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.	16-128897-LD
Project Name/Address:	Kelsey Creek Building E 106 148th Avenue NE Bellevue, WA.
Planner:	Liz Stead
Phone Number:	(425)-452-2725
Minimum Comment Period:	**May 26, 2016 - - 5PM**

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/5/16

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: *Kelsey Creek Center LLC*

Proponent: *Kelsey Creek Center LLC*

Contact Person: *Michael Chen, Mackenzie*
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *500 Union Street, Suite 545, Seattle, WA 98101*

Phone: *(206) 749-9993*

Proposal Title:

Kelsey Creek Center Building E

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

106 148th Avenue SE, located at the SE corner of the 148th Avenue SE and Main Street intersection.
Parcel #'s: 352505-9057
Legal Description: N 180 FT OF W 200 FT OF NW 1/4 OF SW 1/4 LESS N 30 FT & LESS W 50 FT FOR CO RDS LESS ST

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:

Design Review and Site Plan Review for the Kelsey Creek Center Building E.
PER LUC 20.25I COMMUNITY RETAIL DESIGN DISTRICT

2. Acreage of site:

0.51 acres

Received
APR 5 2016
Permit Processing

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

None; no buildings are proposed to be demolished with this proposal. The previous Shell gas station was demolished several years ago after a fire broke out.

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

One new single story building will be constructed as part of this proposal.

5. Square footage of buildings to be demolished:

None; no buildings are proposed for demolition.

6. Square footage of buildings to be constructed:

Building E: 5,853 square feet

7. Quantity of earth movement (in cubic yards): *Approximately 850 CY.*

8. Proposed land use: *Neighborhood Business*

9. Design features, including building height, number of stories and proposed exterior materials:

Building E: single story, architectural element heights do not exceed 24 feet in height

Design features include variations in building elevation, and changes in color and texture to provide visual interest and complexity to the façade's articulation. Earth-toned exterior materials include hardi-plank siding and granite tile accent for building bases (see elevations submitted with this application).

10. Other:

The site is approximately 0.52 acres, vehicular circulation/access points have been established with the redevelopment of the overall Kelsey Creek Center.

Estimated date of completion of the proposal or timing of phasing:
Design Review Approval: Summer 2016
Commercial Building Permit for Building E: Fall 2016
Clearing & Grading Permit: Fall 2016

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

None at this time.

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

- *Washington Department of Ecology NFA*
- *Cleanup Action Report*
- *Stormwater Analysis*
- *Traffic Impact Study*
- *Geotechnical Evaluation*

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.

Design Review

Building and Clearing/Grading Per
Right of Way 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

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

X 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 ☐ Steep Slopes ☐ Hilly ☐ ☐ Mountains

Site is generally flat.

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

67% of the site is sloped less than 4%, 23% of the site sloped 4% - 10%, and 10% of the site is sloped greater than 10%. The majority of the slope greater than 10% is adjacent to swales.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site is mantled on the surface by advance and recessional outwash, stratified drift, and associated deposits which are primary silt, sand, and gravel with some clay. The soil probably includes alluvium locally and scabland deposits.

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

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The proposed project will utilize on-site materials excavated during the clear and grade process for fill in the areas of the parking lot where we will need to increase the grade from the existing elevations.

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

Erosion due to construction activities could occur, but will be minimized through the implementation of an approved erosion control plan. The plan will be approved by the City of Bellevue prior to commencing construction activities on this site.

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

Approximately 79% or 17,510. quare feet of the site will be covered wit ervious surfaces after project construction.

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

Erosion will be minimized through the implementation of an approved erosion control plan. The plan will be approved by the City of Bellevue and implemented prior to commencing construction activities on this site.

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.

Dust and emissions generated from construction equipment will be present over the short-term during construction activities. Long term air emissions associated with this proposal include exhaust from automobiles typical of retail and office uses.

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:

Emissions will be consistent with allowed limits set by state and local air quality authorities.

3. WATER

a. Surface

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

There is no water body on the subject site, but within the vicinity (east of the site) Kelsey Creek flows from the south to the north across the property. Larsen Lake and some associated wetlands are located to the south of the subject site. Kelsey Creek ultimately outfalls into 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.

No, the project site is not within 200 feet of the described waters.

(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.

(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.

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.

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.

Stormwater will be treated to meet water quality and flow control standards and then released into the City's storm drainage system located in the 148th Avenue right-of-way. The storm system discharges to the south to a tributary to Kelsey Creek.

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

It is possible that waste materials could enter ground or surface waters in the case of an accidental spill during construction activities.

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

An approved stormwater plan will be implemented for the proposed development in compliance with City standards for stormwater management. Stormwater runoff from the parking lot and drive lanes will drain to a catch basin discharging to an underground system consisting of wet storage, storm filter system, and detention providing the needed water quality and flow control.

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?

The existing site is mostly paved asphalt and concrete with some small shrubs and grass along the perimeter of the site. Additional landscaping is proposed as shown on the landscape and planting plan submitted with this application.

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:

Approximately 26% of the site is proposed to be landscaped. An approved landscape plan will be implemented to re-vegetate 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:

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

☐ Mammals: deer, bear, elk, beaver, other: *mice*

☐ Fish: bass, salmon, trout, herring, shellfish, other: *none*

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.

The site is part of the Pacific Flyway. The Pacific Flyway extends along the west coast of the United States, and extends from Mexico into northern Canada and Alaska.

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

None needed.

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.

Electricity and natural gas could be used to heat the proposed facilities. In addition, electricity will be used to

power office equipment, l ıg lighting, and electronics.

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

This proposal will not impact neighboring properties' abilities to utilize solar energy.

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 building~~s~~ will be designed to include energy conservation measures required by current building codes, which include~~s~~ proper insulation and ventilation. The project will also implement electricity saving features such as high output, low consumption lighting.

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.

Emergency services will be required to serve proposed development. These services include police, fire, and medical services common to commercial retail uses.

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

None.

b. Noise

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

Traffic from surrounding streets and retail commercial uses.

(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.

Construction noise, on a short-term basis, during daylight hours, and consistent with local and state noise regulations. Long term noise would come from automobiles/traffic.

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

The noises anticipated from the site are typical for this area and require no additional mitigation. Therefore, none are proposed.

8. Land and Shoreline Use

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

The existing site is vacant; the last use was a Shell gas station. The adjacent property located on the corner of the 148th Avenue SE and Main Street intersection is retail (76 gas station). Property to the north includes retail, office, multi-family and single-family residential. Property to the south is retail (Starbucks). Property to the east is retail (Kelsey Creek Center) and property to the west is office and retail (includes Chevron gas station).

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

It is unknown if the site has bee[illegible]ed for agriculture; it has not been used [illegible] agriculture since development in the 1960's.

c. Describe any structures on the site.

No structures exist on site.

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

No structures are proposed to be demolished.

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

The property is zoned Neighborhood Business. IT IS LOCATED IN THE COMMUNITY RETAIL DESIGN DISTRICT PER LUC 20.25I

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

Neighborhood Business Center (NB)

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 our knowledge.

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

Approximately 10 employees will work at the center when the project is complete.

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

None.

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

None.

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

The proposed development is subject to review by the City of Bellevue for consistency with land uses and compatibility with their plans and codes. This approval will be required before the project can proceed.

9. Housing

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

No housing would be provided.

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

No units are to be eliminated.

c. Proposed measures tc ce 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?

No taller than 24 feet. The principal exterior building material will be hardi-plank siding and CMU base.

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

None.

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

Impacts to aesthetics will be addressed by implementing the landscape plan and the architectural design of the buildings. PER THE DESIGN REVIEW PROCESS – LUC 20.30F

11. Light and Glare

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

Light and glare typical of a commercial retail development will occur from parking lot and building lighting. These impacts will occur primarily during hours of darkness.

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

Lighting will be shielded to minimize impacts on surrounding properties. It will not pose a safety hazard or interfere with views.

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

None known.

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

Lighting will be shielded and directed to minimize impacts to surrounding properties.

12. Recreation

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

The Lake Hills Greenbelt abuts the property to the south. Additionally, there are several parks are in general vicinity of the proposed development.
Spiritwood Park is 0.92 miles to the NW
Kelsey Creek Park is 0.75 miles to the SW
Crossroads Park and Community Center is 0.81 miles to the NE
Hillaire Park is 0.52 miles to the NE
Evergreen Park is 0.54 miles to the SE
Lake Hills Community Park is 0.91 miles to the SE

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

None.

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

None.

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.

None.

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

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.

Existing access to the site is provided by Main Street along the northern property line, and 148th Avenue SE along the western property line. The existing driveways on the west side of the property (along 148th Avenue SE) will be eliminated. Access to the site from 148th Avenue SE will be provided by the existing driveway/aisle adjacent to Starbucks. There will be a right-in and right-out driveway on the north side of the site along Main Street.

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

Yes, there are transit stops along both (148th Avenue SE and Main Street) street frontages.

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

The completed proposal will have 26 parking stalls.

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 new roads or streets are proposed.

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.

The proposal will generate approximately 162 new trips.

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

The project will pay applicable TIFs.

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.

Police, fire, and health care will be needed to serve the proposed site.

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

Comply with state safety regulations for construction sites. The development will be subject to property taxes and levies to support emergency services and schools.

16. Utilities

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

All, with the exception of septic system.

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: City of Bellevue
Sanitary Sewer: City of Bellevue
Electricity: Puget Sound Energy (PSE)
Refuse Service: Allied Waste Services
Natural Gas: Puget Sound Energy (PSE)
Telephone: CenturyLink

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...April 5, 2016.....