



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Barrier Volvo

LOCATION OF PROPOSAL: 11810 NE 8th St., 11814 NE 8th St., 11816 NE 8th St., 11818 NE 8th Street and 810 118th Avenue NE

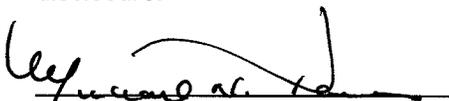
DESCRIPTION OF PROPOSAL: Demolish three single-story commercial buildings, including two restaurants and one retail use totaling 17,946 square feet on five sites in the GC zone, and construct a 21,610 square foot building for automobile sales and service with associated surface parking, landscaping and frontage improvements.

FILE NUMBER: 08-128636-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 **September 25, 2008**.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


 Environmental Coordinator

9/11/2008
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

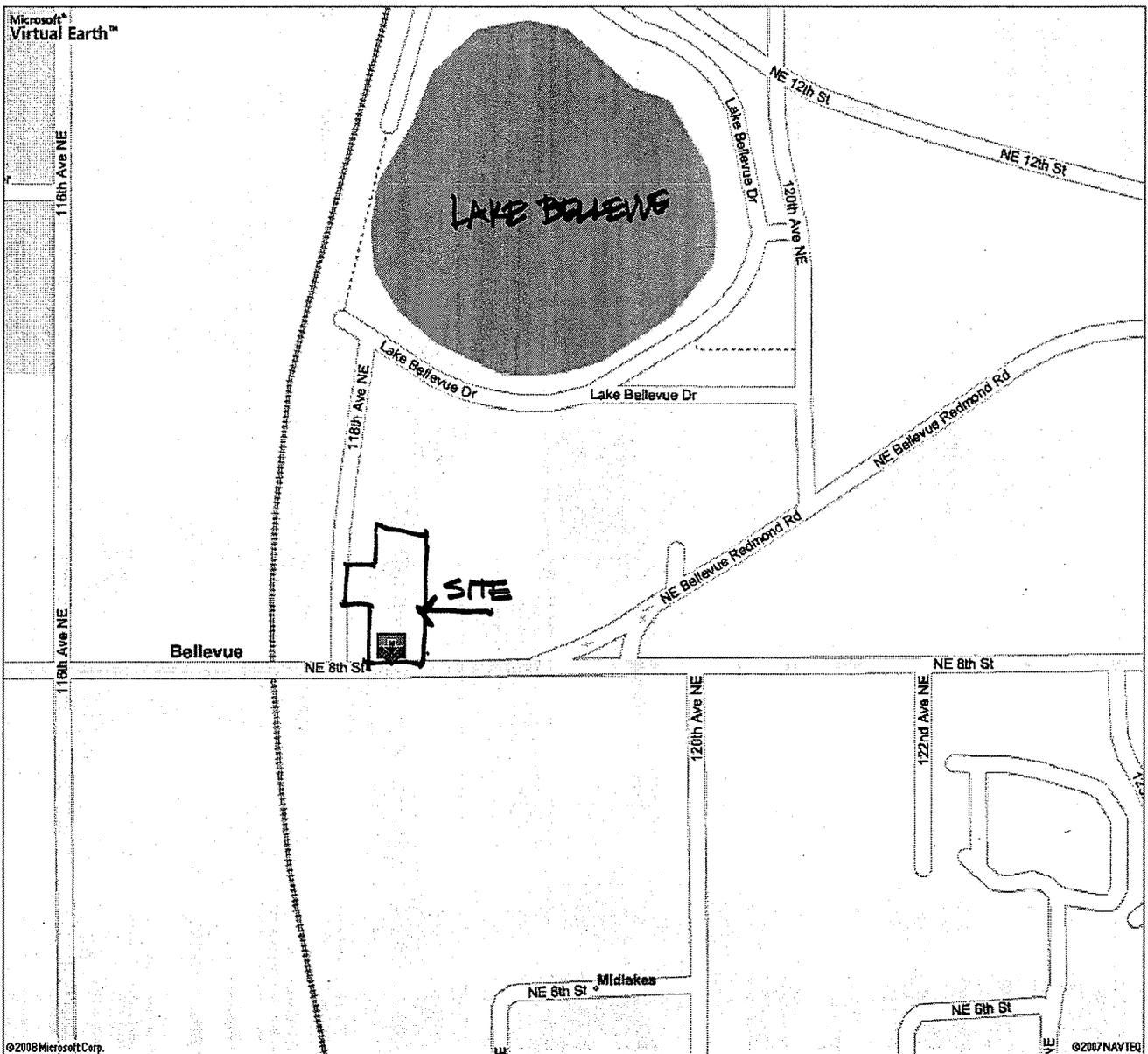
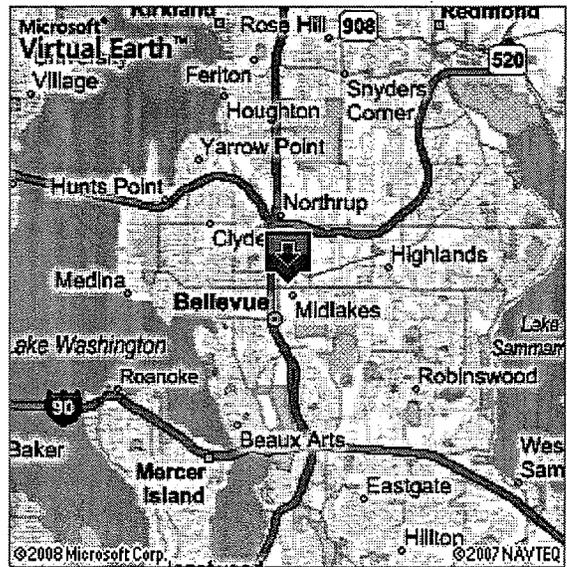
- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

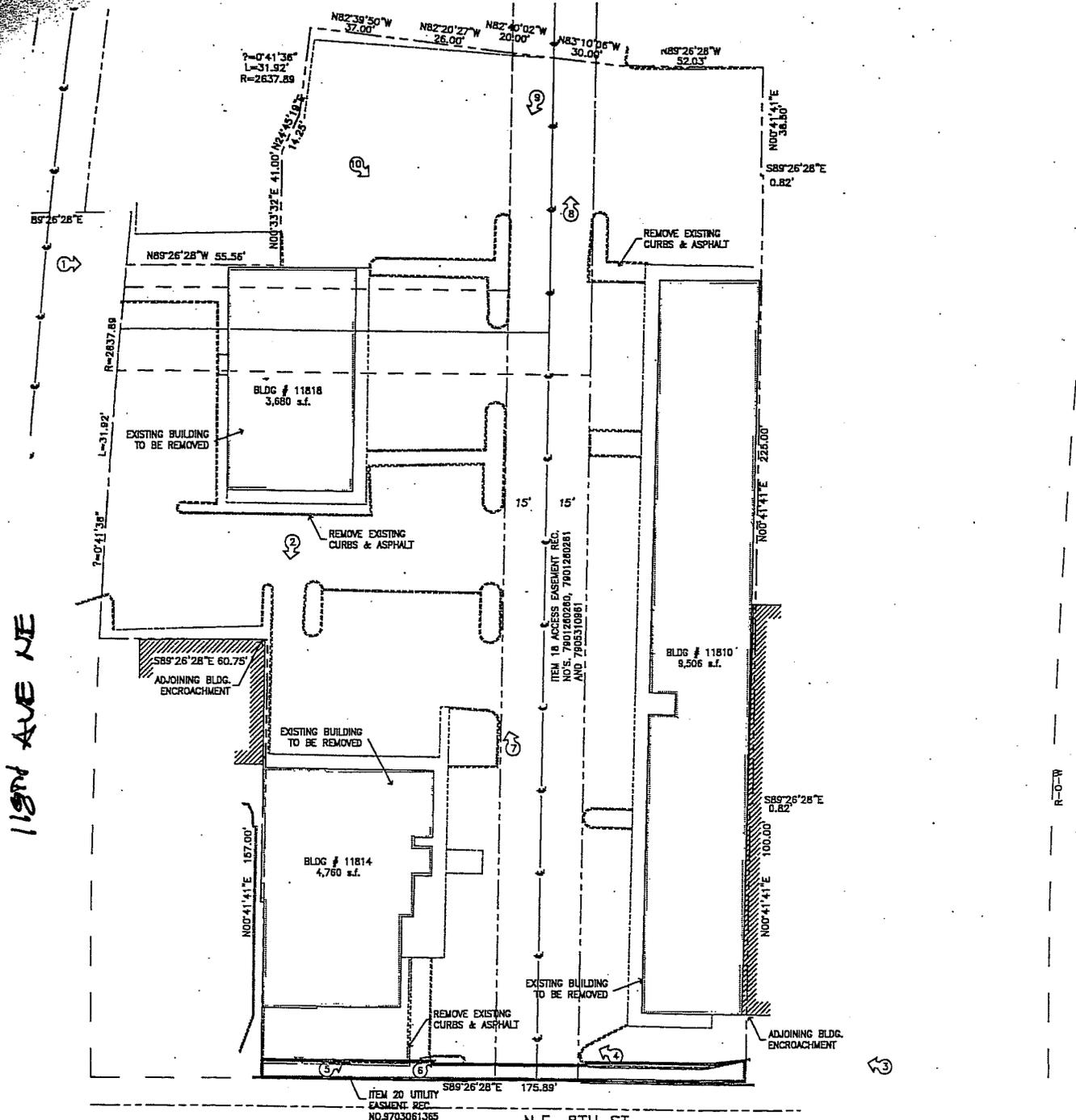


11810 NE 8th St, Bellevue, WA 98005-3034

My Notes

NEW! Try Live Search 411
Dial 1-800-CALL-411 for latest info





DEMOLITION AND SITE PHOTO PLAN
1"=20'-0"

LEGAL DESCRIPTION

SW 1/4 OF THE SW 1/4 SEC. 28, TWP. 25 N., RGE. 5 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER
NO. 0171639 COMMITMENT NO. 3, DATED 12/13/2004)

PARCEL A

THE NORTH 289 FEET OF THE SOUTH 378 FEET OF THE WEST 0.82 FEET OF THE EAST HALF OF LOT 87, THE WEST HALF OF LOT 87, ALL OF LOTS 88 AND 89, AND THAT PORTION OF LOT 90 LYING EASTERLY OF 118TH AVENUE NORTHEAST, ALL IN BIRCHWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED SO FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE THEREOF 60.6 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 89, A DISTANCE OF 167.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 89 A DISTANCE OF 80 FEET, MORE OR LESS; TO THE EASTERLY MARGIN OF 118TH AVENUE NORTHEAST; THENCE SOUTHERLY ALONG SAID MARGIN 167.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 10 FEET FOR STREET; AND EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LAKE BELLEVUE DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 109 OF PLATS, PAGES 34, AND 35, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 0°41'41" EAST ALONG SAID WEST LINE 36.51 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°18'19" WEST 35.58 FEET; THENCE SOUTH 84°29'04" WEST 34.88 FEET; THENCE NORTH 82°53'05" WEST 20.00 FEET; THENCE SOUTH 86°55'23" WEST 20.32 FEET; THENCE NORTH 82°57'50" WEST 40.00 FEET; THENCE SOUTH 12°59'28" WEST 17.89 FEET; THENCE SOUTH 90°33'51" WEST 35.00 FEET; THENCE NORTH 89°28'28" WEST 35.59 FEET TO THE EASTERLY MARGIN OF 118TH AVENUE NORTHEAST AND THE TERMINUS OF SAID LINE, ALSO EXCEPT ANY PORTION WITHIN SAID LAKE BELLEVUE DIVISION 2 AND 3, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

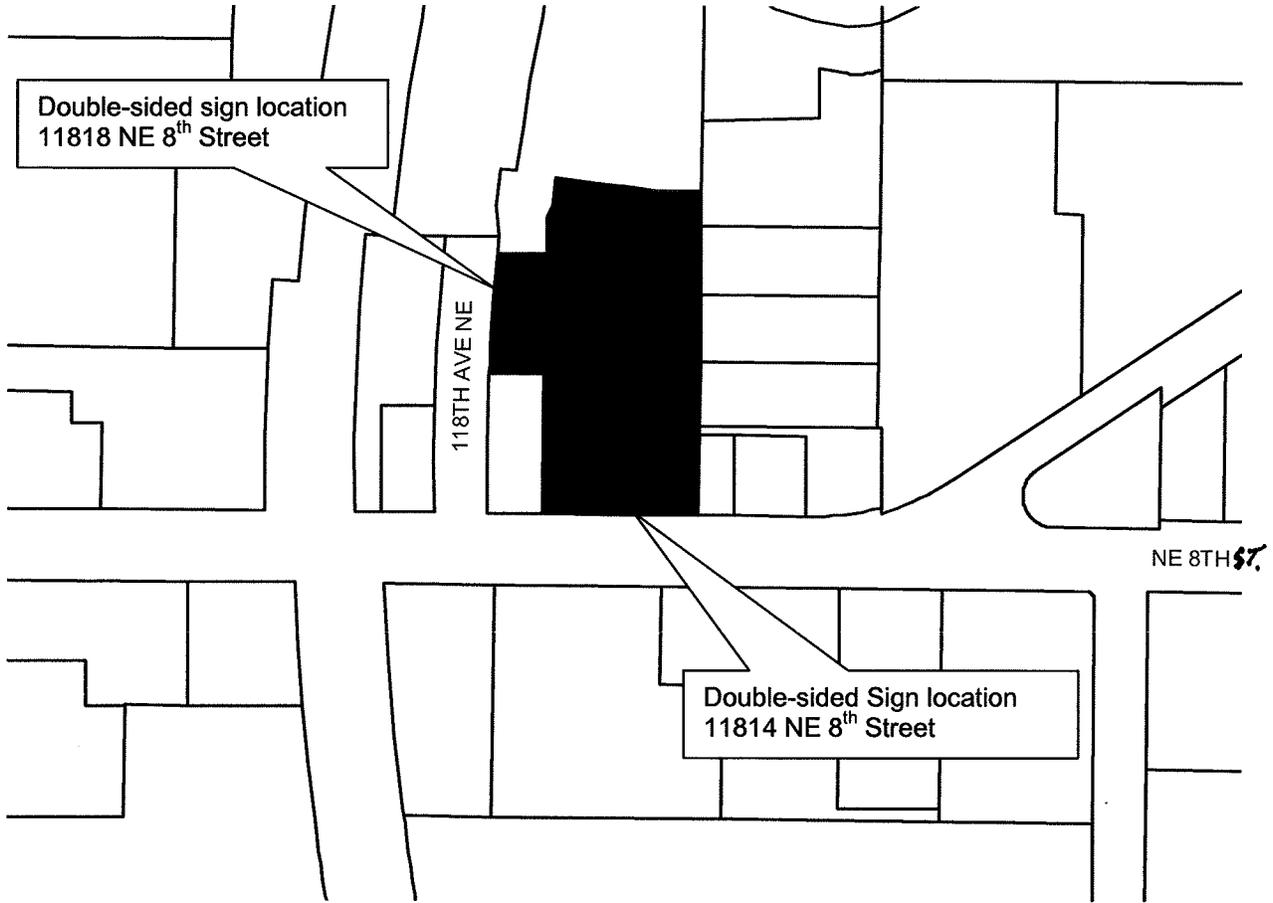
PARCEL B

THAT PORTION OF LOTS 87, 88 AND 89 OF BIRCHWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHERLY AND EASTERLY OF LAKE BELLEVUE, DIV. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 117 OF PLATS, PAGES 67 AND 68, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF LAKE BELLEVUE, DIV. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 109 OF PLATS, PAGES 34 AND 35, RECORDS OF KING COUNTY WASHINGTON, AND NORTHERLY OF THE ABOVE DESCRIBED PARCEL A, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:

- ITEM 13**
EASEMENT AND CONDITIONS CONTAINED BY INSTRUMENT: CONTAINED THEREIN, AS GRANTED/RESERVED/DISCLOSED/ CONTAINED BY INSTRUMENT: RECORDING NO. 7301050780 IN FAVOR OF: PRESENT AND FUTURE OWNERS PURPOSE: ACCESS FOUND NO LEGAL DESCRIPTION IN SAID TITLE REPORT THEREFORE NOT PLOTTED ON MAP
- ITEM 17**
EASEMENT AND CONDITIONS CONTAINED THEREIN, AS GRANTED/RESERVED/DISCLOSED/ CONTAINED BY INSTRUMENT: RECORDING NO. 7301050780 IN FAVOR OF: PRESENT AND FUTURE OWNERS PURPOSE: ACCESS FOUND NO LEGAL DESCRIPTION IN SAID TITLE REPORT THEREFORE NOT PLOTTED ON MAP
- ITEM 18**
EASEMENT AND CONDITIONS CONTAINED THEREIN, AS GRANTED/RESERVED/DISCLOSED/ CONTAINED BY INSTRUMENT: RECORDING NOS. 7901280260, 7901280261 AND 7905310961 PURPOSE: ACCESS AND EASEMENT "PLOTTED ON MAP"
- ITEM 19**
EASEMENT AND CONDITIONS CONTAINED THEREIN, AS GRANTED/RESERVED/DISCLOSED/ CONTAINED BY INSTRUMENT: RECORDING NOS. 8304250794 AND 8407180482 PURPOSE: ACCESS AND EASEMENTS "PLOTTED ON MAP"
- ITEM 20**
EASEMENT AND CONDITIONS CONTAINED THEREIN, AS GRANTED/RESERVED/DISCLOSED/ CONTAINED BY INSTRUMENT: RECORDING NO. 8703061365 IN FAVOR OF: THE CITY OF BELLEVUE PURPOSE: EXTINGUISHABLE SIDEWALK/UTILITY EASEMENT "PLOTTED ON MAP"
- ITEM 23**
RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT RECORDING NO. 7201070115 NOTE: AS FOLLOWS: "SAID EXISTING BUILDING MAY ENCRUCH SLIGHTLY ON GRANTEE'S PROPERTY THEY PREVIOUSLY ACQUIRED IN 1957 AND THAT OWNED BY GRANTEE'S PRIOR TO 1957. SUCH ENCROACHMENT MAY CONTINUE UNTIL SUCH BUILDING IS TORN DOWN, IT BEING UNDERSTOOD, HOWEVER, THAT GRANTORS ACQUIRE NO PERMANENT RIGHTS AS A RESULT OF THE PERMISSION OF SUCH ENCROACHMENT. "SEE MAP FOR DETAILS"

Vicinity Map for Barrier Volvo
08-128636-LM



K. Thulman
06-08-08

City of Bellevue Submittal Requirements 27a

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: **BARRIER PROPERTIES LBSC**

Proponent: **LANCE MUELLER & ASSOCIATES / ARCHITECTS**

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

Address: **130 LAKESIDE AVE, STE 250 SEATTLE, WA 98122**

Phone: **206 325 2553** **fx 206 328 0554** **E: LMUELLER@LMUELLER.COM**

Proposal Title: **BARRIER VOLVO, 06-128636-LM**

Proposal Location: **11810 NE 8TH ST, 11814 NE 8TH ST, 11818 NE 8TH ST, 11816 NE 8TH ST and 810 118TH AVE NE**
 (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: **DEMOLISH 3 EXISTING BUILDINGS & CONSTRUCT A NEW AUTO SALES & SERVICE BUILDING.**
2. Acreage of site: **1.65 AC**
3. Number of dwelling units/buildings to be demolished: **3 COMMERCIAL BUILDINGS, (2 RESTAURANTS, RETAIL)**
4. Number of dwelling units/buildings to be constructed: **1 COMMERCIAL BLDG OF AUTO DEALERSHIP USE**
5. Square footage of buildings to be demolished: **17,946 SF.**
6. Square footage of buildings to be constructed: **21,610 S.F. (INCL 3500 S.F. OF COVERED SERVICE WRITE UP AREA)**
7. Quantity of earth movement (in cubic yards): **1000 - 1500 CY EXCAVATION & FILL**
8. Proposed land use: **AUTO SALES & SERVICE W/ ASSOC. PARKING & DISPLAY FOR BARRIER VOLVO**
9. Design features, including building height, number of stories and proposed exterior materials: **THE DESIGN IS VERY CLEAN & SIMPLE, PER VOLVO CRITERIA: WALLS ARE GLASS OR TEXTURED FIB CONCRETE W/ SOME ALUMINUM COMPOSITE PANELS.**
10. Other **COLORS - OFF WHITE WALLS W/ BLUE ACCENT AT VOLVO GRAPHICS.**

RECEIVED

.1111 - 2 2008
PERMIT PROCESSING

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

CONSTRUCTION WINTER / SPRING 2009

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.

SOILS REPORT: Earth Solutions NW, June 19, 2008
ASBESTOS INSPECTION PRIOR TO DEMOLITION

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.

NO

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.

PRE APP 08-114714 DB, DONE. TO BE FILED: DEMO PERMIT, CLEAR & GRADE PERMIT, MAJOR PROJECT PERMIT, ROW USE PERMIT,

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

A. 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)?

LESS THAN 5%

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.

GLACIAL TILL

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

BUILDINGS AROUND LAKE BELLEVUE ARE PILE SUPPORTED

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

SOME EXISTING ASPHALT & BASE COURSE MAY BE REMOVED DURING DEMOLITION & CLEARING & GRADING. PRELIM ESTIMATE IS UP TO 1500 CY OF GRADING W/ ABOUT 500 CY FILL.

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

NOT VERY LIKELY DUE TO FLAT SITE & STORM DRAINAGE SYSTEM. Erosion will be controlled through CIG plan, review & inspection.

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

85%, the maximum allowed per LUC 20.20.010

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

PROVIDE TEMPORARY EROSION CONTROL DURING CONSTRUCTION. AFTER CONSTRUCTION SITE WILL BE 85% IMPERVIOUS, DRAINING TO CATCH BASINS. YARD DRAINS WILL BE IN LANDSCAPE AREAS WHERE NECESSARY.

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.

DURING CONSTRUCTION - DEMOLITION DUST, CONSTRUCTION EQUIPMENT EXHAUST
AFTER COMPLETION - EXHAUST FROM AUTOS & OCCASIONAL TRUCK.

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:

DURING DEMOLITION & CONSTRUCTION, WET SITE TO CONTROL DUST DURING DRY WEATHER. ADJACENT ROADS WILL NEED TO BE CLEANED TO CONTROL TRACKED SOIL & DUST. Requirements of BCL 25.76 (City code) apply.
AFTER COMPLETION - NO SPECIAL MEASURES

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 BELLEVUE IS ABOUT 250 FT TO THE NORTH
OF THE SITE. Runoff from the lake discharges
to Lake Washington

- (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.

NO

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

- (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 WATER RUNOFF FROM ROOF OR PAVING WILL BE COLLECTED BY CATCH BASINS AND FLOW BY PIPE TO EXISTING STORM SYSTEM IN STREET.

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

IF WASTE MATERIAL IS ACCIDENTALLY SPILLED DURING CONSTRUCTION OR AFTER, IT COULD ENTER STORM SYSTEM.

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

USE OIL/WATER SEPARATOR FOR SAN. SEWER SYSTEM & UNDERGROUND FILTER SYSTEM FOR STORM WATER QUALITY TREATMENT.

Site is also subject to Rainy Season restrictions. Std. erosion control measure per BCC 23.76 will be required.

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?

MUCH OF EXISTING PARKING LOT & ^{site} PERIMETER LANDSCAPING WILL BE REMOVED. EXISTING LANDSCAPING IS TYPICAL COMMERCIAL OF INDIGENOUS TYPE USED IN PARKING LOTS & AT SITE PERIMETERS. These layers of trees, shrubs and groundcover are req'd per LUC 20.20.500.

- 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:

APPROX 15% MIN. OF SITE, ^{N/A} WILL BE PLANTED WITH MATERIAL CONSISTENT WITH THE BELLEVUE REQUIREMENTS FOR COMMERCIAL SITES. (CONTIN)

FOOD SOURCE PLANTINGS WILL BE UTILIZED TO ATTRACT SMALL BIRDS.

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: PIGEONS, STARLINGS, SPARROWS.
- Mammals: deer, bear, elk, beaver, other: RATS OR MICE, DUE TO RESTAURANTS, LIKELY.
- 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.

YES, THE PACIFIC FLYWAY FOR MIGRATORY BIRDS.

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

NONE OTHER THAN LANDSCAPING.

Req'd Native plant material will enhance wildlife habitat.

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.

ELECTRIC - POWER, LIGHTS, EQUIPMENT
GAS - HEAT

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:

RECYCLE DEMOLITION MATERIALS, USE HIGH PERFORMANCE GLASS, MEET OR EXCEED WA. ENERGY CODE, UTILIZE HIGH EFFICIENCY LIGHTING, HVAC EQUIPMENT & OTHER EQUIPMENT.

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.

NO SPECIAL EMERGENCY SERVICES REQUIRED.

Auto-related fluids/waste is req'd to be recycled in a controlled, responsible fashion today.

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

THE PROJECT CONSTRUCTION WILL COMPLY WITH APPLICABLE HEALTH & SAFETY CODES. THE COMPLETED PROJECT WILL NOT HAVE ANY ENVIRONMENTAL HEALTH HAZARDS DUE TO RISKS NOTED IN 7a.

b. Noise

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

NONE

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SHORT TERM - EQUIPMENT NOISE DURING DEMOLITION & CONSTRUCTION

LONG TERM - NO SIGNIFICANT NOISE DUE TO SITE TRAFFIC OR USE.

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

LIMIT HOURS OF CONSTRUCTION TO BETWEEN 7AM & 5PM.

Construction hours
are restricted to
specific days/
hours per
BLC 9.1B

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? SITE HAS RETAIL SPACE & 2 RESTAURANTS TO NORTH - PARKING LOT & OFFICE USES. TO EAST - COMMERCIAL USES. TO WEST - TAVERN AND COMMERCIAL USES. TO SOUTH - NE STK & COMMERCIAL USES.

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

NO

- c. Describe any structures on the site. EXISTING BUILDINGS ARE ALL SINGLE STORY.

11810 - 9,500 SF. MULTI-TENANT RETAIL/COMMERCIAL USES

11814 - 4,700 SF. RESTAURANT

11818 - 3,600 SF. RESTAURANT

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

YES, ALL EXISTING BUILDINGS.

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

GC

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

COMMERCIAL

- 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?

35 TO 45

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

NOT SURE, MAYBE 30 TO 40

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

NONE

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

PROJECT COMPLIES WITH CURRENT ZONING & USE IS COMPATIBLE WITH FUTURE BEL-REU SUBAREA ALLOWED USES.

PRE-APP MEETING HELD ON 5/14/08.

Proposal complies w/ zoning regulations + Comp Plan.

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? BLOG HEIGHT = 20-25 FT MAX. EXTERIOR IS PAINTED TEXTURED CONCRETE WITH EXTENSIVE GLASS AT SHOWROOM.

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

NO SIGNIFICANT CHANGES TO VIEWS

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

REMOVAL OF UNATTRACTIVE OLDER BUILDINGS. NEW BUILDING WILL HAVE VERTICAL RIBBED WALLS FOR TEXTURE, A VERY CLEAN & SIMPLE DESIGN WITH WELL DESIGNED "BARRIER" & VOLVO GRAPHICS. NEW LANDSCAPING WILL BE AN IMPROVEMENT COMPARED TO EXISTING LANDSCAPING.

11. Light and Glare

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

PARKING LOT LIGHTING, BUILDING LIGHTING & AUTO LIGHTING AT NIGHT.

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

NO.

Site and bldg exterior lighting impacts will be controlled/reduced by req's cut-off shields that meet LUC 20.20.502

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

NONE

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

USE OF LOW GLARE EXTERIOR YARD LIGHTS WITH GLARE CUT-OFF SHIELDS.

cut off shields
per LVL 10.20.502

12. Recreation

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

SHOPPING & EATING. THERE IS A POPULAR PUB NEXT DOOR.

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

NO

- 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.

NONE KNOWN

- 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

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

NONE

14. Transportation

see attachment

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

SITE IS SERVED BY NE 8TH ST, 118TH AVE NE, OR THRU LAKE BELLEVUE PROPERTY FROM THE NORTH.

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

METRO ROUTES 230, 253, 261 & 272 PASS BY SITE ON NE 8TH ST.

DISTANCE TO NEAREST STOP IS WALKING DISTANCE.

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

THE NEW PROJECT WILL PARK APPROX 74 CARS. APPROX 100 TO 105 ^{EXISTING} ON SITE WILL BE ELIMINATED.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

THERE MAY BE SOME CURB & GUTTER WORK REQUIRED ON BOTH STREETS WITH NEW SIDEWALKS.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

Frontage improvements
per Trans. Dept. Regs.
BCL 14.60.110
" 14.60.021

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **PEAK HOUR TRIPS FOR PROJECT ARE 46 PM TRIPS . EXISTING RETAIL = 23 PM TRIPS + RESTAURANTS = 41 PM TRIPS FOR 64 PM TRIPS TOTAL .**
- g. Proposed measures to reduce or control transportation impacts, if any:
VAN POOL EMPLOYEES FROM BARRIER PDC PARKING AREA TO NORTH ON 120th AVE NE (AUDI SITE)

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, NOT DUE TO THIS PROJECT. MOST EMPLOYEES ALREADY WALK FOR EXISTING BARRIER VOLVO NEXT TO BARRIER MERCEDES BENZ TO EAST ON NE STH.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
ENCOURAGE USE OF METRO TRANSIT OR BARRIER VAN POOL FROM REMOTE BARRIER PDC PARKING LOT

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *water + sewer per 00B Utility Reg. mts BCC 2402 " 24.04*
- 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.
ALL LOCAL UTILITIES ARE AVAILABLE AT SITE. NUMEROUS WATER & SAN. SEWER STUBS WILL NEED TO BE CAPPED, RESULTING IN ONE WATER & ONE SAN. SEWER CONNECTION. A NEW FIRE SERVICE WATER LINE W/ ASSOCIATED F.I.D. CONNECTIONS & VALVES WILL BE INSTALLED.

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..... *[Handwritten Signature]*
Date Submitted..... *6/27/08*

IV. STATE ENVIRONMENTAL POLICY ACT

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The proposed Barrier Volvo site lies within MMA # 4, which has a 2017 total growth projection of 25,236 square feet of retail. This development proposes an increase of 21,610 square feet of auto sales, and the removal of 9,506 square feet of retail and 8,440 square feet of restaurant use. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. The trip generation of the proposed auto sales project does not trigger concurrency testing. Because the proposed auto sales is estimated to generate lesser number of vehicle trips than the existing land use. However, payment of traffic impact fee is required due to the impacts of the much longer trips generated by the new auto sales land use.

Short Term Operational Impacts and Mitigation

City staff has looked at the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the peak hours of the adjacent street. The proposed redevelopment project demolishes two restaurants and a retail center and builds a car sales center. There is an estimated decrease in the number of trips due to the redevelopment. Hence, the project is not expected to cause significant traffic operational impacts in the nearby streets and intersections.

SUMMARY OF TECHNICAL REVIEWS

Transportation Department

Site Access

Access to the proposed redevelopment project will be provided to NE 8th Street and 118th Avenue NE via driveways.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. Curb, gutter, concrete sidewalk, and landscape planter strip are required to be provided on NE 8th Street. Street frontage improvements including curb, gutter, and concrete sidewalk are required to be provided on 118th Avenue NE. The design of the improvements (including, landscaping planter strip, curb, gutter, and sidewalk) must conform with the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The details of the street frontage improvements will be reviewed in the engineering plan review stage. There must not be any reduction in existing on street parking along 118th Avenue NE.

Conclusion

The Transportation Department conducted a preliminary SEPA review of the proposed Barrier Volvo development and has determined that the project elements can be reviewed and transportation concerns can be addressed by applying Transportation Department development codes and standards. Street frontage improvements including landscape planter strip, curb, gutter, and sidewalk are required from the development. Payment of traffic impact fee will be applicable at the time of issuance of the building permit.