



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. 07-118707-LD  
Project Name/Address: Bellevue Plaza, 139 106<sup>th</sup> Avenue NE  
Planner/Phone: Mike Upston/ 425-452-2970  
**Minimum Comment Period: August 30, 2007 (5:00 pm)**

Materials included in this Notice:

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

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable: **Bellevue Plaza Towers**

2. Name of applicant: **Bellevue Plaza Development, LLC**

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

**1100 106<sup>th</sup> Ave. N.E.  
Suite 101  
Bellevue, WA 98004-4313  
Contact: Linda Abe  
425-453-8886 Ext. 313**

4. Date checklist prepared: **5/10/2007**

5. Agency requesting checklist : **City of Bellevue Planning Department**

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

**Current plans call for commencement of construction of Phase I in Spring of 2008. Phase II will follow with an uncertain date, but it is estimated to start no later than 2 years after Phase I.**

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

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**No. There will be no additional buildings built on this proposal. However, the project is planned to be built in two phases; two 20-story residential towers atop a 2-story base of retail, a public plaza, along with associated under-**

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building parking being built in the first phase, and two residential towers over 2 levels of retail and associated under-building parking being built in a later phase.

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

- Phase I Environmental Site Assessment, dated July 21, 2006 and prepared by URS Corporation has been prepared for the project.
- Decommissioning Survey Report, dated July 24, 2006 prepared by UDRT, Inc.
- Geotechnical Engineering Study, dated July 3, 2006 prepared by Geotech Consultants, Inc.
- Property Condition Assessment, dated June 23, 2006 prepared by Marx/Okubo.
- A Traffic Impact Analysis is being prepared by TraffEx in cooperation with City staff and based in part on data and computer model results provided by the City. To date, a Trip Generation/Distribution Model has been run to estimate the PM peak hour vehicle trips generated by the project. The Traffic Impact Analysis will be provided in an additional submission when complete.
- The Owner has commissioned an Acoustic/Noise Analysis to ensure compliance with noise mitigation requirements.

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 known.

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

- Design Review approval through the City of Bellevue
- Building Permit for each of the buildings through the City of Bellevue
- Clearing and Grad Permit through the City of Bellevue
- Demolition Permit to demolish existing buildings.
- Shoring Permit
- Mechanical Permit
- Electrical Permit
- Plumbing Permit

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 site is approximately 620 feet x 295 feet, with a total area of approximately 170,280 square feet. The proposed project is a mixed-use development including residential and retail uses. Four 20-story residential towers are situated atop a 2-story base of retail uses and 6 levels of underground parking. A public plaza is located on Level 1 along with the retail uses, and links the project from Main Street to NE 2<sup>nd</sup> Street. An elevated plaza with additional retail areas is situated on Level 2. Levels 3 and above are residential uses. The top level of parking is accessed from 106<sup>th</sup> Ave. NE. A total of 838 dwelling units, approximately 150,000 sq. ft. of retail uses, and approximately 2,000 parking spaces are included in the project. See attached Bellevue Plaza Design rationale and Design Review Criteria for further details.

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.

The project street address is 139-106<sup>th</sup> Avenue NE and is located on the southwest corner of 106<sup>th</sup> Ave. NE/NE 2<sup>nd</sup> St. in downtown Bellevue, WA. The site location corresponds to the SE Quarter of the NW Quarter of Section 32, Township 25 North, Range 5 East (see the attached legal description and vicinity map for further detail).

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

The property is generally sloped from north to south and east to west and is provided with multiple retaining walls which terrace the site. Along the northeastern portion of the site, the grade drops down to the parking lot from the adjacent sidewalks. A lower level parking area to the north of the building has been created by constructing a rockery, and a retaining wall combined with a cut slope.

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

The existing private Street 105<sup>th</sup> Avenue NE transitions from NE 2<sup>nd</sup> Street to an 18% grade. At the northeast corner of the site near the intersection of 106<sup>th</sup> Avenue NE and NE 2<sup>nd</sup> Street the landscape area is at a 2:1 approximately 100% slope transitioning approximately 10 vertical feet from the back of city sidewalk to the at grade parking area below.

- 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 site consists of dense to very dense soils varying in composition from sand to gravelly, silty sand to silt. See the attached Geotechnical Engineering Study, dated July 3, 2006 prepared by Geotech Consultants for further information.

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

None known. See Geotechnical Engineering Study.

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

Indicate source of fill.

Fill material imported to the site will be structural fill material for areas below pavement, sidewalks, and backfill along the structure. Landscape areas will receive topsoil imported from a commercial source.

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

Excavation for construction will require shoring for stabilization. The lowest level of the parking garage will be approximately 60 feet below street grades at the northeast corner of the site. A turbidity monitoring report will be prepared for the project. Erosion of soils will be of significant concern.

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

Approximately 95% of the site will be covered with impervious surface.

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

Temporary erosion control will be provided per the City of Bellevue requirements and per Civil Engineering drawings.

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.

**During construction, dust and truck emissions will be emitted into the air. After construction, only automobile emissions.**

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

**None known.**

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

**During construction, loose dirt will be watered to prevent emissions. The residential areas and retail will be provided with insulated glass and a central HVAC system to control interior temperatures and reduce exterior noise and emissions.**

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.

**No known surface water bodies on or in the vicinity of the site.**

- 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 known.**

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

**None known.**

- 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.

**None known.**

- b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**During construction dewatering may be required. Quantities and rates are unknown at this time.**

- 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.

**Not applicable.**

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.

**The project is within the Meydenbauer Creek Basin. Storm drainage will be collected from the site and conveyed to the existing 42" storm drain line along the west side of the project that flows to lake Washington. Most of the site will be roof, surface, or pedestrian plaza area.**

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

**Not to our knowledge.**

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

**No detention is required because new impervious surface will be less than 5,000 square feet. Water quality will be provided for the reconstruction of 105th Avenue NE.**

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 -ivy

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

**The site currently consists primarily of parking lot and retail buildings with decorative shrubbery and groundcover. All improvements existing on the site will be removed for construction of the project.**

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

**None known.**

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

**The project will be landscaped to meet the City of Bellevue Landscape requirements. Street trees will be provided on all street frontages, and decorative landscaping will be provided in the public outdoor areas. Refer to the Landscape Plan for further details.**

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 known.**

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

**None known.**

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

**None proposed.**

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.

**Gas and electric will be used for heating and cooling on the living units. Electric will be used for the HVAC on commercial and for power requirements for the residential and commercial uses.**

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

**The 20 story residential towers will project shadows to the north during winter months, and could affect the potential for solar energy to adjacent properties.**

- 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:

1. **Energy-efficient HVAC systems such as economizer cycles on the commercial uses.**
2. **High-performance glass such as low-E glass to reduce heat gain and heat loss.**
3. **Insulation in both non-residential and residential uses to minimize heat loss and heat gain.**
4. **Central high efficiency heating and cooling system at the residential towers.**

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.

**None known.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**None proposed.**

b. Noise

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

The project is bounded on three sides by high level street traffic which could create impacts to the residential units.

- 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.

**Short-term: Construction noises.** These would occur between 7:00 am and 6:00 pm, Monday through Friday.

**Long-term: Increased noise caused by traffic to and from the site including truck service for retail uses during operating hours.**

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

During construction, hours will be limited to meet the requirements of the City of Bellevue to reduce noise. Once completed, the project will include insulated glass and insulation to help reduce noise impacts from traffic. The Owner has commissioned an Acoustic/Noise Analysis to ensure compliance with City of Bellevue and state noise mitigation requirements.

8. Land and shoreline use

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

The current use of the property is a retail and commercial center, 80% occupied with shops that range from 900-9,000 sq. ft., with associated paved parking areas to the east, north, and west of the building. A Jiffy Lube, oil change facility is located on the southeast corner of the site. The property is bound on the north by NE 2<sup>nd</sup> Street with commercial properties including a Taco Time restaurant and a paint and wallpaper shop beyond. The southwest adjacent property is occupied by Security Safe and Lock. There is a multi-story commercial and residential building located at the corner of 106<sup>th</sup> Avenue NE and NE 2<sup>nd</sup> Street. The property is bound on the west by an access road which is also referred to as 105<sup>th</sup> Avenue NE. There is a Sports Authority store and a strip shopping center building to the west across 105<sup>th</sup> Avenue NE.

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

Not to our knowledge.

- c. Describe any structures on the site.

The site is currently developed with a 60,000-square foot shopping center known as Bellevue Plaza. The development consists of a single, two-story retail building with terraced access to lower-level shops reportedly constructed in the early 1960s with several additions made in subsequent years. A common area breezeway and covered concrete stairs provide pedestrian access between the two levels. A Jiffy Lube facility is located on the southeast corner of the site.

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

Yes. The existing parking lot paving, the shopping center building and Jiffy Lube facility will be demolished with this project.

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

Downtown Mixed Use (DNTN-MU), with the southern half of the site overlaid with the Downtown Subdistrict C Design District.

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

**Mixed Use – Downtown Subarea Plan**

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

**Not applicable.**

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

**Not to our knowledge.**

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

**When complete, the residential would provide housing for approximately 1,000 – 1,300 people and the retail would employ approximately 200-300 employees.**

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

**None. The current land use does not include residential.**

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

**None.**

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

**The proposed projects complies with regulations of the City of Bellevue Land Use Code and the City of Bellevue Comprehensive Plan. The project will provide for a mixture of uses, including residential, retail and/or commercial uses. The project will also include a variety of unit sizes and types to provide a range of rental rates.**

## 9. Housing

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

**Approximately 838 rental units will be provided with this project. The units will vary in size from about 450 SF to approximately 1,400 SF. Rental rates will vary and will include rates for high, middle and affordable income rates.**

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 proposed.**

## 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 tallest structures will be the residential towers which will be approximately 245' with rooftop mechanical enclosure and equipment. The principal proposed materials will be aluminum window wall system, painted metal panels, soffit materials suggestive of wood, cast-in-place concrete, butt-glazed glass curtain wall system, and stone pavers.**

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

Some easterly views from the adjacent residential tower located on the southeast corner of the NE 2<sup>nd</sup>/106<sup>th</sup> intersection will be obstructed. The location of the projects proposed residential towers are staggered on the site to permit views between the individual towers. The thinnest edges of the towers face the residential neighborhood to minimize their visual impact.

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

1. Maintain adequate distance between the proposed towers on the subject site from the existing residential tower located on the southeast corner of the NE 2<sup>nd</sup>/106<sup>th</sup> intersection.
2. Orient the narrow profile of the towers toward the neighboring residential districts to the north and south.
3. Locate the towers on the site to provide view corridors through the site and between the towers from adjacent areas surrounding the project. A network of open air mid-block connectors at the podium level will be designed with human scaled architecture and features to encourage pedestrian activity. The buildings will be oriented around a landscaped public plaza and gathering space.
4. Minimize the scale of the towers by providing multiple towers and varying the setback from the sidewalk. The gently curving forms of the tower will create modulation and reduce the bulk and scale of the project

Please see the attached Design Rationale for a further description on the aesthetics.

## 11. Light and glare

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

The project will produce minimal amounts of light from the interior during the day because of the predominantly residential use of the towers. Conversely, during the evening and nighttime hours, the towers will produce a greater amount of light from the windows of the individual units. The amount of light emanating from the units will vary and be mitigated by the use of interior window treatments. During the daytime, the residential towers could produce some glare at various times of the day as caused by reflections from the sun. This glare would be more prevalent during the early morning hours when the sun angle is lower and also during the winter months when the sun angle is lower.

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

Not expected.

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

The existing residential tower located on the southeast corner of NE 2<sup>nd</sup> and 106<sup>th</sup> could cause some glare.

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

- The curving form of the tower floor plan reduces glare by minimizing the surface area of the exterior wall reflecting natural light at any one time. Non-reflective glass will be used on all buildings.
- The elevated position of the towers 4 stories above the main plaza will reduce glare at the street level.
- Placement of site lighting and shielding on fixtures will minimize artificial light spill to adjacent properties.

## 12. Recreation

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

Bellevue Downtown Park is located one block to the west.

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

**No.**

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

**The project will include a large central public gathering space for passive recreation and planned events. Public pedestrian connections through the site will provide shopping, plazas for outdoor seating and dining. An upper level amenity floor will provide residents with a pool, fitness and outdoor landscaped gardens. and fitness amenities for the residents.**

### **13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**None known.**

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

**None known.**

- 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.

**Main Street is located to the south; 106<sup>th</sup> Ave. NE to the east; NE 2<sup>nd</sup> Street to the north; and a private street, which is designated as 105<sup>th</sup> is located to the west, connecting NE 2<sup>nd</sup> to Main Street. (see Site Plan)**

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

**Yes. The transit stop is on the corner of 106<sup>th</sup> and Main Street in front of the current Jiffy Lube.**

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

**The project will have approximately 2,056 when completed. The project would eliminate 234 existing parking spaces.**

- 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).

**Main street and NE 2nd street will be widened by approximately 1 foot, 106th Avenue NE will be widened by approximately 6.5'. 30' curb radii will be provided at both street intersections and 12' sidewalk is required along all public street frontages. 105th Avenue NE will be constructed to private street standards within the existing 30 foot easement.**

- 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.

An initial trip generation estimate and traffic model run revealed a PM peak hour trip generation of 1,396 net new trips. This is only an approximation, and a Traffic Impact Analysis is being prepared by Traffex in cooperation with City staff, and based in part on data and computer model results provided by the City.

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

The project consists of a mix of different uses; residential, retail and employment, within the context of an urban, walkable setting. This will create pedestrian interaction between these on-site uses ("captured trips") and adjacent residents within walking distance, to reduce the need for off-site vehicle trips. The project will propose a transportation management plan to encourage carpools, bus ridership, and alternative methods of transportation to reduce peak hour impacts. Sidewalk, driveway and other related improvements to the adjacent streets will be designed and constructed per City requirements in order to ensure the safety and efficiency of vehicular and pedestrian traffic flow. Appropriate off-site traffic impact mitigation may also be required, as to be determined in the Traffic Impact Analysis.

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.

A possible increase of public services would be needed as a result of 838 additional living units.

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

The development will have security and card key access to residential units and garages. Improved security lighting will be provided to reduce the probability of crime and the need for police protection. In addition, the project will be equipped with fire sprinkler systems and a fire alarm system in compliance with the City of Bellevue requirements.

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.

A portion of a 42" Storm drain located in the north east corner of the site will be relocated as part of this project. An existing 10" sewer located in 105<sup>th</sup> Avenue NE will be relocated as part of this project and a new 12" sewer main connection will be made to the existing sewer main on the north side of Main Street.

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: *Judith Ake*

Date Submitted: 5/11/07