



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

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

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

File No. 12-129125-LB & 12-129122-LO

Project Name/Address: Hidden Valley Park Recreation Center and Ballfield Renovation

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

**Minimum Comment Period:** February 28, 2013

Materials included in this Notice:

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

Application is being renoticed on February 14, 2013 to include the consideration of a Land Use Code Interpretation to clarify the application of the building height definition to non-single-family residential structures in single-family land use districts subject to Conditional Use Permit review.

**BACKGROUND INFORMATION**

Project being reviewed under two concurrent land use permits. Conditional Use Permit 12-129125-LB & Critical Areas Land Use Permit 12-129122-LO  
Reviewer: Kevin LeClair (425) 452-2928 kleclair@bellevuewa.gov

Property Owner: City of Bellevue Parks & Recreation

Proponent: City of Bellevue Parks

Contact Person: Scott VanderHyden

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

Address: 450 - 110th Ave NE, PO Box 90012, Bellevue, WA 98009

Phone: 425-452-4169

Proposal Title: Hidden Valley Sports Park

Proposal Location: 1905 - 112th Ave NE, Bellevue WA 98004

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

See attached for legal description.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. See attached

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

1. General description:

Construction of a new 24,655 square foot, 3-court recreation center, reconfigure and expand the parking area by 37 stall for a total of 177 stalls, and improve the existing ball fields with all-weather, synthetic turf surfaces.

2. Acreage of site: Site is approximately 10 Acres

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

4. Number of dwelling units/buildings to be constructed: 1 new building will be constructed

5. Square footage of buildings to be demolished: Approximately 2300sf

6. Square footage of buildings to be constructed: 24,655sf

7. Quantity of earth movement (in cubic yards):  
Approx. 1000CY of offsite disposal  
Approx. 2000CY cut/fill balance  
Approx. 5000CY import

8. Proposed land use: Land use will remain the same - City of Bellevue Park with the additional use of the new gymnasium building in conjunction with the Boys & Girls Club

9. Design features, including building height, number of stories and proposed exterior materials:  
See Attachment C (Narrative)

10. Other

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

Spring/Summer 2014

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

No

Reviewed by Kevin LeClair  
12/11/2012

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

Hidden Valley Sports Park Gym & Site Improvements

**2. Name of applicant:**

City of Bellevue Parks Department

**3. Address and phone number of applicant and contact person:**

Scott Vander Hyden                      450 110th Ave. NE  
(425) 452-4169                              Bellevue, WA 98009

**4. Date checklist prepared:**

November 29<sup>th</sup>, 2012

**5. Agency requesting checklist:**

City of Bellevue

**6. Proposed timing or schedule (including phasing, if applicable):**

Construction to occur in one phase starting in July 2013 and shall be completed in Spring of 2014.

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

Not at this time.

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

Summary of Stormwater Design prepared by LPD Engineering dated 11/21/12. (See Attachment D)

Geotechnical Report prepared by Associated Earth Sciences dated 4/19/12 (See Attachment E)

Critical Area Letter prepared by Associated Earth Sciences dated 11/21/12 (See Attachment F)

These attachments were removed for brevity sake, but can be made available by request.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None

**10. List any government approvals of permits that will be needed for your proposal, if known.**

Conditional Use Permit – City of Bellevue

Critical Areas Permit – City of Bellevue

Clearing & Grading Permit with SEPA – City of Bellevue

Major Project Building Permit – City of Bellevue

Developer Extension Utility Permit – City of Bellevue

City of Bellevue,  
Hidden Valley Sports Park Field Renovation  
SEPA Checklist

Reviewed by Kevin LeClair  
12/11/2012

Right-of-Way Use Permit – City of Bellevue

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

See Attachment C Attached at the end of this document.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to the checklist.**

The property address is: 1905 112<sup>th</sup> Ave NE  
Bellevue, WA 98004

For Vicinity Map see Attachment A.  
For Legal Description see Attachment B.  
For Topographical Map see Drawings F-0.1A-F0.1D  
For Site Map see Drawing F-0.0

Attachment A - attached  
Attachment B - available by request  
Site map is included.  
Topographic map available upon request.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site:**

The project site includes the existing Hidden Valley Sports Park in the City of Bellevue, WA. The existing park includes three natural turf baseball fields with irrigation, dugouts, backstops, outfield fencing and field lighting. The site also includes a large paved parking area, a restroom building, a maintenance house and storage shed used by the Parks staff. On the northernmost part of the site, there is a playground and a hard surfaced sport court. The site was formerly a low lying wet area that was apparently filled to its current configuration during previous earthwork operations.

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

At the estimated steepest area of the slope, the maximum overall slope height is some 47 feet rising over a horizontal distance of some 110 feet which is a slope of roughly 43%. The slope is wooded with a mature growth of coniferous and deciduous trees with native understory. Please see Attachment F for the Critical Areas Slope Report.

Attachment F was removed, but is available upon request.

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- b. 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 geological map of the area as well as geotechnical exploration, the site is composed of till soils.

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

Till soils typically have high shear strength, low-compressibility, and low-permeability characteristics and are typically not at risk of movement when exposed on slopes with inclinations similar to the subject slopes.

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

The proposal includes offsite disposal of existing organics and unsuitable soils, onsite cut and fill of existing suitable soils, and import of structural fill, aggregate materials, and imported sand materials as required for the field construction. These are summarized as follows:

Excavation & offsite disposal of organics and unsuitable soils:

Approx. 1000 cubic yards

Earthwork with onsite cut and fill of suitable soils:

Approx. 2000 cubic yards of cut being placed as fill

Import of fill and aggregate base materials:

Approx. 5000 cubic yards

The applicant's geotechnical engineering report indicates that the site is underlain by peat soils and that the site was filled and leveled in past. The underlying soils are somewhat compressible and may result in some settling.

The purpose will be to construct a gymnasium building, new parking lot and renovate the athletic fields. For the building, this will include the removal of existing asphalt and sod. Excavation will need to occur a minimum to establish subgrade for the building. The building will be built into the existing slope. The parking lot will include removal of existing asphalt, sod and topsoil in some areas for re-grading for preparation of installation of new asphalt paving. The location of the new storm drainage system will require additional excavation of the subgrade. For the athletic fields, this will include removal of existing sod and topsoil, and re-grading to establish design subgrade elevation in preparation for the installation of the new sub-drain system or asphalt. Structural fill will be necessary to establish desired grades for the playfield, asphalt pavement areas and any new utility trench backfill. Additional clean, granular material from an approved regional source will likely be used. Any additional fill material will be evaluated by a qualified engineer prior to its use.

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

Site grading and filling and related construction activities will expose soils, thereby creating a temporary increase in erosion potential. The potential for erosion during use

## Environmental Checklist

will be minimized compared to existing use conditions because of the drainage and related field improvements that will be installed.

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

The percent of impervious cover for the entire property will be 24% after project construction.

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

To the extent feasible the disturbed area of the project site will be limited to minimize erosion potential.

A temporary erosion and sedimentation control plan (TESC) will be prepared and necessary controls will be installed prior to any grading activity on the proposed project site in accordance with City of Bellevue requirements. Depending on specific site and construction conditions, typical temporary measures employed during construction could include placement of straw bale barriers across drainage channels, placement of riprap and use of silt fences and temporary siltation/detention basins with sump and pump to control runoff. Erosion protection on catch basins within the vicinity of the work may also be done and a rock stabilized construction entrance will be provided. Additional measures that could be employed include hydroseeding or plastic covering of cleared areas prone to erosion.

Erosion and sediment controls shall comply with BCC 23.76 codes and standards.

Following construction, permanent erosion/sedimentation control measures will include a new subsurface drainage collection system for the improved fields. Stormwater runoff from impervious surfaces will be collected in bioretention planters and a piped collection system and routed to an on site detention system. The onsite system will discharge to a City of Bellevue dedicated storm system at three locations with the site. The City system flows northeast through the site and continues off site to the northeast.

## 2. Air

**a. What type of emissions to the air would result from the proposal (i.e., dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction, emissions will include those typically resulting from the use of trucks and construction equipment. Odors from construction materials will be present during construction, and dust may be generated during short-term clearing and grading activities. Use of the completed project is not anticipated to generate a significant increase in motor vehicle emissions.

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

None

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

Potential measures for reducing the potential for air quality impacts during construction include measures for reducing both equipment/vehicle exhaust emissions and fugitive dust. The Washington Associated General Contractors brochure *Guide to Handling Fugitive Dust from Construction Projects* and the Puget Sound Clean Air Agency suggest a number of methods for controlling dust and reducing the potential exposure of people to emissions from diesel equipment. Examples of the numerous measures that could be implemented to reduce potential impacts at on-site and off-site locations during construction include: use only equipment and trucks that are maintained in optimal operational condition; implement restrictions on construction truck and equipment idling; spray exposed soil with water or other suppressant to reduce emissions of particulate matter 10 microns or less (PM10) and deposition of particulate matter; use gravel on staging areas that would be exposed for more than brief periods; and cover dirt, gravel and debris piles as needed to reduce dust and wind-blown debris.

**3. Water**

- a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, wetlands)? If yes describe type and provide names. If appropriate, state what stream or river it flows into.**

No surface water bodies are located on or in the immediate vicinity of the site.

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

No

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

None

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

No surface water withdrawals or diversions are proposed.

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

No

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

The proposal does not involve any discharge of waste materials to surface waters. In concert with concerned agencies, through the NPDES permit and Stormwater Pollution Prevention Plan, a program of contractor education and spill contingency and response plan compliance will be instituted to reduce the potential for discharge of waste materials from construction activities.

**b. Ground Water:**

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

No ground water will be withdrawn, nor will there be a discharge to ground water as part of the project. Storm water will be collected and routed to an on-site storm water catch basin and pipe system and then discharged into a City of Bellevue dedicated storm system that flows northeast through the site.

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

No waste will be discharged into the ground. Not applicable.

**c. Water Runoff (including storm water):**

Stormwater management shall comply with storm and surface water codes and standards contained in BCC 24.06.

**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 site will be collected in two sub-basins, the central basin and the south field. Runoff in the central basin is from the building rooftop and the paved parking area. Runoff from the roof will be collected in pipe system and routed to a detention pipe. Runoff from the existing pavement areas will be collected in a catch basin collection system and routed to the detention system. Runoff from the new paved areas will be collected in treatment bioretention planters and routed to the detention system. The detention system will discharge to the existing City underground stormwater conveyance system that flows through the site.

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

It is not anticipated that waste materials would enter surface or ground waters.

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

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Stormwater runoff from paved areas will be treated in on-site water treatment facilities. Stormwater runoff from the new impervious areas will be detained in detention pipes and released to a City maintained, piped conveyance system.

**4. Plants**

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

- X deciduous tree: alder, maple, London plain, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X 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?**

Selective trees will be removed on the site to accommodate for renovation. Several trees will be relocated. New landscaping will be included surrounding the building as well as in the parking lot to comply with the City of Bellevue landscape planting codes. The existing trees along site perimeter of the park will remain unchanged. The existing grass will be removed from the baseball field and little league infield areas to be replaced with synthetic turf.

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

No threatened or endangered plant species are known to exist 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:**

Native plant species are proposed for augmentation to existing vegetation on the south and west park perimeters to provide screening and interest to the existing park landscaping. All significant native trees will be retained. Supplemental ornamental landscape planting is proposed for areas adjacent to the building and pedestrian surfaces and parking areas.

For landscape planting plan list see sheets F-1.5A-F1.5D

**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: Osprey  
mammals: deer, bear, elk, beaver, other:

Osprey nest is located on pole adjacent to 112th Ave NE. Osprey is listed as a species of local importance in LUC 20.25H.150.

**fish: bass, salmon, trout, herring, shellfish, other:**

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

No threatened or endangered animal species are known to exist on or near the site. However, there is currently an Osprey nest located on the south east portion of the site that the City is aware of and monitoring. These will not be disturbed as part of this project.

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

No.

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

The current pole containing the Osprey nest will not be disturbed as part of this project.

**6. Energy and Natural Resources**

**a. What kind of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Petroleum fuel will be used in the equipment for maintaining the renovated athletic fields. Electricity will be used for the existing field lighting system. Use of additional electricity is anticipated due to extended use of the soccer field throughout the year. Building will use electricity for lighting and natural gas to power the heating and cooling system.

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

No adverse impacts on use of solar energy by adjacent properties is anticipated.

**c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Heating and cooling load reduction through a robust envelope.

**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 potential exists during construction of the proposal for spillage of fuel or hazardous waste.

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

Standard police, fire and medical emergency services from the City of Bellevue would be required in the event of an accident, theft or vandalism during the construction of the

**Environmental Checklist**

proposed improvements. These same standard emergency services will also continue to be required for the operation and protection of the gym building and renovated athletic fields.

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

Proposed measure to reduce or control environmental health hazards will include compliance with all applicable code provisions including handling and storage of fuels and potentially hazardous materials during construction. Renovation of the athletic fields will also result in the replacement of non-code compliant elements and the subsequent reduction of injuries and accidents.

**b. Noise**

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

No significant types of noise exist in the surrounding area that may affect the 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.**

Short-term: construction of the project will generate noise typically associated with building construction and athletic field renovation for several months during permitted daylight hours. The primary sources of noise will be from large trucks delivering construction materials and removing debris and site grading equipment.

Long-term: The gymnasium building should not generate any additional noise. Operation of the renovated athletic fields will generate the same types and general levels of noise currently associated with their current use. The amount of use for the baseball field area will increase with the field renovation allowing for use to continue throughout the year rather than having the field closed during the winter and early spring months on a seasonal basis. Use of the little league fields will remain consistent with current patterns during the spring, summer and early fall with limited use in the winter.

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

Short term: Construction activity and related traffic will be limited to days and hours during daylight established by the City of Bellevue. Vehicles and equipment will use properly maintained exhaust systems and engines will be turned off when not in use.

Long-term: Athletic field use will be limited in accordance with the hours established by the City of Bellevue Parks Department. Additional landscape screening will be installed on the eastern perimeters of the building area.

Construction noise shall comply with the noise control standards contained in Noise Control Code (BCC 9.18).

Sounds originating from public parks, playgrounds, and recreation areas are exempt from the provisions of this chapter during the hours the parks, playgrounds or recreation areas are open for public use as established under Chapter 3.43 BCC, as now existing or hereafter amended and modified.

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**c. Describe the potential use of the following:**

- |     |   |                        |
|-----|---|------------------------|
| 1)  | Flammable liquids                           | Gasoline for equipment |
| 2)  | Combustible liquids                         | Gasoline for equipment |
| 3)  | Flammable gases                             | None                   |
| 4)  | Combustible or flammable fibers             | None                   |
| 5)  | Flammable solids                            | Lumber                 |
| 6)  | Unstable materials                          | None                   |
| 7)  | Corrosives                                  | None known             |
| 8)  | Oxidizing materials                         | None                   |
| 9)  | Organic peroxides                           | None                   |
| 10) | Nitro methane                               | None                   |
| 11) | Ammonium nitrate                            | None                   |
| 12) | Highly toxic material                       | None                   |
| 13) | Poisonous gas                               | None                   |
| 14) | Smelless powder                             | None                   |
| 15) | Black sporting powder                       | None                   |
| 16) | Ammunition                                  | None                   |
| 17) | Explosives                                  | None                   |
| 18) | Cryogenics                                  | None                   |
| 19) | Medical gas                                 | None                   |
| 20) | Radioactive material                        | None                   |
| 21) | Biological material                         | None                   |
| 22) | High piled storage (over 12' in most cases) | None                   |

**8. Land and Shoreline Use**

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

The site's current use is a city park. Adjacent properties are residential and a business park.

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

The site has been used for park and athletic field related purposes for many decades. There is no evidence of prior agriculture use.

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

The site includes an existing restroom building, maintenance house and storage shed.

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

Both structures on site, currently located in the parking lot, will be demolished.

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

The current zoning of the site is R-3.5

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

Park and recreation Designation in Comprehensive Plan is P/SF-M. Parks or Single-family medium density. The site is currently a park so is consistent with the Comprehensive Plan.

**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.**

Critical Area Steep Slopes have been identified on site. Please see Attachment F for the Critical Areas Slope Report. Attachment F is available upon request.

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

Approximately 2-5 people would work in the completed gymnasium facility.

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

No people will be displaced by the completed project.

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

Not applicable.

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

The proposal will be designed and constructed consistent with all City of Bellevue land use plans and development regulations. The proposal's improved athletic fields and addition of the Boy's and Girl's Club gymnasium facility will also assist the City in implementing the recreation goals and policies of its comprehensive plan.

**m. What percentage of the building will be used for?**

Gymnasium & Meeting Facility – 100%

**n. What is the proposed U.B.C. construction type?**

IIB

**o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?**

24,655SF

**9. Housing**

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

No housing will be provided by this proposal.

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**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:**

None

**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 principle materials are concrete and metal panel. The tallest height of the proposed structure is 35'. The tallest height of the baseball backstops would be 30' high.

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

Existing views from surrounding properties will not be altered or obstructed by the proposed renovated soccer fields or building.

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

In addition to the façade treatment, the building is constructed within a slope reducing the buildings apparent mass. The baseball backstop and fencing materials will be black to minimize visibility.

**11. Light and Glare**

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

Existing field lights are shielded to reduce glare will be produced from the illumination system. Use of the system will be extended throughout the year rather than being limited to the late spring, summer, and fall when the field is currently typically used.

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

The finished project is not anticipated to generate any safety hazard or view interference light or glare.

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

No off-site sources of light or glare are anticipated to affect the proposal.

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

There will not be any proposed measures.

Light and glare is regulated in Land Use Code section 20.20.522.

## 12. Recreation

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

The site has typical park facilities including softball, little league baseball, soccer, tennis and a play area.

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

The proposed project will involve the renovation and replacement of existing recreational facilities with similar types of improved facilities. Additional recreational uses will be added with the new gymnasium which will house three basketball courts. A walking trail will also be added to the park side of the project.

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

The proposal's extensive athletic field renovations will provide a variety of enhanced recreational opportunities for the local community including year-round use of the softball/soccer field area as well as year round use of the new gymnasium.

## 13. Historic and Cultural Preservation

**a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.**

No

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

None known

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

None

## 14. Transportation

**a. Identify Public Street and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:**

Primary vehicle access to the site is provided by 112<sup>th</sup> Ave NE.

Access points shall comply with Transportation Codes and Standards in BCC 14.60.

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

Yes. The closest transit stop is located within 0.2 miles of the site located at the intersection of 112<sup>th</sup> Ave NE/NE 24<sup>th</sup> Street and the corner of 112<sup>th</sup> Ave NE/NE 15<sup>th</sup> Street.

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

The new parking lot will have a total of 177 stalls. This includes 6 ADA stalls per IBC1106. No stalls will be eliminated and the parking lot will be expanded by 37 stalls.

**d. Will the proposal require any new roads or streets improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The proposal will not require any new streets or significant street improvements.

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

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

**If known, indicate when peak volumes would occur.**

The peak-use period of the gymnasium is expected to occur from January thru March, with activities scheduled weekdays from 5-10pm and Saturdays from 9am-4pm. Renovation of the softball field will allow for use to continue throughout the year extending trips to the site through the winter and early spring months. Peak traffic volumes will increase during afternoon/evening hours when both the athletic fields and the gymnasium are in use.

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

To avoid any traffic problems, scheduling of the facilities will be critical. The Boys & Girls Club will work along with the City of Bellevue Parks to stagger start times of games so that there is adequate parking facilities available at all times.

**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.**

The project is not anticipated to generate any increase in the need for public services.

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

Because no public services impacts are anticipated, no measures are proposed. However, because the renovated athletic fields will meet all current code safety requirements, a decrease in field use related accidents and injuries and the resulting need for emergency medical services is likely.



# ATTACHMENT A

# HIDDEN VALLEY SPORTS PARK

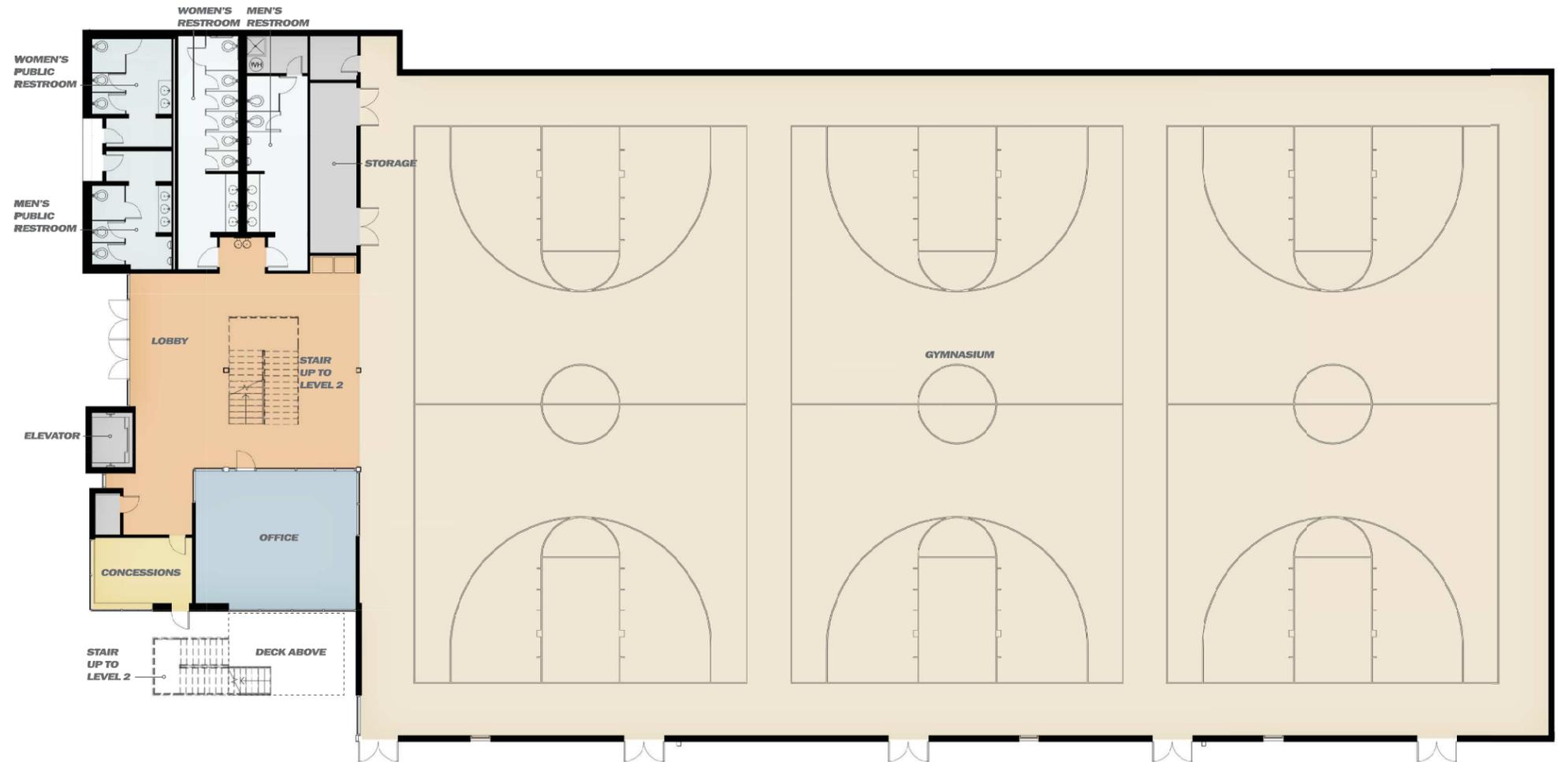
## Vicinity Map







**LEVEL 2 FLOOR PLAN**  
SCALE 1/8" = 1'-0"



**LEVEL 1 FLOOR PLAN**  
SCALE 1/8" = 1'-0"





**PERSPECTIVE VIEW FROM SOUTHWEST**



**PERSPECTIVE VIEW FROM SOUTHEAST**



Attachment B containing the site's legal description was removed for the sake of brevity.

Attachment B is available in the project file.

# ATTACHMENT C

# Hidden Valley Sports Park

## Gym & Site Improvements

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### **Narrative Description**

#### Proposed Conditions:

In partnership with the Bellevue Boys and Girls Club and Bellevue Parks & Community Services, a new gymnasium will be added. The proposed building is approximately a 24,655 square foot community recreation center in the area just south of the existing driveway access into Hidden Valley Park. The recreation center is planned to contain three regulation-sized basketball courts, an entrance area/ lobby, an administrative/reception office, a concession stand, separate-entranced interior and exterior toilet rooms, and an equipment storage room. A second level space over the office/lobby/toilet rooms will include dividable meeting rooms/ classrooms, an office, and an overlook area open to the gymnasium. The second level is accessible by a grand stair and an elevator.

The existing parking lot will be renovated to improve vehicular circulation and to accommodate additional parking stalls. Approximately 94 of the existing stalls will be retained and restriped, with an additional 83 stalls being added. The entire parking lot will be brought up to the City of Bellevue standard parking and landscaping codes. Four ADA parking stalls will be added with direct access to the building. Two additional ADA stalls will be added for access to the renovated little league fields.

The proposed field improvements will remove the existing natural grass softball field and replace it with an all weather, vertically drained synthetic turf surface. The field grade will be raised an average of approximately 1.5' with the grade being consistently flat across the entire surface of the softball field. The subsurface drainage system will consist of subsurface lateral drainage piping installed in trenches, and surrounded by an envelope of washed pea gravel; a collector pipe system for the drainage laterals will connect to the existing storm drainage system; a permeable geotextile fabric over the entire exposed surface, and a 12" depth of highly permeable aggregates will be placed over the field surface. An anchoring system including concrete curb and recycled plastic nailer will be installed at the perimeter of the field, and a synthetic turf surface will be installed over the entire field. The synthetic turf system will consist of a permeable fabric, polyurethane/polypropylene synthetic fibers nominally 2" in height. The turf is infilled with a combination of silica sand and recycled SBR rubber granules. Striping will include baseball markings as well as a soccer field overlay in the outfield.

The two existing little league fields will be renovated to include a synthetic turf infield with subsurface drainage system. The field located immediately adjacent to the parking lot will be converted from a full size baseball field to a little league field. The existing outfield fencing and warning track will be removed and demolished to accommodate for the construction of an additional little league field in between the two existing fields. The overall result will be three equally sized little league fields with synthetic turf infields and natural grass outfields. All three infields will be all weather, vertically draining synthetic turf surfaces. The drainage system in the infields will be comprised of perforated CPEP piping, installed in trenches and surrounded by an envelope of washed pea gravel; a collector pipe system for the drainage laterals will connect to the existing storm drainage system; a permeable geotextile fabric over the entire exposed surface, and a 12" depth of highly permeable aggregates will be placed over the field surface. An anchoring system including concrete curb and recycled plastic nailer will be installed at the perimeter of the infield

area, and a synthetic turf surface will be installed over the entire infield. Striping will include all little league baseball markings. All three fields may be used at the same time with the addition of temporary outfield fencing.

Minor perimeter improvements will be completed in association with field improvements. These improvements will include a pedestrian pathway/jog loop around the entire perimeter of the site. New pedestrian pathways will be added to connect to existing paths and provide access to all three renovated little league fields. Improvements to pedestrian lighting will also be made to provide for a safer facility.

The work will begin during the summer construction season, roughly around July of 2013. It is anticipated the project will be completed in spring/summer 2014, with a grand opening of the gymnasium facility in the spring of 2014. As such, work is anticipated to occur during the wet weather construction season. A complete Temporary Erosion Control System will be required to be maintained throughout the construction period.