However, the road noise will not affect the proposed project.**

- 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.

**Noise associated with the proposed project would be restricted to the use of construction equipment and power tools during the construction phase. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the proposed project.**

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

**As mentioned above, noise would be limited to daylight weekday hours. All construction equipment and power tools would be in good repair. No other noise-control measures are necessary.**

## 8. LAND AND SHORELINE USE

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

**The site is currently occupied by a day care center called Early World Children's School. The Eastside Fitness Center is located to the east of the project site. The Belmont Condominiums are located south of the site. Areas of open space and commercial offices are located west of the site. Commercial and retail uses are located north of the site across NE Bellevue-Redmond Road.**

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

**No.**

- c. Describe any structures on the site.

**Two separate buildings make up the childcare center. Both structures are located to the south of Kelsey Creek and are accessed from a total of three existing bridges over the creek.**

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

**No.**

**REVIEWED**

**By Kevin LeClair at 8:21 am, Feb 23, 2012**

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

O (Office). **Zoning is BR-ORT**

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

O (Office) **Comp. plan designation is BR-ORT**

g. If applicable, what is the current shoreline master program designation of the site?

**The project site is not located within shoreline jurisdiction.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**Kelsey Creek has been classified as a Type F stream channel and is therefore considered by the City of Bellevue to be a critical area.**

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

**There will be no change in the number of people working at the project site as a result of the proposed improvements.**

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

**No person will be displaced as a result of this project.**

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

**Does not apply.**

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

**This project does not affect existing land use.**

**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:

**Does not apply.**

**REVIEWED**  
*By Kevin LeClair at 8:23 am, Feb 23, 2012*

## 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?

**The railings of the expanded bridge will measure the same height as the existing bridge – approximately 4 feet.**

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

**An additional eight feet of the stream will be covered with a bridge, partially obstructing views of the water. However, invasive species will be removed from the stream buffer and replaced with native plantings, improving views within the area. Further, reconstruction of the building façade and site landscaping improvements will improve views.**

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

**No measures are necessary.**

## 11. LIGHT AND GLARE

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

**No additional light or glare will be produced by the proposed project as compared to the existing project site.**

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

**No.**

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

**The only potential off-site source of glare is the stream itself. Kelsey Creek may reflect the sun during certain times of the day.**

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

**The potential reflections of glare off Kelsey Creek are natural and therefore no reduction measures will be necessary.**

## 12. RECREATION

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

**The project site offers passive wildlife viewing opportunities of Kelsey Creek. Additionally, Bellevue Highland Park is located approximately 0.25 mile east of the project site. The park offers baseball/softball fields, tennis courts, picnic tables, play areas and a skate park.**

- 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:

**No measures are necessary.**

### 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 places or objects of this type are known to exist in the immediate vicinity.**

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

**There are no landmarks or evidence of such in the immediate vicinity.**

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

**Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.**

### 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.

**The project site can be accessed from NE Bellevue-Redmond Road. Access needs will be improved following bridge expansion.**

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

**The nearest King County Metro transit stop is located at the corner of NE Bellevue-Redmond Road and 140<sup>th</sup> Avenue NE, approximately 0.12 mile east of the project site.**

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

**The completed site would have the same number of parking spaces as the existing site. Therefore, 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).

**This project will not affect public roads in any way.**

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

**Water, rail, or air transportation would not be utilized by the completed project.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**REVIEWED**

**By Kevin LeClair at 8:23 am, Feb 23, 2012**

The proposed project would not create any additional vehicle trips above those already generated by the existing use. No increase in traffic generation is expected.

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

**No measures are necessary.**

**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 increase in public service needs will result from this project.**

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

**No measures are necessary.**

**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.

**No new utilities are proposed as part of the 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

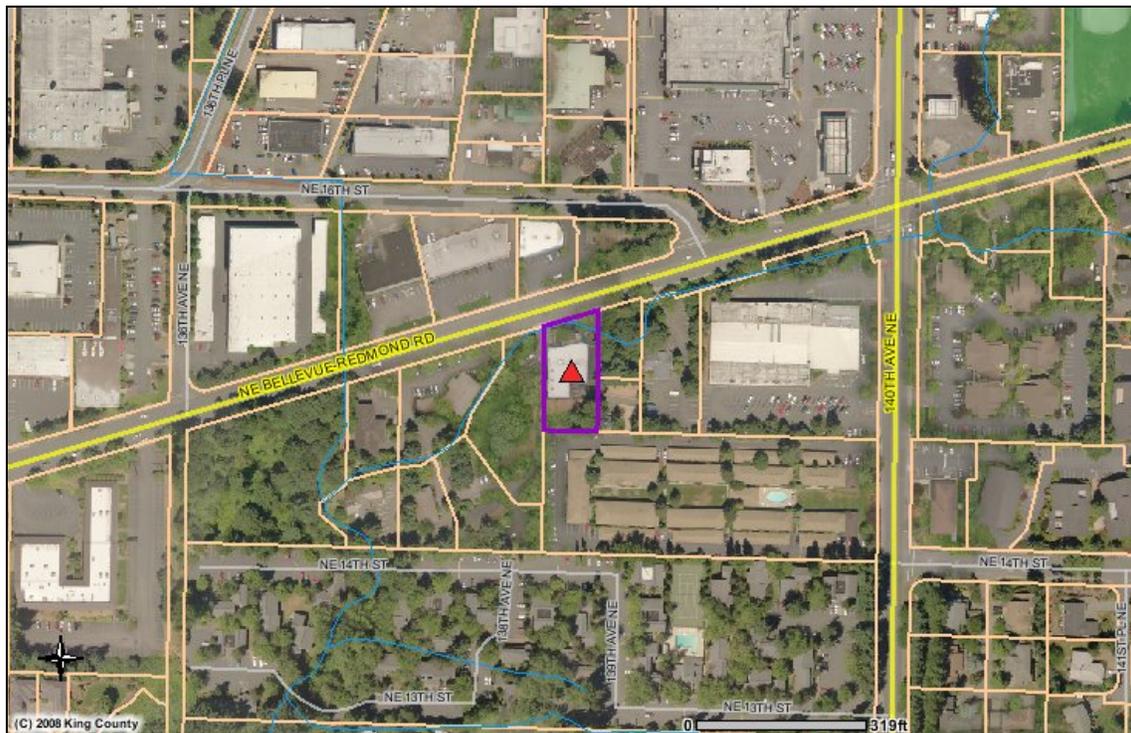
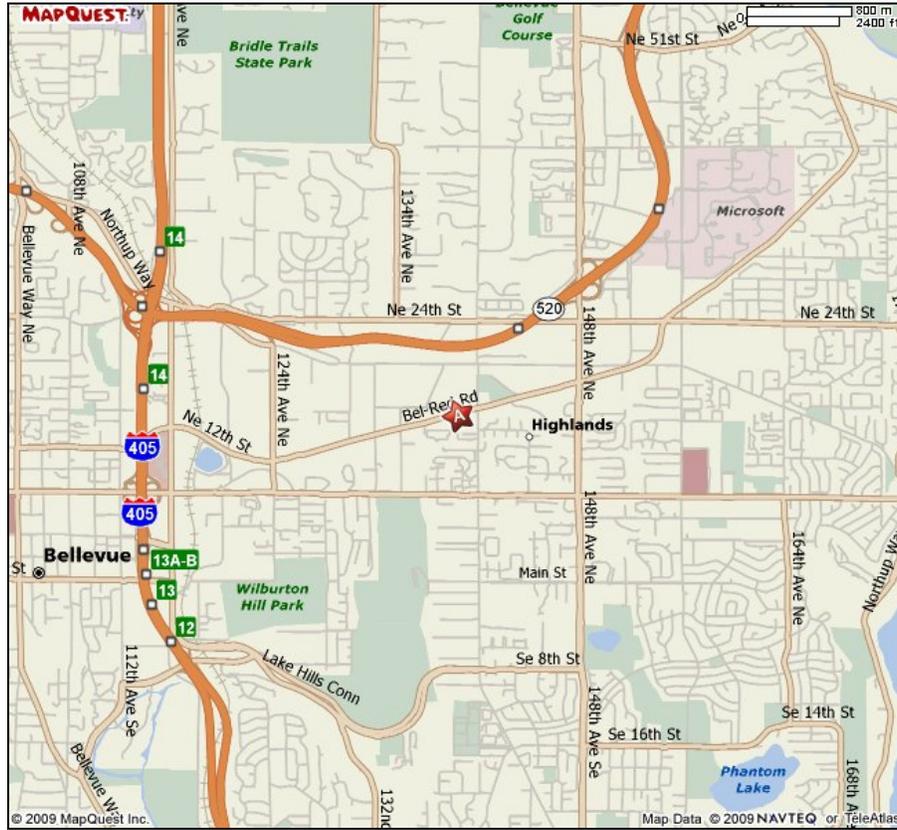


\_\_\_\_\_  
Kenny Booth, AICP  
Associate Planner

Date Submitted: \_\_\_\_\_

**REVIEWED**  
By Kevin LeClair at 8:23 am, Feb 23, 2012

**Vicinity Map** from MapQuest (top) and iMap (bottom)



SIGNATURE...

OWNER...

**EARLY WORLD CHILDREN'S SCHOOL**

PHASE...

**Critical Areas Permit**

JOB NO. ...

**09-15**

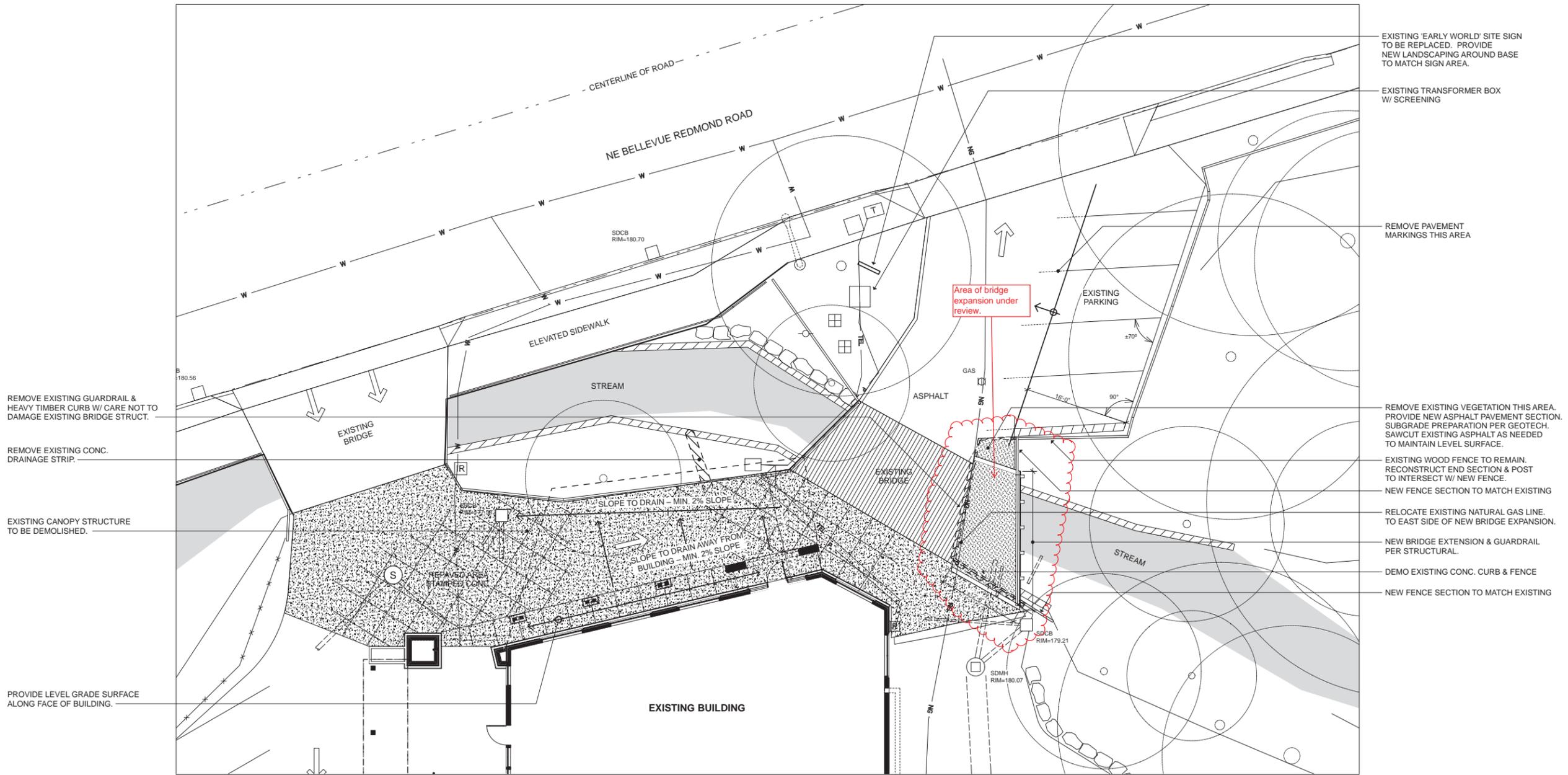
DATE...

**1/18/12**

SHEET TITLE...

**Enlarged Site Plan**

SHEET NO. ...



REMOVE EXISTING GUARDRAIL & HEAVY TIMBER CURB W/ CARE NOT TO DAMAGE EXISTING BRIDGE STRUCT.

REMOVE EXISTING CONC. DRAINAGE STRIP.

EXISTING CANOPY STRUCTURE TO BE DEMOLISHED.

PROVIDE LEVEL GRADE SURFACE ALONG FACE OF BUILDING.

EXISTING 'EARLY WORLD' SITE SIGN TO BE REPLACED. PROVIDE NEW LANDSCAPING AROUND BASE TO MATCH SIGN AREA.

EXISTING TRANSFORMER BOX W/ SCREENING

REMOVE PAVEMENT MARKINGS THIS AREA

REMOVE EXISTING VEGETATION THIS AREA. PROVIDE NEW ASPHALT PAVEMENT SECTION. SUBGRADE PREPARATION PER GEOTECH. SAWCUT EXISTING ASPHALT AS NEEDED TO MAINTAIN LEVEL SURFACE.

EXISTING WOOD FENCE TO REMAIN. RECONSTRUCT END SECTION & POST TO INTERSECT W/ NEW FENCE.

NEW FENCE SECTION TO MATCH EXISTING

RELOCATE EXISTING NATURAL GAS LINE TO EAST SIDE OF NEW BRIDGE EXPANSION.

NEW BRIDGE EXTENSION & GUARDRAIL PER STRUCTURAL.

DEMO EXISTING CONC. CURB & FENCE

NEW FENCE SECTION TO MATCH EXISTING

**1 ENLARGED SITE PLAN**

Early World Children's School  
 13831 Bel Red Road, Bellevue, WA 98005

