DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 15-123135-GD

Project Name/Address: Crossroads Bible Church Addition

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: October 22, 2015

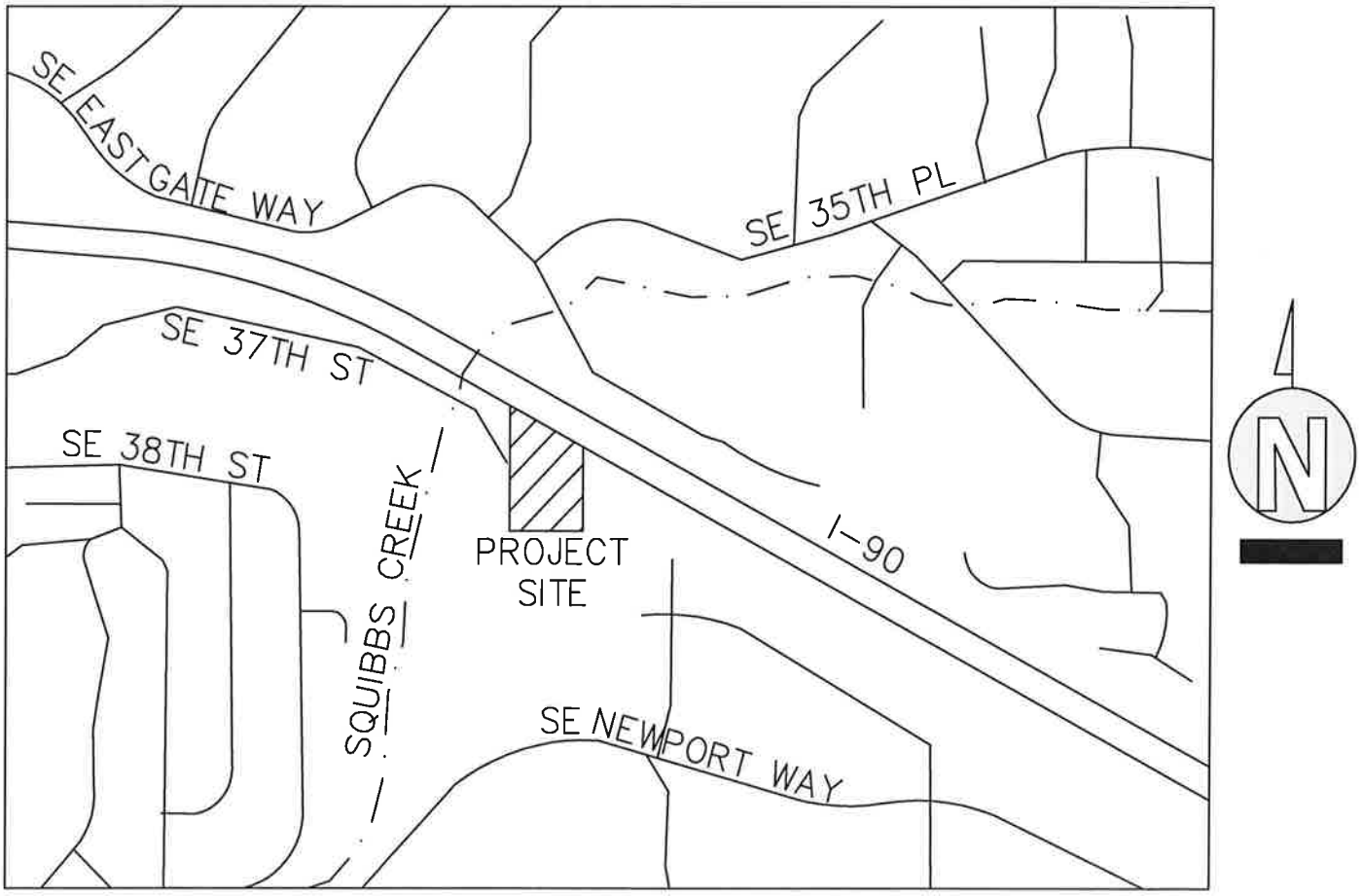
Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

Crossroads Bible Church
Multiple Activity Center
Vicinity Map



SEPA Checklist Reviewed by Reilly Pittman on 10/6/15

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

4/11/2013

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: Crossroads Bible Church - Bellevue (Contact: Marc Evanger)

Proponent: Crossroads Bible Church - Bellevue (Contact: Marc Evanger)

Contact Person: Jenelle Taflin, P.E. (PACLAND)
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11400 SE 8th Street, Suite 345, Bellevue, WA 98004

Phone: 425-453-9501 x1511

Proposal Title: Crossroads Bible Church Multiple Activity Center

Proposal Location: 15815 SE 37th Street, Bellevue, WA 98006
(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 building expansion with associated parking/landscape/storm drainage revisions.
2. Acreage of site: 13.67 acres of which 0.99 acres comprises the proposed project area
3. Number of dwelling units/buildings to be demolished: Existing building wall to be demolished.
4. Number of dwelling units/buildings to be constructed: One building expansion is proposed.
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 17,500 SF
7. Quantity of earth movement (in cubic yards): 1,500 CY
8. Proposed land use: Commercial
9. Design features, including building height, number of stories and proposed exterior materials:
   1-story; average building height is 29'; proposed exterior materials include James Hardie panel system and lap siding, smooth metal siding with narrow battens, accents of entry face brick columns, storefront windows and doors (dark bronze color to match existing building), and a heavy timber entry canopy at an existing building main entry.
10. Other

Received
SEP 15 2015
Permit Processing

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Estimated date of completion of th posal or timing of phasing:
Completion Fall/Winter 2016

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.
Geotechnical Engineering Report dated September 10, 2015 by Zipper Geo Associates, LLC.
Parking Demand/Supply Analysis dated June 22, 2015 by Gibson Traffic Consultants, Inc.

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 known.

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.
Land Use Review, Clear and Grade Permit, SEPA Review, Demo Permit, Building Permit, and associated over-the-counter permits.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☑ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☑ Steep slopes ☐ Mountains ☐ Other

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

Approx. 50% along the eastern and southern property boundaries (not within proposed project area).

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.

Site is currently paved. Per the geotechnical report, native soils are comprised of gravelly sands.

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

Steep slope areas are located along the eastern and southern property boundaries. These slopes are not proposed to be impacted as part of this proposed project.

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

It is anticipated that approximately 1,500 CY of material shall be moved during construction associated with the structural fill placement for the building expansion construction and with the conversion of landscape areas to new pavement areas (and vice versa). Any imported and exported materials shall be obtained and/or transported from an approved and permitted location.

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

Erosion is possible during construction and will be mitigated by means of T.E.S.C. measures.

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

Of the approximately 43,369 SF of total project disturbance area, approximately 40,356 SF will be comprised of impervious surface area. 17,500 SF of this area is comprised of the new building expansion.

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

The proposed T.E.S.C. measures will include, but not be limited to, temporary silt/construction fence, straw wattles, and catch basin silt socks.

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.

Construction vehicles and equipment will result in increased emissions and dust into the air. After project completion, emissions to the air will be limited to the vehicle exhaust generated by employees and visitors.

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

None known.

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

Site will be sprinkled with water during dry construction months as necessary to control dust. Construction vehicles are typically equipped with factory-installed mufflers and spark arresters that will control excessive emissions.

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.

Vasa Creek is located off-site, approximately 250' to the west of the subject property.

(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. The proposed project area location is over 600' from the creek.

(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.

N/A

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

No.

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

No.

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

No.

b. Ground

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

On-site stormwater runoff from paved and roof surfaces will be collected and conveyed to on-site infiltration facilities. Runoff from paved surfaces will be treated by means of a StormFilter prior to discharging to groundwater by means of infiltration.

(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.

N/A

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c. Water Runoff (Includi. ɔrm 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.

On-site stormwater runoff from paved and roof surfaces will be collected and conveyed to on-site infiltration facilities. Runoff from paved surfaces will be treated by means of a StormFilter prior to discharging to groundwater by means of infiltration.

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

N/A

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

Runoff from paved surfaces will be treated by means of a StormFilter for water quality treatment prior to discharging to groundwater by means of infiltration.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, 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?

To accommodate the proposed project, portions of the existing landscaping will be removed and replaced in kind elsewhere on the site.

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

None known.

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

The project will be landscaped in accordance with City of Bellevue requirements. This landscaping includes parking lot landscaping.

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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:

- [x] Birds: hawk, heron, eagle, songbirds, other: songbirds
- [ ] 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 known.

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

Unknown.

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

The project will be landscaped in accordance with City of Bellevue requirements.

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.

Natural gas and electric energy will be used for heating and cooling respectively.

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:

The project will comply with the requirements of the Washington Non-Residential Energy Code.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

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

N/A

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

N/A

b. Noise

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

Traffic noise from adjacent developments, nearby roads and highways should not affect the proposed project.

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(2) What types a[illegible]vels of noise would be created by or ass[illegible]ed with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis, construction noise at levels typically associated with commercial construction would be created. On a long term basis, noise from visitor vehicles will exist. Construction noise shall occur only during City mandated hours. Long term noise shall occur during opening hours.

Regulated by BCC 9.18

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

Operation hours for construction activities shall be per City of Bellevue requirements.

8. Land and Shoreline Use

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

The site is used a church, with residential to the south and east, a hotel to the west, and I-90 to the north.

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

Not known.

c. Describe any structures on the site.

One church building exists on the project site, which will be expanded as part of this project.

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

The southern wall of the existing building will be demolished to allow for the proposed expansion.

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

Office and Limited Business District.

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

Commercial. ***OLB, Office and Limited Business***

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

N/A

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

Steep slopes are located along eastern and southern property boundaries (not within project area).

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

Approximately 20 employees.

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

People do not currently reside at the subject site; therefore, permanent displacement is not applicable.

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

N/A

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

The proposed development is consistent with the zoning requirements of the City of Bellevue.

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9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

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

32'-6" above level 1. James Hardie panel system, lap siding, smooth metal siding, and brick accents.

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

Views of adjacent properties may be altered.

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

The project has been designed in accordance with City standards.

11. Light and Glare

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

Parking lot will be illuminated during evening hours. Vehicle headlights will also produce light and glare.

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?

Parking lot lighting from the adjacent developments and roadways may affect the project site.

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

Gymnasium windows will have internal protective screens that will reduce glare and light transmission.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The Mountains to Sound trail in within a 1/4-mile of the site. The Trailer Inns RV Park is also within a 1/4-mile of the site.

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
A on-site children's playground area will be provided as part of the church facility.

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 known.

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

N/A

c. Proposed measures to reduce or control impacts, if any:
N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed by means of an existing driveway off of NE 37th Street.

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

Yes. KC Metro stops are located on SE 37th Street, approx. 0.4 miles to the west of the site.

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

Completed project will have 645 spaces. Thirty (30) spaces will be eliminated with new project.

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

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

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

Unknown at this time.

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

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15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

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

The proposed project will implement design to meet or exceed City fire/life/safety codes.

16. Utilities

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

All utilities noted above are applicable, except for septic systems.

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

Existing utilities will serve the new building expansion.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....9.14.15.....

RP