

# CITY OF BOTHELL

# PUBLIC NOTICE

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## STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NON-SIGNIFICANCE

### Description of proposal:

To accommodate the increased demand for potable water and fire suppression in the Downtown Subarea, the City of Bothell proposes to remove the Penn Park Reservoir, an existing 540,000 gallon potable water reservoir, and replace it with a 1,000,000 gallon reservoir. The new reservoir will be approximately 32 feet in height and 90 feet in diameter and will be situated in the same location as the existing reservoir.

**Proponent:** City of Bothell  
Department of Public Works, Capital Improvements Division  
Shawn Pourazari  
9654 NE 182nd Street  
Bothell, WA 98011

**Location:** 19900 100<sup>th</sup> Avenue WA, Bothell, WA

**Case Number:** SEP2014-05482

**Lead Agency:** City of Bothell

**Environmental Impact:** The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Any questions regarding the environmental review for this proposal should be directed to Stan Kosick, Planner, in the Department of Community Development via e-mail at stan.kosick@ci.bothell.wa.us or via telephone at 425-486-8152.

**Responsible Official: William R. Wiselogle**  
**Position/title: Director of the Department of Community Development**  
**Address: 9654 NE 182nd Street, Bothell, WA 98011**  
**Phone: 486-8152**

**Issue Date: March 27, 2015**

Signature: \_\_\_\_\_



Authorized Signature

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.

**Comment:** Every person has the right to comment on this project by submitting those comments, in writing, to Stan Kosick, Planner, at the Department of Community Development. Comments must be received by 5:00 PM on April 17, 2015. Every person desiring to receive notice of and participate in any hearings, and/or request a copy of the decision once made, and any appeal rights may also submit such written requests to the Department of Community Development.

**Appeal:** You may appeal this determination by filing or stating specific statements of reason for the appeal with the Responsible Official at the address above. Appeals must be received no later than 5:00 PM on April 17, 2015. Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

You should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11. Contact Stan Kosick, Planner, at the Department of Community Development to read or ask about the procedures for SEPA appeals.

# SEPA ENVIRONMENTAL CHECKLIST

## A. BACKGROUND

1. Name of proposed project, if applicable:

**Penn Park Reservoir Replacement Project**

2. Name of applicant:

**City of Bothell, Washington**

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

**Shawn Pourazari, P.E.  
Project Manager, City of Bothell  
9654 NE 182nd Street  
Bothell 98011 WA  
(425) 486-2768  
Shawn.Pourazari@ci.bothell.wa.us**

4. Date checklist prepared:

**August 6, 2014**

5. Agency requesting checklist:

**City of Bothell**

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

**Permitting: March – August 2014  
Design: November 2013 – August 2014  
Construction: Beginning early 2015**

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.

**City of Bothell Water System Plan, Gray and Osborne, Inc., 2012  
Preliminary Design Technical Memorandum, Gray and Osborne, Inc., October 2013  
Preliminary Design Report, Gray and Osborne, Inc., February 2014  
Geotechnical Design Report, PanGEO, February 2014**

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 to our knowledge.**

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

**Conditional Use, Building, Grading, Retaining Wall, Demolition permits, City of Bothell**

**RECEIVED**

**AUG 29 2014**

**City of Bothell - CD**

SEP2014-05482, CUP2014-05481  
ASR2014-05478, GRAR2014-05479

ROCK2014-05480

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AUG 29 2014

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.)

**The City of Bothell proposes to replace an existing 540,000 gallon partially buried concrete reservoir located in the upper (east) portion of Bothell's 2.7 acre William Penn Park with a new 1.0 million gallon welded steel reservoir that will encompass the existing reservoir footprint and will include new site piping and modifications to the stormwater conveyance system at the site. The proposed new reservoir will be 90 feet in diameter and stand approximately 30 feet tall. The existing reservoir is 65 feet in diameter and also stands 30 feet from base to top. The new reservoir will have a base elevation one foot lower than the existing reservoir.**

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 this checklist.

**Section 5, Township 26 N, Range 5 E**

**William Penn Park is an approximately 2.7-acre park owned by the City water utility located less than a mile north of downtown Bothell. It is bounded by 100<sup>th</sup> Avenue NE to the west, 102<sup>nd</sup> Avenue NE to the east, single family residences along NE 200<sup>th</sup> Street to the north, and single family residences along NE 198<sup>th</sup> to the south. The lower portion of the park is an open field, while the upper (east) portion contains the reservoir and all other development including play toys, a tennis court, and a bathroom that has been closed. The site is accessed from the west side along 100<sup>th</sup> Avenue NE and from the east side along 102<sup>nd</sup> Avenue NE. Site plan with topography and vicinity maps are attached.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other gently sloping

b. What is the steepest slope on the site (approximate percent slope)? **6.5%**

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 prime farmland.

**The Natural Resources Conservation Service Web Soil Survey shows that the entire site is made up of "Alderwood gravelly sandy loam, 6 to 15% slopes" and classified as "farmland of statewide importance."**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None to our knowledge.**

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

The site of the new reservoir will be graded to allow for the larger diameter reservoir (expanded from 65' to 90'). Grading will mostly require the removal of native material on the east side of the reservoir site. To the north and south retaining walls will be constructed and to the west only minor grading will be required. An estimated 4,450 cubic yards of material will need to be removed from the site. Any fill material brought on site will be from native material onsite or from a quarry approved by the City's engineer if native soil is unsuitable for fill. ✓

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **With grading occurring on site it is possible that erosion could occur. Construction stormwater best management practices (BMPs) such as the implementation of silt fences and straw bales will be put in place during construction to reduce erosion on and off the project site.** ✓

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Less than 25% of the site will be covered with impervious area in the form of the new 90' diameter reservoir, reservoir access improvements, restored walking path, and tennis court.** ✓

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Construction stormwater BMPs such as the implementation of silt fences and straw bales will be put in place during construction to reduce erosion on and off the project site. Soldier pile and modular block retaining walls will be installed on the north, east, and south sides of the reservoir site to reduce steep slopes on the completed site, and to reduce the volume of cut and grading required to develop the site.** ✓

## 2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **Construction equipment (excavators, dozers, crane) will create typical emissions during construction. Demolition of the existing reservoir and restroom facility will create dust that will need to be mitigated. Following completion of the project there should be no significant emissions or odor created by equipment at the site.** ✓

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.** ✓

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Equipment will not be allowed to idle unnecessarily. The existing structures will be wetted down during demolition to confine dust emissions. Work will be limited to normal daytime work hours.** ✓

### 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, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No.** ✓
- 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. **N/A.** ✓
- 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. **N/A.** ✓
- 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 Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.  
**Subsurface exploration encountered perched groundwater seepage 8 feet below surface and deeper, which may seep into the reservoir and utility excavation trenches. Any groundwater seepage will be pumped to the stormwater system. Quantities of potential groundwater seepage is currently unknown, but geotechnical investigations indicate it is manageable with simple sump and pump methods during construction.** ✓
- 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.** ✓

#### 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.  
**Existing stormwater infrastructure is in place as a part of the existing reservoir site. Some modifications will be made in order to better fit the dimensions of the new site. Stormwater flows west through Penn Park through 8 to 12 inch diameter pipes and into the conveyance system along 100<sup>th</sup> Avenue NE. Temporary stormwater and groundwater control methods will be employed during construction. During this time, all flows will still be conveyed to the existing stormwater system along 100<sup>th</sup> Avenue NE.** ✓

2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Catch basins will collect sediment that may runoff the reservoir site after construction. Sediment barriers will be installed in all catch basins on site to limit sediment and runoff impacts on the downstream stormwater system during construction.**

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, 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?

**Expansion of the reservoir site will require the removal of a grassy area, three deciduous trees, two coniferous, and a handful of shrubs.**

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

**None to our knowledge.**

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

~~Landscaping improvements for the project are being postponed to be completed as part of the City's Master Plan for William Penn Park, which is scheduled to occur once construction of the reservoir is complete.~~

**WILL**  
**THESE PLANS AND AS REQUIRED BY THE C.D.B. CODES.**

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:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**None to our knowledge.**

c. Is the site part of a migration route? If so, explain. **No**

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

## 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 needs? Describe whether it will be used for heating, manufacturing, etc.

**Electric power will be used on the site for instrumentation and communication with the City's SCADA system. The site is currently connected to power. Generators may also be used on site during construction to power some pieces of equipment.**

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any: **None.**

## 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)? **None.**

- 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.

**Construction will create noise at the park and for adjacent residences to the north and south of Penn Park. On a daily basis construction will occur between 7 am and 7 pm. Construction equipment should not be running until after 7 am. Once the project is complete, operation of the reservoir and other permanent equipment on site will not create significant noise and should not be noticeable by adjacent residences.**

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

**The contractor will be required to keep work within hours set forth by local ordinance. Generators and climate control equipment necessary to paint the reservoir will be critically silenced.**

## 8. Land and shoreline use

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

**The property is owned by the water utility and has been developed as a park as a secondary use around the existing reservoir. The park has a playground, tennis court,**

public restrooms that are currently closed, and the existing reservoir. Adjacent properties are single family residences.

b. Has the site been used for agriculture? If so, describe. **No.**

c. Describe any structures on the site.

**The site currently has a 65' diameter concrete water reservoir, a public restroom building, and a play structure.**

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

**The existing water reservoir will be demolished along with the restroom facility.**

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

**The property is currently zoned as R-8,400, which allows for single-family residential structures on lots of 8,400 square feet or larger. A Conditional Use Permit will be needed to install the new reservoir.**

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

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.  
**No.**

i. Approximately how many people would reside or work in the completed project? **None.**

j. Approximately how many people would the completed project displace? **None.**

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 reservoir requires that a Conditional Use Permit be filed with and approved by the City. The reservoir will comply with all development requirements for R-8,400 zoning, including building height and impervious area limitations.**

## 9. Housing

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

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 new reservoir will stand approximately 32' in height and will be constructed with steel.**

b. What views in the immediate vicinity would be altered or obstructed?  
**The footprint of the new reservoir is larger (65' to 90' in diameter) but the elevation of the top of the tank will likely be slightly--  $\pm 1'$  --shorter. Since the diameter is larger, some territorial views of adjacent residences may be partially obstructed by the new reservoir.**

c. Proposed measures to reduce or control aesthetic impacts, if any:  
**Landscaping and screening will be installed around the reservoir to improve the aesthetics of the park and minimize the visual impact of the reservoir. The City may paint a mural on the reservoir to improve aesthetics as well.**

### 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**The steel reservoir will be painted to reduce glare. Views from the east may see reflected sunlight from the top of the reservoir.**

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? **None.**

d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

### 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The project area is located in a park with a playground, tennis court, and grassy areas.**

b. Would the proposed project displace any existing recreational uses? If so, describe.  
**The entire park will likely be closed to the public during construction to allow for construction staging, site work, and final site restoration. The new reservoir footprint will further expand into some of the grassy area on the east side of the park, but will not impact the existing recreational features.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**A paved path through the park will need to be moved to the south to allow for the larger reservoir footprint. The tennis court and playground will be undisturbed. The play field will be restored upon completion of construction.**

### 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, according to Washington's DAHP's (Department of Archaeology & Historic Preservation) WISAARD web application.**

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

**None.**

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.

**Access to the Penn Park parking lot is from 100<sup>th</sup> Avenue NE between NE 200<sup>th</sup> Street and NE 197<sup>th</sup> Street and from 102<sup>nd</sup> Avenue NE between NE 200<sup>th</sup> Street and NE 198<sup>th</sup> Place.**

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

**There are Metro bus lines running along the Bothell-Everett Highway ~0.6 miles west of Penn Park.**

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

**The Penn Park parking lot has approximately 15 parking spaces, none will be eliminated.**

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.

**No additional trips would be generated. City public works employees would continue to make regular trips to the reservoir site to ensure proper upkeep of the reservoir.**

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

**None necessary.**

#### 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.

**No.**

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

**None.**

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

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.

The project will provide improved water storage and conveyance for the City of Bothell water system.

Power for the site will continue to be provided by Puget Sound Energy.

C. 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: Shawn Pourazari

Name of signee SHAWN POURAZARI P.E.

Position and Agency/Organization PROJECT MANAGER, CAPITAL PROJECTS

Date Submitted: 08-27-14 DIVISION, P.W. DEPT.

Reviewed

SKK

Stan Kosick Planner

2/27/2015

#### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment in .

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

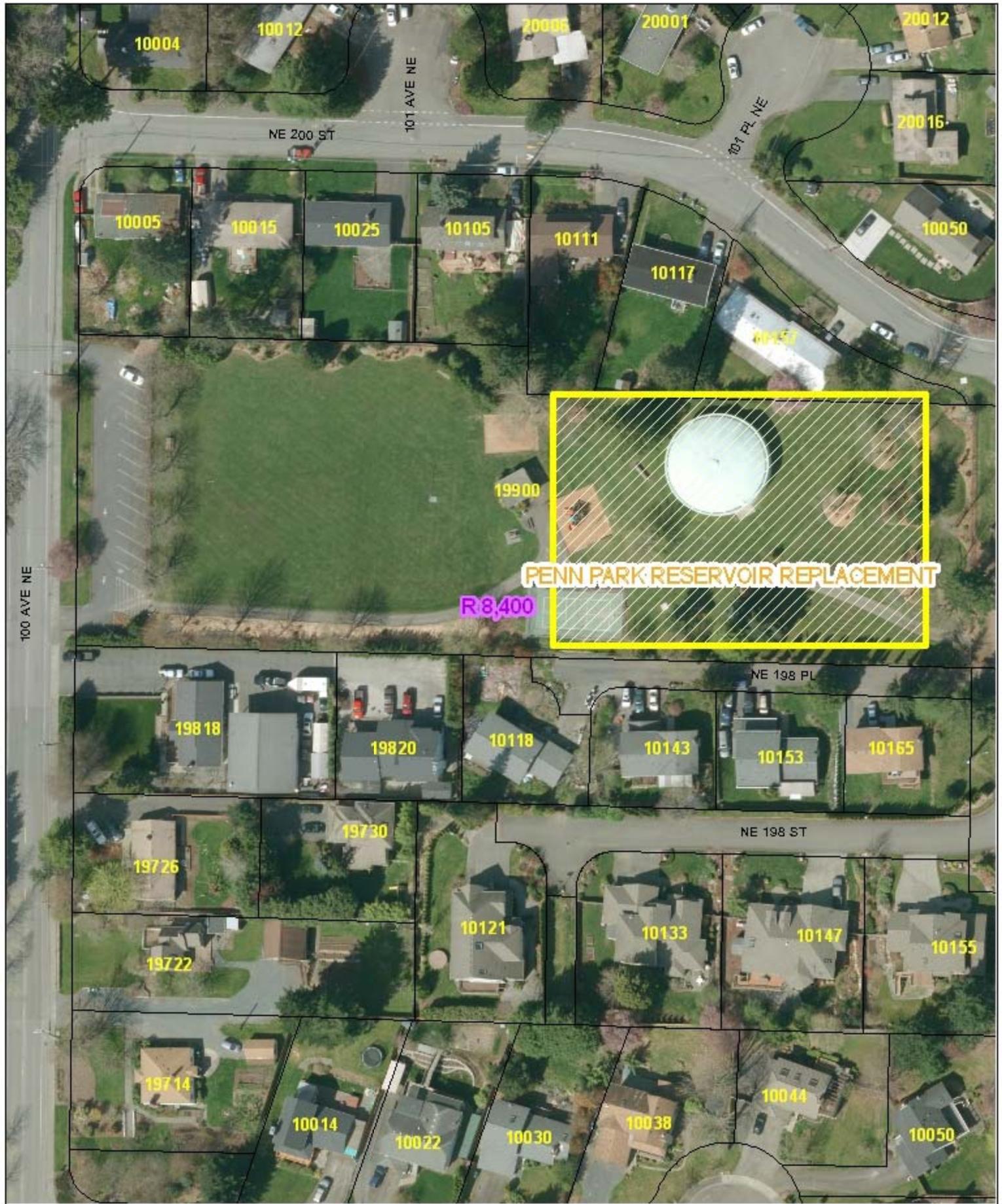
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



**Penn Park Reservoir Replacement  
19900 100th Avenue NE**



The City of Bothell delivers this data (map) in an "AS-IS" condition. GIS data (maps) are produced by the City of Bothell for informational purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.  
Date: 9/9/2014

