



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-105004-LM  
Project Name/Address: Bellevue Church of Christ  
1212 104<sup>th</sup> Avenue SE Bellevue, WA  
Planner: Toni Pratt  
Phone Number: 425-452-5374

**Minimum Comment Period Ends: March 22, 2012**

Materials included in this Notice:

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

*Permit*  
2/26/12

City of Bellevue Submittal Requirements

27a

**ENVIRONMENTAL CHECKLIST**

2/7/2012

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**BACKGROUND INFORMATION**

Property Owner: *Bellevue Church of Christ*

Proponent: *Bellevue Church of Christ, Mr. Les Porter Sr. (spokesperson)*

Contact Person: *Mr. David Verret (Verret Designs-Building Solutions LLC)*  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *909 Harris Avenue, Suite 201-F, Bellingham, WA 98225*

Phone: *360.752.1480*

**Received**  
**FEB 09 2012**  
**Permit Processing**

Proposal Title: *Bellevue Church of Christ Social Hall Addition*

Proposal Location: *1212 - 104TH AVENUE SE, BELLEVUE, WA 98004*  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *Proposed multi-use building addition, enlarged foyer entry, and associated site improvements and utility servicing. The proposed building addition will replace the existing south building planned to be demolished and replaced.*
2. Acreage of site: *The existing site totals 1.613 acres (compromised of four land parcels (Parcels A-D) per attached legal description).*
3. Number of dwelling units/buildings to be demolished: *Single building (non-residential) located on Parcel D proposed to be demolished.*
4. Number of dwelling units/buildings to be constructed: *New building (non-residential) proposed on Parcel D (to replaced existing building to be demolished).*
5. Square footage of buildings to be demolished: *Approx. 3,280 sf building footprint (per site survey).*
6. Square footage of buildings to be constructed: *Approx. 6,000 sf multi-use building (per preliminary architectural plan).*
7. Quantity of earth movement (in cubic yards): *900 CY (preliminary estimate)*
8. Proposed land use: *Church*

Continue.

9. Design features, including building height, number of stories and proposed exterior materials: *New Construction of a ~6,000 sf pre-engineered metal building; including, wood construction to attach new/existing foyer/main entry (east bldg. elev.) Main roof profile is an offset 4:12 gable roof, which extends lower to the west towards 104<sup>th</sup> Ave. SE. The new wood framed foyer is a gable and flat parapet roof approx. 1,295 sf. Exterior Materials: metal corrugated panels (2 profiles), cement board, lap and painted, standing seam metal roof; timber framed main entry with wood column promenade and masonry 36" h plinths.*

10. Other: *Two existing building structures are located on the site. The Church is proposing to demolish the southerly structure (SB). The intent is to add onto the existing north building with an enlarged multi-purpose room with ancillary rooms generally including storage, kitchen, restrooms, and mechanical rooms.*

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

*August 2012*

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

*Yes, the remaining portion of the existing South Building (SB) will be fully demolished spring 2013 and replaced with a pervious lawn / south patio; refuse enclosure and children's play area*

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

*SB Hazardous Material Survey and Abatement (Oct 2011)*

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.

*None*

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.

*Demolition Permit, Clearing & Grading Permit, NPDES General Stormwater Permit, Right-of-Way Use Permit, Complete Building Permit, M-E-P's, Fire / Alarm Sprinkler and FD Connections (PIV, FDC), Steel Weld Special Inspections*

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 (*Not Applicable*)
- Preliminary Plat or Planned Unit Development (*Not Applicable*)  
Preliminary plat map
- Clearing & Grading Permit (*See attached*)  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review) (*See attached*)  
Site plan  
Clearing & grading plan

- Shoreline Management Permit (Not Applicable)  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site:  Flat  Rolling  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)?  
*Landscape Areas 50% (isolated areas adjacent to 104 Ave SE)*
- 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.  
*According to NRCS, site soil is mapped as "Arents, Alderwood material, 6 to 15 percent slopes" (Map Unit No. AmC).*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
*None to applicants knowledge*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
*Approximately 0.5 Acres of the site will be subject to earthworks grading for the building demo, building construction, and associated utility servicing. Excavation materials shall be utilized for on-site embankment fill or disposed of at approved dump site. Imported gravel material will be used to for building foundation sub-grade and utility trenching backfill. The on-site earthworks fill and grade quantity is estimated to be approximately 900 cubic yards. The imported gravel fill material will be obtained from approved local gravel supply pits to be determined.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
*Erosion could possibly occur on the localized slopes adjacent to 104 Ave SE and temporary soil stockpiles without appropriate erosion control BMP measures in place*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
*Approx 1.0 Acres of the 1.6 acre site will be impervious (Approx 65%)*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
*All disturbed areas outside of the graveled surface areas will be mulched and seeded. Silt fencing will be installed at the base of all cut/fill slopes. Soil stockpiles will be protected with plastic covering. All work shall be completed in accordance with an approved Construction Stormwater Pollution Prevention Plan.*

### 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
*During the construction phase, there will be typical odors and particulate materials caused by diesel and gasoline powered construction equipment and dump trucks. Some dust may occur if soil conditions are dry.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
*Not to applicants knowledge*
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
*Dust control with water, 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.

*Not to applicants knowledge*

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

*No, not applicable*

- (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.

*Not applicable*

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

*No*

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

*No*

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

*Not to applicants knowledge*

#### b. Ground

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

*No*

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

*None to applicant's knowledge*

#### 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 from the disturbed portion of the site will be routed overland to the existing collection system and then conveyed to the permanent water quality and detention facility located along the northeastern portion of the site. Attenuated flows will be released from the facility via an existing discharge control structure located at the NE corner of the site. Flows will be released to the adjacent drainage system located within the SE 11<sup>th</sup> Street right-of-way..*

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

*Yes, dirty silt laden runoff could be released from the site if the Construction Stormwater Pollution Prevention Plan is not followed. Mitigation efforts proposed will prevent erosion and sediment transport from contaminating surface waters.*

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

*Stormwater runoff will be controlled using the source control and runoff conveyance and treatment Best Management Practices identified in the Stormwater Management Manual for Western Washington (DOE, 2005).*

#### 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?

*Lawn and landscaped areas of the site will to be disturbed by earthwork grading*

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

*None to applicant's knowledge.*

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

*Limiting the footprint of site disturbance to minimum required in order to preserve existing trees and vegetation on the site.*

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site: *No wildlife habitat(s) on-site or adjacent to Project site.*

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

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

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

- b. List any threatened or endangered species known to be on or near the site.  
*None to applicant's knowledge*
- c. Is the site part of a migration route? If so, explain.  
*As with most of Western Washington, Bellevue is part of migratory bird routes*
- d. Proposed measures to preserve or enhance wildlife, if any:  
*None, not applicable*

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.  
*Electric and natural gas will be used to meet energy needs in various capacities. Meets or exceeds 2009 WSEC. Used for habitable interior space heating only.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
*No*
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:  
*Building will comply with applicable energy codes. Applicant has performed an Component Energy Audit and Modeling Study of the proposed New Building.*

## 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.  
*The existing SB which is be demolished, had identified Asbestos. A full certified abatement and clean-up was completed Nov 2011.*
  - (1) Describe special emergency services that might be required.  
*None known*
  - (2) Proposed measures to reduce or control environmental health hazards, if any.  
*None known*
- b. Noise
  - (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
*Minor traffic noise generated by local streets adjacent to the site boundaries*
  - (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.  
*Noise from diesel powered trucks and equipment between standard working hours (short-term). In future, minimal noise impact from typical vehicular traffic in and around the facility during usual business hours upon completion (long-term).*
  - (3) Proposed measures to reduce or control noise impacts, if any:  
*Limiting work hours as permitted by City ordinances*

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
*Current use is a community church, adjacent land use is residential.*
- b. Has the site been used for agriculture? If so, describe.  
*No.*
- c. Describe any structures on the site.  
*Two existing building structures are located on the site.*
- d. Will any structures be demolished? If so, what?  
*Yes, the existing southerly building is to be demolished.*
- e. What is the current zoning classification of the site?  
*R-4*
- f. What is the current comprehensive plan designation of the site?  
*Not known*
- g. If applicable, what is the current shoreline master program designation of the site?  
*Not applicable*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
*Not to applicant's knowledge*
- i. Approximately how many people would reside or work in the completed project?  
*None - Not applicable*
- j. Approximately how many people would the completed project displace?  
*None - Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
*None - Not applicable*
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
*Proposed project and land use (church) is permitted as a non-residential use within the R-4 zoning district. .*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
*None - Not applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
*None - Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any:  
*None - Not applicable*

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
*Top of Highest Gable: +30'-6" A.F.F.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None - Not applicable*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*The proposed Building is designed to appear and function as a secondary building to the main Church Sanctuary North Building.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*The main use of the Building is weekends and late afternoon. There is no exterior light source which may extend past the building footprint.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*No, all exterior metal/wood finishes are to be matte-flat sheen.*
- c. What existing off-site sources of light or glare may affect your proposal?  
*None*
- d. Proposed measures to reduce or control light or glare impacts, if any:  
*None see comment (a) above*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
*None - Not applicable*
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
*None - Not applicable*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
*None - Not applicable*

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
*None to applicant's knowledge.*
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
*None to applicant's knowledge.*

- c. Proposed measures to reduce or control impacts, if any:  
*None - Not applicable*

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
*Direct access to SE 11<sup>TH</sup> Street as shown on project site plans*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*Yes, to the east on Bellevue Way*
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
*108, an increase of 5 HC spaces*
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
*No. Minor site improvements adjacent to the fronting right-of-ways only (existing site access is already provided from SE 11th Street.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*No*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
*Traffic Concurrency is Exempt*
- g. Proposed measures to reduce or control transportation impacts, if any:  
*None*

#### 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.  
*Not anticipated*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*Payment of any utility and public service impact fees that may be assessed by the City to mitigate*

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  
*Public electricity, natural gas, water, refuse service, telephone, sanitary sewer area available*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
*Water and sewer utility service extensions will be provided from the existing City mains within the site and fronting public right-of-ways; Electricity will be provided by Puget Sound Energy from 104 Ave SE; Natural gas will be provided by Puget Sound Energy from 104 Ave SE; Telephone service will be provided by Century Link from 104 Ave SE. Minor trenching will be required on site to route gas, power, and phone to the building site within the subject development.*

**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..... *Paul H. (AGENT)*

Date Submitted..... *1.31.2012*

