



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

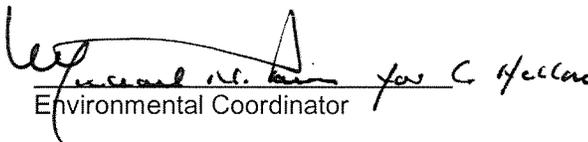
DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:	George Braslaw, Sclater Partners
LOCATION OF PROPOSAL:	575 Bellevue Square
DESCRIPTION OF PROPOSAL:	Application for an expansion of 19,746 sq. ft. to the existing William Sonoma retail store/adjacent stores and a one floor addition to the west parking garage to add an additional 118 new parking stalls.
FILE NUMBER:	06-122914-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **December 28, 2006**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

 December 14, 2006
 Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
 State Department of Fish and Wildlife
 State Department of Ecology, Shoreline Planner N.W. Region
 Army Corps of Engineers
 Attorney General
 Muckleshoot Indian Tribe

RECEIVED

Saari
12/14/06

City of Bellevue Submittal Requirements

27

OCT 06 2006

ENVIRONMENTAL CHECKLIST

PERMIT PROCESSING 4/18/02

Thank you in advance for your cooperation and adherence to these procedures. 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.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/18/02

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: **KEMPER DEVELOPMENT CO.**

Proponent: **SCLATER PARTNERS ARCHITECTS.**

Contact Person: **GEORGE BRASLAW**
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **414 OLIVE WAY, SUITE #300
 SEATTLE, WA. 98101**

Phone: **(206) 624 - 8682**

Proposal Title: **NORTHWEST GARAGE EXPANSION**

Proposal Location: **575 BELLEVUE SQUARE, BELLEVUE, WA 98004**
 (Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: **ADD 1 LEVEL TO EXISTING PARKING GARAGE TO PROVIDE 118 NEW PARKING STALLS & EXPAND**
2. Acreage of site: **34 ACRES EXISTING MALL RETAIL SPACE.**
3. Number of dwelling units/buildings to be demolished: **- NONE**
4. Number of dwelling units/buildings to be constructed: **- NONE**
5. Square footage of buildings to be demolished: **- N/A**
6. Square footage of buildings to be constructed: **APPROX. 40,000 S.F. PARKING, 19,746 S.F. RETAIL EXPANSION**
7. Quantity of earth movement (in cubic yards): **N/A -**
8. Proposed land use: **EXISTING PARKING GARAGE; RETAIL USE**
9. Design features, including building height, number of stories and proposed exterior materials:
1 FLOOR LEVEL ADDED; MAXIMUM 45' ABOVE ADJACENT GRADE FOR PARKING ADDITION. 1 FLOOR ADDED; MAXIMUM 35' ABOVE ADJACENT GRADE FOR RETAIL. RETAIL FACADE SHALL BE BRICK & METAL PANELS. PARKING ADDITION SHALL BE CONCRETE, TO MATCH EXISTING.

*19,746 SF expansion to William Saroma + adj. retail store
 New parking garage 118 new parking stalls*

Estimated date of completion of the proposal or timing of phasing: 5/15/07

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. DON'T KNOW

0357 131275-LJ
Prior DNS for
similar project
issued 2/26/04.
Never picked
up permit.

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.

BUILDING PERMIT FOR WILLIAMS SOMOMA EXPANSION, # 06.122574 BE
APPLIED FOR ON 9/7/06

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.

BUILDING PERMIT FOR NW GARAGE EXPANSION, # 06.122578 BB
APPLIED FOR ON 9/7/06. BUILDING PERMIT FOR RETAIL, # 06-122574
APPLIED FOR ON 9/7/06.

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 Exception
building permits,
+ ancillary
permits + approvals.

- 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

LUX,
BB - W-S
expansion
BB - P garage

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other slopes 0-15%

b. What is the steepest slope on the site (approximate percent slope)? FEET TO SOME RETAINED SOIL. WILL NOT RE-GRADE EXISTING.

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.

LOOSE TO MEDIUM DENSE, GRAVELLY, SILTY SAND WITHIN 10' OF GROUND SURFACE, NOT FARM LAND

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.

NO GRADING. STRUCTURAL FILL FOR NEW SEISMIC UPGRADES

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

NO

2nd level retail expansion + 4th floor garage expansion. New ground level landscaping below 2nd level expansion.

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

SAME AS NOW EXISTS. NO CHANGE.

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

NONE. WORK IS ABOVE GROUND OR INSIDE EXIST. GARAGE.

Emission control per BCC 23.76 - cleaning and grading code

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.

MORE CAR EXHAUST. DON'T KNOW QUANTITY

Typical temporary construction equipment air emissions

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 the air, if any:

ENCOURAGE BUS USE; ENCOURAGE ELECTRIC CARS.

Construction dust suppressant measures per BCC 23.76 cleaning/grading code

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

NONE

appropriate, state what stream or river it flows into.

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

NO

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

NONE.

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

NO.

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

DON'T KNOW.

- (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.

STORM DRAINAGE QUANTITY & QUALITY WILL NOT CHANGE. CURRENTLY, STORM DRAINAGE IS CONVEYED FROM SITE TO CITY OF BELLEVUE FACILITIES.

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

CONTRACTOR SHOULD BE PROHIBITED FROM DISCHARGING ANY CONSTRUCTION WASTES INTO PUBLIC CONVEYANCES.

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

NONE REQUIRED - NO CHANGE TO EXISTING.

Storm drainage control per the Utilities Code BCL 24.06.

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

No native vegetation on site, just ornamental plants.

- b. What kind and amount of vegetation will be removed or altered?

— RETAIL EXPANSION WILL REMOVE SOME EXISTING ORNAMENTAL, ON-SITE TREES & SHRUBS. GARAGE NO CHANGE IN LANDSCAPE.

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

DON'T KNOW ANY

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

RETAIL EXPANSION TO RECEIVE LANDSCAPE PLANTING OF NEW SHRUBS, GROUNDCOVER & TREES. GARAGE EXPANSION - NO CHANGE.

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:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Birds

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

DON'T KNOW

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

DON'T KNOW

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

NOT CONDITIONED SPACE - NO HEATING OR PROCESS ENERGY.

Retain space - gas heat, electric power, Garage - electric lights.

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:

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.

DON'T KNOW. GENERAL CONCRETE TECHNOLOGY - DEMO & ADD.

(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 EXISTS NOW.

Traffic noise
 Construction noise
 per city's noise
 Ord. BCC 9.18
 and
 Transport
 Dept. ROW
 permit

- (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.

CONCRETE CUTTING, REMOVAL & HAULING. TRAFFIC & HEAVY LIFTING EQUIPMENT NOISES. HOURS OF OPERATION TO BE SET BY CITY OF BELLEVUE - , BUT PROBABLY 7:00 AM -> 7:00 PM

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

USE SAW CUTTING OF CONCRETE AS MUCH AS POSSIBLE IN LIEU OF JACK HAMMERS. GET QUIET COMPRESSORS. NOTIFY ADJACENT RESIDENTIAL OWNERS WHEN TO EXPECT MOST NOISY TIMES.

8. Land and Shoreline Use

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

and retail shopping mall
 PARKING GARAGE. SEE PLANS FOR ADJACENT USES; SUCH AS SHOPPING MALL, BANK, & RESIDENTIAL BUILDINGS.

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

NOT RECENTLY

- c. Describe any structures on the site.

PARKING GARAGE. & retail shopping mall

per city's noise Ord. BCC 9.18 and Transport Dept. ROW permit

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

NO. SOME SLOBS & WALLS WILL BE PARTIALLY REMOVED & RE-BUILT

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

DOWNTOWN ML

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

PARKING & RETAIL Downtown Subarea - Retail Focus

- 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

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

NONE NEEDED... ITS THE SAME USE.

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?

45' CONCRETE AT GARAGE

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

35' BRICK AND METAL SIDING AT RETAIL.
BEST VIEW FROM ACROSS STREET. BY 10'-6" AT GARAGE.

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

NONE.

Compatible design and color/materials to existing.

11. Light and Glare

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

SODIUM VAPOR. NIGHT TIME LIGHTING. Garage lighting.

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

NO SAFETY HAZARD, SAFETY INCREASE. LIGHTS WILL BE DOWN LIGHTS ON POLES - SOME AS NOW EXIST. AT GARAGE. RETAIL ADDITION WILL HAVE INTERNAL DOWN LIGHTS - NO POLE MTD, LIGHTS.

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

NONE

Cutoff shielded
per LUC Section
20-20.522

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

USE SOME LIGHT POLES & FIXTURES AS EXIST,
AT 3RD FLOOR FOR 4TH FLOOR. THESE ARE
SHIELDED, DOWN LIGHTS WITH COT-OFFS.

12. Recreation

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

SHOPPING.

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

NO. INCREASE IT.

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.

NO

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.

NE 8TH STREET, BELLEVUE WAY, 100TH AVE NE. SEE PLANS

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

YES

NE 8TH ST, Bellevue Way, 100TH Ave NE

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

ADDING 118 STALLS. NONE ELIMINATED.
ADDING 6 TRUCK PARKING STALLS @ RETAIL LOADING.

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.

Per Transp. Dept. analysis, 43 new PM peak
hour trips. See attached "Certificate of Concurrence."

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

DON'T KNOW.

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

NONE

Proposed measures:
- ROW use permit BCC 16.70 + 14.30
- Pavement restoration if needed BCC 14.60.250
- Transportation Impact Fee at time of Building Permit issuance BCC 22.14

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. INTERNAL SECURITY PATROLS SAME.
FIRE PROTECTION NOMINAL AT OPEN CONCRETE
PARKING GARAGE, FULLY SPRINKLERED.

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

NONE.

16. Utilities

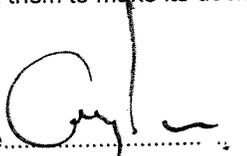
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

NO CHANGE TO UTILITIES. ADDITION OF SPRINKLERS
TO UPPER 2 FLOORS AT GARAGE AND RETAIL SPACES.

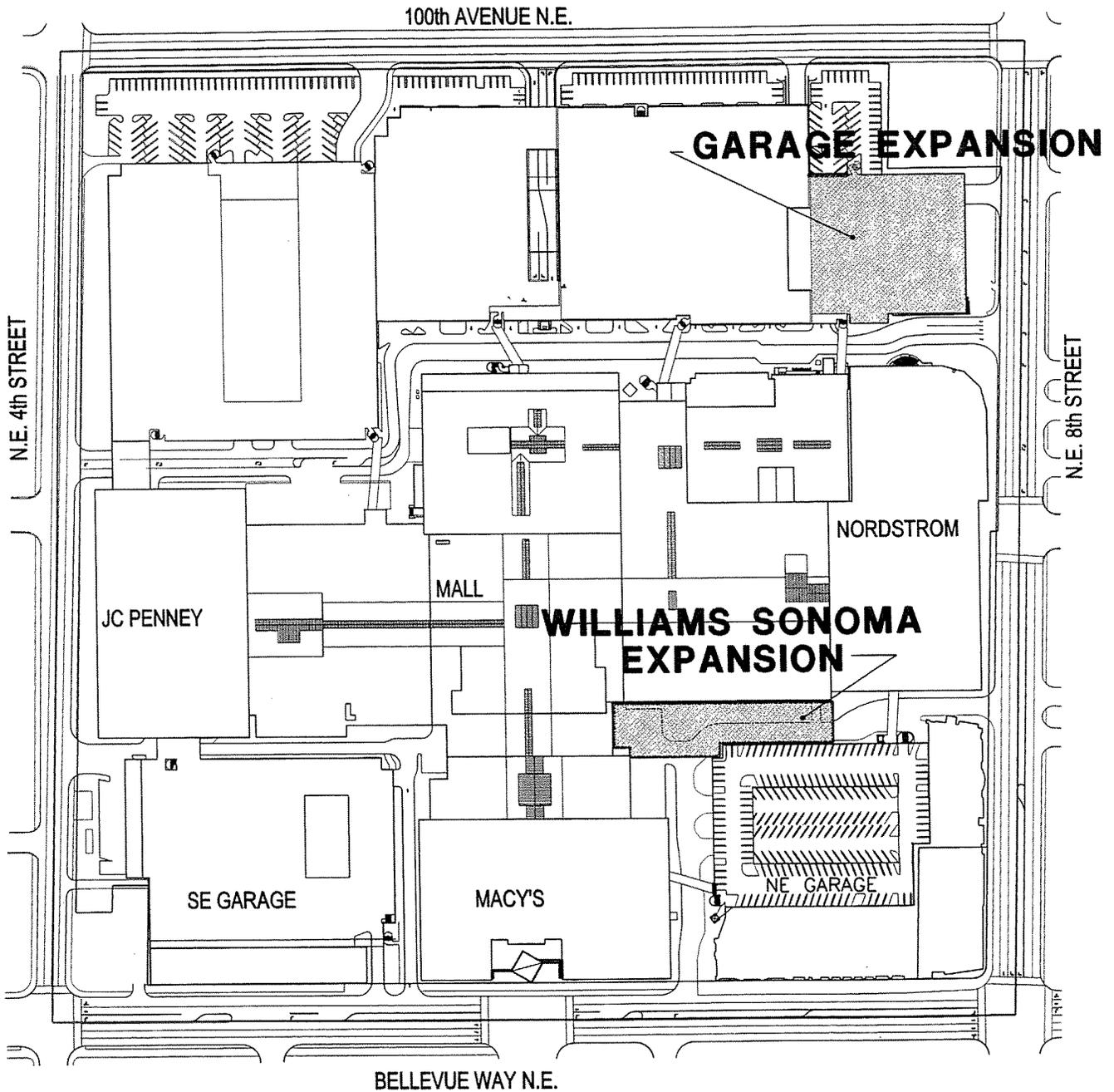
Signature

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: 6/10/06

VICINITY MAP



Intersection LOS by UFOSNET using HCM 2000 Operation Method

*** 2012 Background vs. Williams Sonoma Expansion PMPK 2-Hr Avg LOS Comparison

Area 1: North Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
69	Bellevue Way NE - NE 24th Street	0.639 B	0.638 B
74	Bellevue Way NE - Northup Way NE	0.627 B	0.626 B
78	108th Ave NE - Northup Way NE	0.765 C	0.769 C
93	Lk Washington B - NE 1st/NE 10th	0.285 A	0.286 A
Area wide average ->		0.579 A	0.580 A

Area 2: Bridle Trails

INT	ADDRESS	MP6_R8(2)	DEVREV
118	Northup Way - NE 24th Street	0.557 A	0.555 A
123	140th Ave NE - NE 40th Street	-----	-----
Area wide average ->		0.557 A	0.555 A

Area 3: Downtown

INT	ADDRESS	MP6_R8(2)	DEVREV
3	100th Ave NE - NE 8th Street	0.538 A	0.541 A
5	Bellevue Way NE - NE 12th Street	0.725 C	0.730 C
7	Bellevue Way NE - NE 8th Street	0.610 B	0.613 B
8	Bellevue Way NE - NE 4th Street	0.779 C	0.784 C
9	Bellevue Way - Main Street	0.778 C	0.801 D+
20	108th Ave NE - NE 12th Street	0.539 A	0.543 A
21	108th Ave NE - NE 8th Street	0.748 C	0.745 C
22	108th Ave NE - NE 4th Street	0.594 A	0.598 A
24	108th Ave - Main Street	0.457 A	0.458 A
25	112th Ave NE - NE 12th Street	0.723 C	0.724 C
26	112th Ave NE - NE 8th Street	1.127 F	1.129 F
36	112th Ave - Main Street	0.692 B	0.679 B
72	112th Ave NE - NE 4th Street	0.685 B	0.677 B
Area wide average ->		0.692 B	0.694 B

Area 4: Bel-Red/Northup

INT	ADDRESS	MP6_R8(2)	DEVREV
29	116th Ave NE - NE 12th Street	0.684 B	0.689 B
30	116th Ave NE - NE 8th Street	0.813 D+	0.840 D+
32	120th Ave NE - NE 12th Street	0.557 A	0.535 A
34	124th Ave NE - Bellevue-Redmon	0.637 B	0.636 B
35	124th Ave NE - NE 8th Street	0.714 C	0.718 C
37	130th Ave NE - Bellevue-Redmon	0.586 A	0.588 A
68	130th Ave NE - NE 20th Street	0.592 A	0.595 A
73	116th Ave - Main Street	0.646 B	0.649 B
88	124th Ave NE - Northup Way NE	0.506 A	0.505 A
114	116th Ave NE - Northup Way NE	0.717 C	0.718 C
116	115th Place NE - Northup Way	0.658 B	0.655 B
117	120th Ave NE - NE 20th Street	0.532 A	0.530 A
131	116th Ave SE - SE 1st Street	0.691 B	0.688 B
139	116th Ave NE - NE 4th Street	0.541 A	0.562 A
233	120th Ave NE - NE 8th Street	0.743 C	0.745 C

Area wide average -> 0.641 B 0.644 B

Area 5: Crossroads

INT	ADDRESS	MP6_R8(2)	DEVREV
58	Bellevue-Redmon - NE 20th Street	0.523 A	0.528 A
62	156th Ave NE - Northup Way	0.788 C	0.788 C
63	156th Ave NE - NE 8th Street	0.642 B	0.642 B

Area wide average -> 0.651 B 0.653 B

Area 6: North-East Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
75	164th Ave NE - NE 24th Street	0.616 B	0.617 B
76	164th Ave NE - Northup Way	0.539 A	0.540 A
87	164th Ave NE - NE 8th Street	0.739 C	0.744 C
111	Northup Way - NE 8th Street	-----	-----

Area wide average -> 0.631 B 0.634 B

Area 7: South Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
14	112th Ave SE - Bellevue Way SE	0.789 C	0.790 C
89	112th Ave SE - SE 8th Street	0.596 A	0.602 B
102	118th Ave SE - SE 8th Street	0.731 C	0.698 B
219	I-405 NB Ramps - SE 8th Street	0.560 A	0.556 A
226	I-405 SB Ramps - SE 8th Street	0.393 A	0.390 A

Area wide average -> 0.614 B 0.607 B

Area 8: Richards Valley

INT	ADDRESS	MP6_R8(2)	DEVREV
43	140th Ave SE - SE 8th Street	0.564 A	0.581 A
44	145th Place SE - Lake Hills Blvd	0.592 A	0.599 A
45	145th Place SE - SE 16th Street	0.684 B	0.688 B
71	Lk Hills Connec - SE 8th St/7th	0.931 E+	0.936 E+
82	Richards Rd - Kamber Rd	0.649 B	0.652 B
85	Richards Rd - SE 32nd Street	0.504 A	0.512 A
134	Richards Rd - Lk Hills Connec	0.448 A	0.455 A
280	139th Ave SE - Kamber Road	0.302 A	0.332 A

Area wide average -> 0.584 A 0.594 A

Area 9: East Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
41	140th Ave NE - NE 8th Street	0.757 C	0.750 C
42	140th Ave - Main Street	0.554 A	0.555 A
49	148th Ave NE - NE 8th Street	0.864 D-	0.858 D-
50	148th Ave - Main Street	0.806 D+	0.814 D+
51	148th Ave SE - Lake Hills Blvd	0.847 D+	0.853 D-
52	148th Ave SE - SE 16th Street	0.737 C	0.729 C
55	148th Ave SE - SE 24th Street	0.763 C	0.764 C
65	148th Ave SE - SE 8th Street	0.669 B	0.671 B
83	156th Ave - Main Street	0.652 B	0.655 B

Area wide average -> 0.739 C 0.739 C

Area 10: Eastgate

INT	ADDRESS	MP6_R8(2)	DEVREV
56	148th Ave SE - SE 27th Street	0.537 A	0.541 A
86	156th Ave SE - SE Eastgate Way	0.629 B	0.629 B
92	161st Ave SE - SE Eastgate Way	0.432 A	0.402 A
101	150th Ave SE - SE Eastgate Way	0.840 D+	0.839 D+
171	142nd Ave SE - SE 36th Street	0.729 C	0.720 C
174	150th Ave SE - SE 38th Street	0.662 B	0.664 B
227	150th Ave SE - I-90 EB Off-Ram	0.780 C	0.786 C
272	139th Ave SE - SE Eastgate Way	0.655 B	0.655 B
Area wide average ->		0.658 B	0.655 B

Area 11: Newcastle

INT	ADDRESS	MP6_R8(2)	DEVREV
98	Coal Creek Park - Forest Drive	0.597 A	0.595 A
133	150th Ave SE - SE Newport Way	0.520 A	0.513 A
228	Lakemont Blvd (- SE Newport Way	0.767 C	0.769 C
229	Lakemont Blvd - Forest Drive	-----	-----
242	164th Ave SE - Lakemont Blvd	-----	-----
257	164th Ave SE - SE Newport Way	-----	-----
Area wide average ->		0.628 B	0.626 B

Area 12: Overlake

INT	ADDRESS	MP6_R8(2)	DEVREV
39	140th Ave NE - NE 20th Street	0.756 C	0.754 C
40	140th Ave NE - Bellevue-Redmon	0.723 C	0.720 C
47	148th Ave NE - NE 20th Street	0.846 D+	0.848 D+
48	148th Ave NE - Bellevue-Redmon	0.806 D+	0.810 D+
59	Bellevue-Redmon - NE 24th Street	0.603 B	0.594 A
60	156th Ave NE - Bellevue-Redmon	0.646 B	0.645 B
61	156th Ave NE - NE 24th Street	0.689 B	0.681 B
64	140th Ave NE - NE 24th Street	0.622 B	0.624 B
79	148th Ave NE - NE 40th Street	0.579 A	0.580 A
81	148th Ave NE - NE 24th Street	0.967 E-	0.965 E-
138	Bellevue-Redmon - NE 40th Street	0.617 B	0.601 A
188	148th Ave NE - NE 29th Place	0.879 D-	0.882 D-
189	NE 29th Place - NE 24th Street	0.429 A	0.431 A
239	156th Ave NE - NE 40th Street	0.591 A	0.594 A
249	148th Ave NE - NE 51st Street	0.750 C	0.735 C
250	SR-520 SB Ramps - NE 51st Street	0.253 A	0.249 A
251	SR-520 NB Ramps - NE 51st Street	0.443 A	0.429 A
255	156th Ave NE - NE 51st Street	0.512 A	0.527 A
264	156th Ave NE - NE 31st Street	0.526 A	0.528 A
Area wide average ->		0.644 B	0.642 B

Area 13: Factoria

INT	ADDRESS	MP6_R8(2)	DEVREV
105	Richards Rd - SE Eastgate Way	0.695 B	0.702 C
202	128th Ave SE/Ne - SE Newport Way	0.555 A	0.558 A
203	SE Newport Way - Coal Creek Pkwy	0.605 B	0.602 B
204	128th Ave SE - SE 36th Street	0.806 D+	0.796 C
220	I-405 NB Ramps - Coal Creek Park	0.629 B	0.627 B
221	I-405 SB Ramps - Coal Creek Park	0.859 D-	0.841 D+
222	128th Ave SE - SE 38th Place	0.952 E-	0.954 E-
284	124th Ave SE - Coal Creek Park	0.810 D+	0.817 D+

Area wide average -> 0.739 C 0.737 C

CERTIFICATE OF CONCURRENCY

WILLIAMS SONOMA EXPANSION

This certificate documents the Transportation Department Director's decision that the development project at 575 Bellevue Square (File No. 06-122574 BB) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 43 p.m. peak hour trips to that project, and is associated with the SEPA determination by the City of Bellevue Environmental Coordinator.

This reservation of concurrency remains in effect for the life of this building permit application (BCC 23.05.160F). Upon issuance of the building permit, the Certificate of Concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.160E).


Director, Transportation Department

12-14-06
Date

Certificate No. 35