



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 06-136068-WG

Project Name/Address: Mercer Marine Short Plat

Planner: Drew Folsom

Phone Number: 425-452-4441

Minimum Comment Period Ends:

Materials included in this Notice:

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

DEC 05 2006

ENVIRONMENTAL CHECKLIST PERMIT PROCESSING

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 Owners:

Douglas and Margie Burbridge
Bridges Investment Group, LLC

Proponent:

Richard C. Fleming

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Richard C. Fleming

Address:

P.O. Box 3253
Bellevue, WA 98009-3253

Phone:

425-681-4030

Proposal Title:

Mercer Marine Residential Short Plat

Proposal Location:

(Street address and nearest cross street or intersection.) Provide a legal description if available. Please attach an 8½" x 11" vicinity map that accurately locates the proposal site.

NW corner of SE 40th Street and Lake Washington Boulevard SE, Bellevue, WA
T24N, R5E, Section 9

Give an accurate, brief description of the proposal's scope and nature:

1. General description:

The existing Mercer Marine property currently contains marine services on the western portion, with substantial undeveloped portions to the east. A wetland occupies a major part of the property north of SE 40th Street. The property will be subdivided into nine (9) lots. Five lots in the eastern portion of the lot will range in size from 16,525 to 32,060 square feet and will accommodate single-family residences. Three lots in the southwestern portion of the site and will range in size from 16,512 to 23,971 square feet and will accommodate single-family residences. The ninth Lot will

consist of a parking area and associated landscaping consisting of 40,747 square feet and the remainder of the wetlands consisting of 254,243 square feet to be designated as Native Growth Protection Area. The existing wetland areas will not be developed and have not been included as a part of the eight residential lots. Three of the residential lots will have access via SE 40th Street and the other five lots will have access via a new private cul-de-sac off Lake Washington Boulevard S.E. The parking for lot 9 will continue to be accessed via the commercial entries already being utilized.

2. Acreage of site:

The short plat consists of approximately 10.84 acres in size.

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

No dwelling units or buildings will be demolished.

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

Eight (8) single-family homes will be constructed on Lots 1 through 8.

5. Square footage of buildings to be demolished:

NIA

6. Square footage of buildings to be constructed:

Eight (8) single family homes will be constructed following completion of the subdivision. Homes can be expected to be between perhaps 3,000 and 5,000 square feet. Final details, including size of homes, will be determined by the future builder(s).

7. Quantity of earth movement (in cubic yards):

Grading will be minimized through building designs and due to existing moderate topography. To the extent possible, cut and fill will be balanced on site. Fills will amount to perhaps 500 cubic yards, with perhaps 300 cubic yards of that being import. It is expected that a nominal volume of unsuitable material, approximately 150 cubic yards, will be exported from the site. Exact quantities of earth movement have not been calculated at this preliminary phase and could change due to future builder choice for the single-family homes. Typical grading for subdivision development will occur including excavation for home foundations, access driveway and cul-de-sac, utilities and other elements of site development will occur. Some rear lot grading is necessary to reduce slopes. This will be coordinated with daylight basement placement and grading between houses to flatten small sections of slopes.

8. Proposed land use:

Single family residential on the five (5) eastern lots and three (3) western lots. The ninth (9th) lot will continue to be utilized on its western side for vehicle parking use of the Newport Shores Yacht Basin.

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

Two-story, wood frame houses with concrete foundations are expected in the residential subdivision. Siding materials and specific design to be determined by builder.

10. Other

a. Estimated date of completion of the proposal or timing of phasing:

It is estimated that the preliminary short plat approval should be secured by the end of January 2007. At that time work will begin on the infrastructure requirements.

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

No.

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

A Wetland Delineation Report, dated June 9, 2006, was prepared by The Watershed Company. A Geotechnical Engineering Evaluation, dated May 28, 2006, was prepared by PanGEO.

d. 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.

e. 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.

- Shoreline Substantial Development Permit (for parking area and three residential lots)
- Preliminary Short Subdivision
- Site development (Plat Improvement) Permit
- Final Short Subdivision
- SEPA Threshold Determination
- Clearing and Grading and Erosion Control (may be covered in Site Development)
- Building, mechanical, plumbing, electrical, stormwater, fire protection, etc.
- Hydraulic Project Approval (HPA) by Washington State Department of Fish and Wildlife Department (WDFW) may be necessary for the stormwater outfall
- Washington State Department of Ecology Stormwater Construction Permit (NPDES)

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

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
- Preliminary plat map
- Clearing & Grading Permit
- Plan of existing and proposed grading
- Development plans
- Building Permit (or Design Review) Site plan
- Clearing & grading plan
- Shoreline Management Permit
- Site plan

ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site

- Flat Rolling
- Hilly Steep Slopes

___ Mountains ___ Other

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

The steepest slope on the site is approximately 40% when measured over a 40 ft. horizontal distance. The majority of the site is level, with small portions of the site at the edges of the proposed subdivision which slope to the west and the north at a slope of approximately 2.5(H) :1(V). These slopes are found in a 20 to 50 foot band at the edges of the cleared and graveled area at the NE corner of the site near Lake Washington Boulevard SE

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.

Areas proposed for development consist of gravel fill material. The 1973 Soils Survey for King County indicates the predominance of Seattle muck, a hydric soil, on the site. Field investigation revealed that soils in the on-site wetland are generally very dark brown and very dark grayish brown (10-YR. 2/2 and 10-YR. 3/2) with distinct and prominent mottles, and range from silty loam to silty clay loam. This does not fit the description of Seattle muck. Soils outside of the wetland include areas of dried muck that do fit the Seattle muck description, but which are presently very well drained and lacking any moisture. Other upland soils are dark grayish brown to brown (10-YR. 3/2, 10-YR. 4/2, and 7.5-YR. 4/2) sandy, silty loam. Other substrate consists of crushed coal.

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.

Grading will be minimized through building designs and due to existing moderate topography. To the extent possible, cut and fill will be balanced on site. Fills will amount to perhaps 500 cubic yards, with perhaps 300 cubic yards of that being import. It is expected that a nominal volume of unsuitable material, approximately 150 cubic yards, will be exported from the site. Exact quantities of earth movement have not been calculated at this preliminary phase and could change due to future builder choice for the single-family homes.

Typical grading for subdivision development including excavation for home foundations, access road and cul-de-sac, utilities and other elements of site development. This will be coordinated with daylight basement placement and grading between houses to flatten small sections of slopes. Some relatively minor quantity of import will be necessary for foundation backfill and landscaping.

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

No. Caveat: As with virtually all site construction, some potential for erosion exists. However potential is limited by the relatively flat site, compacted and disturbed nature of portions of the site where much of the construction will occur and modest topography at the edges of the site that will allow effective deployment of standard erosion and sediment control measures. In addition, City of Bellevue wet season restrictions apply on this site (November 1 to April 30).

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

Impervious surface coverage on the residential lots will average about 46%. Approximately 90% of the developed portions of parking area for Lot 9 (1.8 out of 2 developed acres) will be

covered with impervious surfaces. A total of 1.59 acres of the total site area of 12.5 acres will be impervious or less than 20% of the total site.

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

Commercial development along shorelines are required by code to provide for erosion control. Temporary erosion and sediment control measures consistent with the approved stormwater manual will be deployed. Measures will include a properly installed filter fabric fence at the limits of construction, quarry spill construction entrance, street creaming, catch basin protection, ditch protection, covering exposed soils that are not been worked and other measures specified in the grading plan and stormwater report. In addition, City of Bellevue wet season restrictions apply on this site (November 1 to April 30). Finally, all areas of bare soil on the disturbed portions of the site will be landscaped at project completion.

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.

Typical temporary emissions associated with construction and typical ongoing emissions associated with a residential subdivision are expected.

Temporary construction emissions would include diesel exhaust, gasoline engine exhaust associated with construction equipment and vehicle emissions, as well as dust associated with construction activities during the dry season.

Upon project completion, vehicle and lawn and garden equipment emissions will occur in and around the residential subdivision. Vehicle emissions and emissions associated with the operation of marine engines can also be expected to occur on the portion of the property where marine storage and service uses will occur. Other incidental minor emissions associated with boat maintenance and repair activities can also be expected.

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

No. Vehicle emissions from Interstate 90 and 405 may be measurable over background urban area conditions, particularly during periods of calm weather or temperature inversions.

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

Construction equipment and vehicle emissions are regulated under state and federal law and all equipment will meet such regulations. Emissions from marine service operations will meet applicable standards set by the Puget Sound Clean Air Agency and state and federal law.

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.

Lake Washington is located to the west of the subject parcel. A large Type A Wetland (associated with the Mercer Slough) is located on the subject property and extends off site. The wetland and Mercer Slough drain to Lake Washington. The wetland is fully described in The Watershed Company's June 9, 2006 Wetland Delineation Report.

(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.

Project work, limited to site grading, will occur within 37.5 feet of the wetland in one small (approximately 400 square feet) area. This area is depicted in The Watershed Company's June 9, 2006 Wetland Delineation Report. All feasible measure and best management strategies will be employed to ensure that the wetland is not impacted. All residential structures will be located at least 70 feet from the wetland.

- (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.**

No wetland fill or dredge is proposed.

- (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. The water level of Lake Washington is controlled by the Hiram M. Chittenden Locks in Ballard.

- (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 discharges of waste materials to surface waters, other than stormwater run-off, are anticipated from the proposed residential development. Stormwater discharge will be subject to water quality treatment requirements specified in the adopted stormwater manual. As with all construction and residential land use, some potential exists for accidental spills or over application of common home and garden chemical products.

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.**

NO.

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.**

Sources of stormwater runoff include proposed impervious surfaces such as the access road, driveways, walkways, building roofs, and patios, as well as increased rates of run-off from developed landscaping such as lawns. All run-off from pollution generating surfaces will be treated prior to being conveyed to Lake Washington via proposed outfalls.

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

Not Applicable

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

Impervious surfaces (roof and street runoff) associated with the residential development will be conveyed to Lake Washington via proposed storm piping. Run-off from all pollution generating surfaces, such as driveways and parking areas, will receive water quality treatment prior to conveyance. Catch basins will be stenciled with warning signs to remind people not to dump waste in systems which discharge into surface waters. Additional applicable code requirements include:

- The existing commercial parking facilities will be setback from Lake Washington's ordinary high water mark approximately 35 feet. Parking areas shall be permitted only when accessory to commercial uses for the existing marina. Provisions must be made to control and clean surface water runoff from the parking areas in order to comply with state water quality standards

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?

Only weedy species will be removed. Most of the vegetation that will be affected is herbaceous (grass, dandelion, thistle, other weeds) or Himalayan blackberry. One ornamental willow will be removed.

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

Bald eagles commonly use Mercer Slough and Lake Washington. Lake Washington supports Chinook salmon, bull trout, Coho salmon (species of concern), and steelhead (proposed). None of these is known to occur on the project site itself.

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

Native shrubs will be used as landscaping along the perimeter of Lots 1 through 6 where they are adjacent to roads. No native trees will be removed. Few if any native shrubs will be removed.

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:

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

Bald eagles commonly use Mercer Slough and Lake Washington. Lake Washington supports Chinook salmon, bull trout, Coho salmon (species of concern), and steelhead (proposed). None of these is known to occur on the project site itself.

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

The site itself is not part of a migration route.

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

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.

Heating source for the residential homes has not been determined but will likely be either natural gas or electric.

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

Due to project location and height and the proximity of neighboring structures and properties there will be no impact to the potential use of solar energy by adjacent properties.

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:

All construction will meet applicable and mandatory local, State and Federal energy conservation requirements

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 increase in environmental health hazards are expected from the new residential subdivision. As with all construction and residential and commercial land uses, some potential exists for accidental spills or over application of common home, garden and chemical cleaning products.

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

No special emergency services are expected to be required as a result of the development of 8 new homes.

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

- Compliance with all state, federal and local laws is expected to mitigate any potential, minimal environmental health hazards.

b. Noise

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

Background urban noise, incl. traffic noise from adjacent arterials, 1-90 and 1-405, as well as noise associated with marine traffic are not expected to significantly affect the project.

(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.

Short-term noise associated with the operation of construction equipment will occur. Long-term impacts will include typical noise associated with a residential subdivision.

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

Noise impacts are not expected to be significant and will be controlled by the allowed construction hours specified in the City code. Vehicle noise will meet a federal, state and local laws.

8. LAND AND SHORELINE USE

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

The current zoning classification of this site is R-2.5. There is a marina and marine services, including boat storage, boat repair, boat sales, and fuel sales on the western portion of the subject property as well as on a separate, similarly zoned parcel of land directly to the west of the subject property. The majority of the subject parcel is wetland and the eastern most portion of the parcel has been used in the past for vehicle and boat storage. The property to the north is the Mercer Slough Nature Park. A marina and public boat launch is located west and south of the project site. The Newport Shores Yacht Club is located to the south and west of the subject property. Multifamily residential is located east of the project site (across Lake Washington Boulevard S.E. The Newport Shores Subdivision is located south of SE 40th Street.

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

NO.

c. Describe any structures on the site.

No structures are located on the site aside from some security "cyclone" fencing.

d. Will any structures be demolished?

No structures are located on the site, except for the security "cyclone" fencing which will be removed.

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

The site is currently zoned, Suburban Residential (R-2.5).

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

The current comprehensive plan designation is Single-Family Medium (SF-M)

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

The western portion of the site where marine storage and service uses occur and are proposed is designated as an urban shoreline environment.

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

Yes, the site contains a Type A Wetland.

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

One to five people would typically occur each of the 8 homes proposed. Average household size in King County is less than 3, so a reasonable number of residents might be 24.

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

None.

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

None needed.

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

None. Shoreline Conditional Use and Substantial Development Permits are needed.

9. HOUSING

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

Eight units of upper-income (market rate) housing would be created.

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

No housing units would be eliminated.

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

None needed.

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 maximum height of structures allowed in this zone is 30 ft. The tallest structures currently anticipated are 25 ft. tall two-story homes. The exterior building materials will very likely consist of stucco or siding.

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

Views from the adjacent public roadway (Lake Washington Boulevard) would be altered from the proposed development. Due to impacts, topography and orientation, no significant impacts to views associated with neighboring properties are expected.

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

The site will be landscaped, and a full screen landscaping adjacent to Lake Washington Boulevard is currently anticipated. The City of Bellevue does not have any specific landscape requirements in this zone for the proposed single family development and no specific street landscape standards have been specified. The commercial portions of the development will be landscaped in accordance with City code requirements. In addition, proposed removal of invasive species and protection of the wetland is expected to result in positive aesthetic impacts when compared to the altered, vacant and weedy nature of the current gravel parking area.

11. LIGHT AND GLARE

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

Typical light and glare associated with a residential subdivision and related structures, street lights and site lighting.

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?

Light and glare associated with vehicles on the 1-90 East Channel Bridge are not expected to significantly affect the project.

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

The project will comply with City of Bellevue regulations and associated with site lighting. Low wattage, color corrected, directional and/or full cut-off light fixtures would be used to reduce glare to a negligible level.

12. RECREATION

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

Mercer Slough Nature Park is located immediately north of the subject site. The SE 40st Street Boat Ramp is located immediately south of the subject site.

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

NO. The proposed project would provide improved facilities for recreational boaters.

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

None needed.

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 or suspected.

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

None known or suspected.

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

None.

14. TRANSPORTATION

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

The proposed eight lot single family subdivision will be accessed via Lake Washington Boulevard SE.

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

Metro Transit serves the following stops in the vicinity of the project site:

Factoria Square Mall & GOTTSCHALKS W ENT	0.42 mile.....	BELLEVUE
SE 41st PI & 124th Ave SE	0.45 mile.....	BELLEVUE
SE 41st PI & Factoria Blvd SE	0.54 mile.....	BELLEVUE
118th Ave SE & 3010 DRWY	0.56 mile.....	BELLEVUE
Coal Creek Pkwy SE & I-405.	0.56 mile.....	BELLEVUE

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

All of the fifty-three parking spaces will meet City of Bellevue Code. Single-family homes will contain at least two covered and one uncovered off street 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).**

Road improvements will be limited to the access drive serving the five homes on the eastern side of the parcel and a driveway accessing the three homes on the western side of the parcel. The parking area will continue to be accessed through the existing entries to the Mercer Marine boatyard and the Newport Shores Yacht Club. The location of the residential access road off Lake Washington Boulevard S.E. was based upon input received from the City of Bellevue.

- 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.**

See Traffic Report by Poggemeyer Design Group, 6114106. According to the Traffic Report, the project would result in a total of 17 additional trips during the PM Peak Hour. According to information obtained from the City, no concurrency test will be required if the total increase in PM peak hour weekday trips is less than 30. The addition of eight lots will not be significant for traffic generation. A typical traffic generation rate for a single family home is 10 trips or less per day, for a maximum total of perhaps 60 new trips. There will not be any increase in traffic from the parking area as the number of parking spaces being provided is not more than that currently allowed under the existing parking plan. In addition, with the removal of all boat storage, there will be a significant decrease in traffic as a result of these boat owners moving their boats to other storage locations and facilities.

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

Minimal impacts expected so no specific measures are proposed. The new driveway will be aligned with existing driveway across the street as requested by the City of Bellevue traffic engineer.

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.**

The project is not expected to result in a significant increase in the need for public services. The addition of Eight (8) single family homes would be expected to result in only a small increase in the need for services typically associated with residential development, such as schools, medical care and fire and police protection.

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

Impacts are expected to be very minor, so no specific measures are proposed. The improvement of this property with the proposed development would generate increased property and sales tax that would serve to offset minor increases in the demand for public services.

16. UTILITIES

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse**

service, telephone, sanitary sewer, septic system, other.

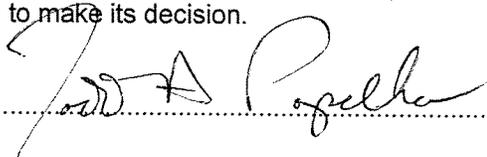
According to the project engineer, the site is served by all utilities. Sanitary waste will be addressed through the sanitary sewer system.

- 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.**

No new utilities, other than local service connections (e.g. side sewers) are proposed.

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.

Signed: 

Date Submitted: 12-5-06

LEGAL DESCRIPTION:

That portion of the south 495 feet of the southwest quarter of Section 9 and the southeast quarter of Section 8, in Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of Lake Washington Boulevard, EXCEPT that portion platted for Newport Yacht Basin Phase I under Volume 15, pages 7 through 10, amended under Volume 15, page 25, and Volume 22, pages 72 through 75, Newport Yacht Basin Phase II under Volume 33, pages 25 through 28, and Newport Yacht Basin II Phase I, Volume 33, pages 29 through 32;

AND EXCEPT that portion lying beyond the westerly limit of G-Dock to Inner Harbor Line,

EXCEPT that portion described as follows:

Commencing at the intersection of the south line of Government Lot 4 with the west margin of 118th Avenue Southeast as depicted in that certain Record of Survey recorded under Book 90 of Surveys, pages 173 and 173A by Harrison in 1992, thence along said west margin, northeasterly with a curve of which the center bears South 84°47'54" East 2,894.79 feet, through a central angle of 4°25'37", subtended by an arc length of 223.67 feet to the point of beginning, thence leaving said westerly margin North 36°19'17" West 89.54 feet, thence North 10°59'42" East 110.00 feet to a point being 95.00 feet westerly, of, as measured at right angles to, the centerline of 118th Avenue Southeast, thence perpendicular South 79°00'18" East 20.00 feet, thence parallel with said centerline North 10°59'42" East 97.81 feet to the north Line of the south 495.00 feet of said subdivision, thence along said north line South 87°57'45" East 45.56 feet to the west margin of 118th Avenue Southeast, thence along said west margin South 10°59'42" West 206.58 feet to a point of curvature of 2,894.79 feet radius curve to the left, thence southwesterly along said curve, through a central angle of 1°21'59", subtended by an arc length of 69.03 feet to the point of beginning and there ending, all in King County, Washington.

EASEMENT LEGAL DESCRIPTIONS:

(Rec.No.4599716 Granted to Puget Sound Power & Light Co.)

The right to install, maintain, replace, remove and use an electric line, including all necessary poles or towers, wires and fixtures, and to keep this line free of interference from trees or other growth on the following property situated in the County of King, State of Washington:

The South 30 feet of that portion of the Southwest one quarter of Section 9, Township 24 North, Range 5 East, W.M., lying west of the Lake Washington Boulevard.

(Rec.No.5603203 Granted to Puget Sound Power and Light Co.)

The right to install, maintain, replace, remove and use an electric line, including all necessary poles or towers, wires and fixtures, and to keep this line free of interference from trees or other growth on the following property situated in the County of King, State of Washington.

The south 495 feet of that portion of the Southwest one quarter of Section 9 and the Southeast one quarter of Section 8 lying west of the Lake Washington Boulevard and Shore lands adjacent. Township 24 North, Range 5 East, W.M.

(Rec.No.7706200637 Granted to Puget Sound Power & Light Co.)

A perpetual easement under, across and over the following described real property in King County, Washington. A right-of-way 7 1/2 feet in width described as follows:

Within the south 150 feet of the following described property:

The south 495 feet of Government Lot 4 in Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington. TOGETHER WITH second class shore lands as conveyed by the State of Washington, in front of and abutting on the same EXCEPT that portion of said Government Lot 4 lying easterly of paved road known as Lake Washington Boulevard, the said tract herein described being bounded on the south by the south line of said Section 9 and said line produced westerly to the westerly line of said shore lands, on the north by a line 495 feet north of and parallel with said south line on the east by paved road known as Lake Washington Boulevard, and on the west by the westerly line of said shore lands (the above described tract being located in Sections 8 and 9, Township 24 North, Range 5 East, W.M.

That portion of Government Lot 4, Section 9, Township 24 North, Range 5 East, W.M., and of second class shore lands, as conveyed by the State of Washington, adjoining, described as follows:

Beginning at the intersection of the westerly margin of Lake Washington Boulevard with the westerly production of the south line of said Section 9; thence westerly along said produced south line of Section 9, a distance of 1130 feet; thence northerly, perpendicular to said south line to an intersection with a line 495 feet north of and parallel to said produced south line; thence easterly along said parallel line to an intersection with the westerly margin of said Lake Washington Boulevard; thence southerly along said westerly margin to the point of beginning; EXCEPT the south 30 feet in width thereof; situate in the County of King, State of Washington, the above-described tract being located in Sections 8 and 9, Township 24 North, Range 5 East., W.M.

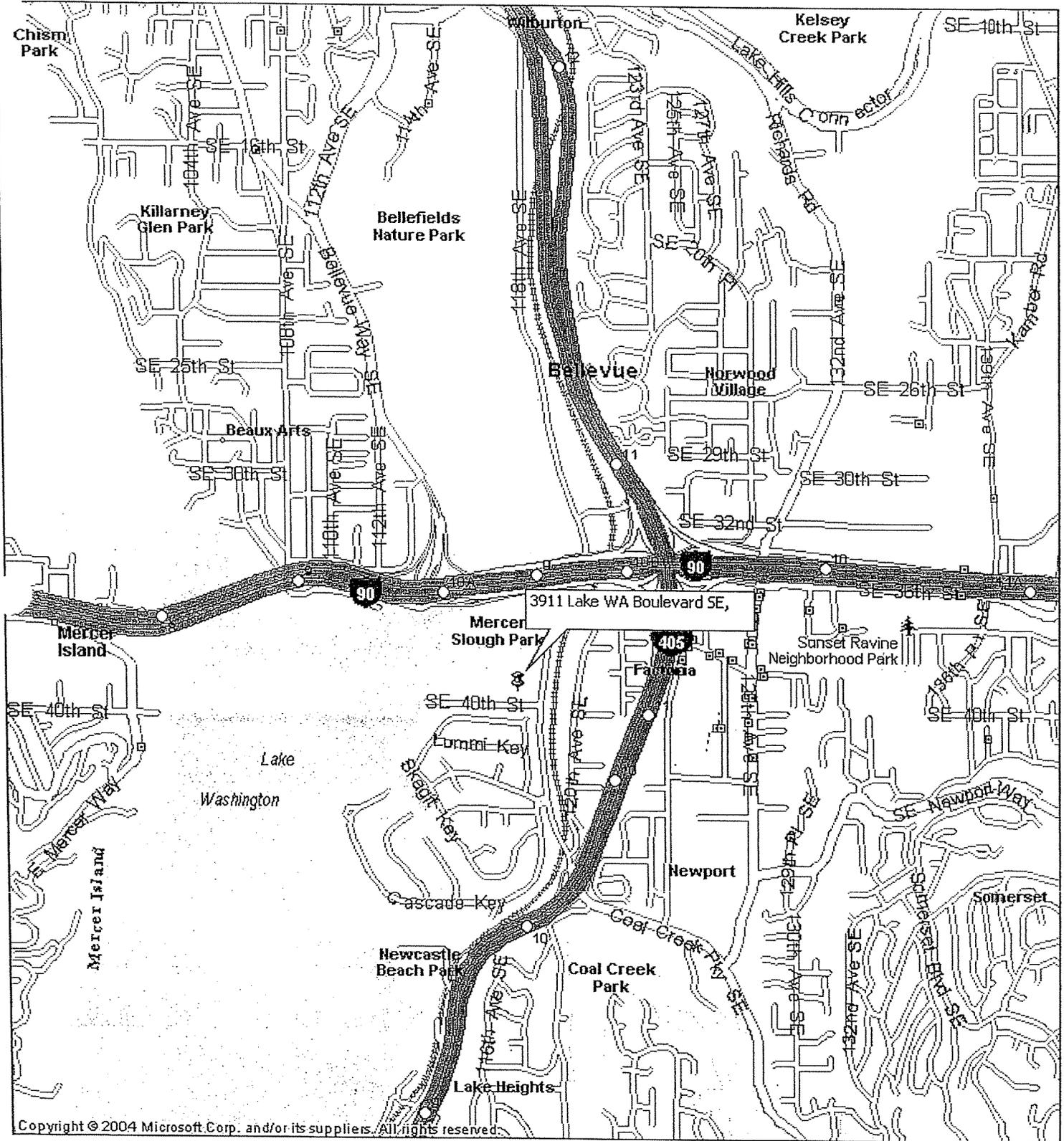
(Rec.No.7803280698 Granted to Puget Sound Power & Light Co.)

A perpetual easement over, across and under the following described real property in King County, Washington. A right-of-way 7 feet in width having 3.5 feet of such width on each side of a centerline described as follows:

The centerline of Grantee's facilities as constructed or to be constructed under, over and across the following described property. To be extended or relocated by mutual consent. EXCEPT that portion covered under Auditor's File Number 7706200637.

The South 495 feet of Government Lot 4 in Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington together with second class shore lands as conveyed by the State of Washington, in front of and abutting on the same EXCEPT that portion of said Government Lot 4 lying easterly of paved

road known as Lake Washington Boulevard, the said tract herein described being bounded on the south by the south line of said Section 9 and said line produced westerly to the westerly line of said shore lands, on the north by a line 495 feet north of and parallel with said south line on the east by paved road known as Lake Washington Boulevard, and on the west by the westerly line of said shore lands (the above described tract being located in Sections 8 and 9, Township 24 North, Range 5 East, WM..



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VICINITY MAP
MERCER MARINE SHORT PLAT: