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. 18-127713-LD

Project Name/Address: Islamic Center of Eastside / 14700 Main Street

Planner: Faheem Darab

Phone Number: 425-452-2731

Minimum Comment Period: November 29, 2018

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

Annotated 10/30/18
a. Faheem Darab

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Islamic Center of Eastside

2. Name of applicant: [help]
   Kirt A Neal

3. Address and phone number of applicant and contact person: [help]
   3015 112th Ave NE Bellevue, WA 98004 (425)582-5515

4. Date checklist prepared: [help]
   September 25, 2018

5. Agency requesting checklist: [help]
   Land Use Division

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction to be completed in 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   None known

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. [help]
   No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Per the City of Bellevue Pre-Application Conference Letter, LD, SEPA, GD, BB, BL, BO, BG, UE, UA, UC, FB, FD, FA and TN permits will be required.

11. Give 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.) [help] AFD
    New 2-story Islamic Center approx. 2,400 sf footprint to replace the former structure damaged by fire and recently demolished.
    23 parking stalls, approx. 4,800 sf building, approx. 0.54 acre site

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

AFD

related to this checklist. [help]
14700 Main Street, Bellevue WA. See attached topo survey.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *irregular shaped parcel approximately 0.54 acre, relatively flat. The remaining site is used for parking and landscaping to support the building use.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
Per the existing topographic survey, there is less than 5 feet of elevation change across the site (+/- 2% maximum).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Per the existing geotechnical report, soil is silty sand, sandy gravel, organic silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
The approximate quantity of fill material is 50 cubic yards. The affected areas are the existing building footprint and the surrounding landscape areas. The source of clean earthen fill material would be a City approved source to be determined by the General Contractor at the time of construction. The demolition process for the existing foundation and surrounding hardscape areas of the existing building will create a vacancy volume that will need to be fill (Approx. 42 CY)to the proposed new pad grade (approx. elev. 269.5)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Not anticipated. The Site is fairly level, with a general 2 percent max. grade flowing from the northwest corner to the southeast corner of the project property. Standard erosion control measures will be implemented during construction. (perimeter silt fencing, stabilized construction entrance, concrete washout area, secured and stabilized equipement storage area, etc.

g. About what percent of the site will be covered with impervious surfaces after project

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construction (for example, asphalt or buildings)? [help]
70.2% Hard Surface < 85% Max. Hard Surface per 20.20.010 Dimensional Requirements for Office and Limited Business. Includes all Impervious Surface Categories.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
GC to minimise any land disturbance and leave maximum vegetation cover.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Vehicle emissions and dust only as necessary for construction; quantities not known

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
Not known

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
GC will implement good construction site practice to control and reduce pollution (e.g. cover trucks loaded with construction materials and continually damp down with low levels of water). GC will also comply with current city & state measures on vehicle emission standards.

3. Water [help]

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, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
The closest known water body is Kelsey Creek (800 feet to the east)

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. [help]
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. [help]
None

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

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No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
None anticipated

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
None anticipated

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. [help]
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
Site storm water runoff will essentially be the same quantity, if not less, due to net increase in pervious surfaces. Runoff will be collected at catch basins tied to the City's storm drain system. The GC will also collect and dispose of runoff or waste water generated, if any, during construction according to state environmental regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
None are anticipated; as necessary during construction, contractor will use filter on site catch basins and control dust so that existing drainage systems are not impacted

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No, surface water drainage will not be changed.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
No drainage impacts are anticipated as the site storm water runoff will essentially be the same quantity, if not less, due to net increase in pervious surfaces. GC will implement good

AFD

construction site practice such as drain filters.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: -
☒evergreen tree: fir, cedar, pine, other: -
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, 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? [help]
Existing shrubs immediately adjacent to the proposed structure will be removed for new building construction; building, parking and other site areas be planted with new plant material according to landscape plan.

c. List threatened and endangered species known to be on or near the site. [help]
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
Refer to proposed landscape plans using native plants to preserve/enhanced vegetation on site.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None known

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Not known*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Not known*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Not known*

b. List any threatened and endangered species known to be on or near the site. [help]
None known

c. Is the site part of a migration route? If so, explain. [help]
Not known

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d. Proposed measures to preserve or enhance wildlife, if any: [help]
None anticipated to be necessary

e. List any invasive animal species known to be on or near the site. [help]
None known

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
Electric & natural gas wll be utilized for lighting and heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
Not anticipated

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
Water conserving plumbing fixtures, energy efficient equipments and LED lighting will be utilized on this project.

7. Environmental Health [help]

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. [help]
None known

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
None known

4) Describe special emergency services that might be required. [help]
None anticipated

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Safe and non-hazardous materials, equipment and work methods are to be used; disposal of materials shall be done in

AFD

accordance with applicable codes and requirements.

b. Noise [help]

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

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)? Indi-cate what hours noise would come from the site. [help]
During construction - Noise mainly from vehicles, construction equipment and machinery during construction hours as allowed by local codes and ordinances.
Long-term - none anticipated other than ambient noise from congregation gathering outside before/after services.

3) Proposed measures to reduce or control noise impacts, if any: [help]
During construction, GC will implement good construction site practice and reduce noise polution through careful handling of materials and use of modern tools and equipment.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
Site is currently vacant with no current parking use. Site is bounded to the west by a church property, to the north by apartments, to the east by a convenience store, and to the south by Main St. Proposal will not affect current land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
Existing foundations of a demolished structure that was damaged by fire.

d. Will any structures be demolished? If so, what? [help]
Yes. Remains of existing foundations will be removed; existing gazebo will be removed; existing parking lot paving will be replaced

AFO

e. What is the current zoning classification of the site? [help]
O - Office &
Transition Area Design District ATD

f. What is the current comprehensive plan designation of the site? [help]
Office - Wilburton/NE 8th Subarea

g. If applicable, what is the current shoreline master program designation of the site? [help]
Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No, according to King County property website

i. Approximately how many people would reside or work in the completed project? [help]
None anticipated

j. Approximately how many people would the completed project displace? [help]
None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
Not anticipated to be needed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
Proposal was designed to current zoning code requirements; Design team has met with City planning staff to determine zoning and design guidelines and compliance requirements

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
Not applicable to this site location.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None

c. Proposed measures to reduce or control housing impacts, if any: [help]
Not applicable because project is not housing

10. Aesthetics [help]

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

ATD

Tallest element is a religious spire at approximately 36'-8". Proposed exterior materials include exterior tile, anodized aluminum panels and decorative perforated screens at windows and entry locations

b. What views in the immediate vicinity would be altered or obstructed? [help]
None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
Not anticipated to be needed

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
No unwanted light or glare is anticipated. Typical parking lot & exterior building lighting for nighttime safety. AFO

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Not anticipated

c. What existing off-site sources of light or glare may affect your proposal? [help]
None known

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Not anticipated to be needed
Cut off shields or other measures to avoid light spillover onto adjacent properties. AFO

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Cricket Club to the south across Main Street. No others known.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Not anticipated to be needed

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?

AFO

This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
Conferences with City of Bellevue planning department; Conference with congregation members from Islamic Center of Bellevue, who have owned the property since 1996

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
Not anticipated to be needed

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Site has an existing access to Main Streetand no traffic will be added to the site from this building

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
Yes, there is a bus stop in front (#245)

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No additional parking spaces will be provided; existing parking to be reconfigured with no increase in capacity
243 proposed total parking stalls. Previous stalls did not meet code required dimensions. AFD

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
Not anticipated

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
Not anticipated

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
No additional vehicular trips/day will be generated; new building replaces existing fire damaged building and will not increase capacity or size of prior use and occupancy

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g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
Not anticipated

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Not anticipated to be needed

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
Not anticipated; new building replaces existing fire damaged building and will not increase capacity or size of prior use and occupancy

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
Not anticipated to be needed

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Gas, water, electric, telephone sanitary sewer & storm

c. 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. [help]
Existing utility lines to prior building will be utilized; new meters installed as required; new fire line connection to be installed for sprinklers

C. Signature [help]

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: _____

Name of signee: *Kirt A. Neal*
Position and Agency/Organization: *Studio Manager, Ware Malcomb*
Date Submitted: *September 25, 2018*

AFM

14700 Main Street

0 166 331

Scale 1: 1,988 Feet

Map Generated on: 11/05/2018

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