



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., 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. 09-130087-LN

Project Name/Address: Bellevue Central Short Plat
126 116th Avenue NE

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST*Sally Nichols
Nov. 20, 2009*

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION**Purpose of the Checklist:**

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

Instructions for Applicants:

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

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

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

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

Attach an 82 x 11 vicinity map which accurately locates the proposed site.

Received

NOV 16 2009

Permit Processing*LN
11/20/09*

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: Bellevue 116th Avenue, LLC.

Proponent: KG Investment Properties III, LLC

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

Address: 11225 SE 6th Street, Suite 215
Bellevue, WA 98004

Phone: (425) 450-1550

Proposal Title: Wilburton Village Commercial Development (Site-Specific)

Proposal Location: Certain parcels in the Wilburton Village area on 116th Avenue N.E. between N.E. 2nd Street and N.E. 8th Street (Parcel Nos. 3325059041, 3325059042, 3325059151 and 3325059012).

(Street address and nearest cross street or intersection) Provide a legal description if available.

Attached

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Attached

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

1. General description:

This proposed short plat is being submitted to realign existing lots to provide for future development of the created parcels as described below. Because the future development of Lots 1 & 2 exceeds SEPA categorical exemption thresholds, and the Short Plat is an integral part of this larger proposal, SEPA review is required for this Short Plat application. No demolition or new construction work is proposed with this application; all future development will be applied for under separate permit application(s).

2. Acreage of site: ✓

Approximately 9.104 acres

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

No dwellings on site; 5 commercial structures to be demolished (under separate permit).

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

No dwellings are proposed at this time; up to 3 commercial buildings ^{may} to be constructed (under separate permit).

5. Square footage of buildings to be demolished: ✓

52,203 sf (under separate permit).

6. Square footage of buildings to be constructed:

South Parcel: approximately 450,000 sf

North Parcel: approximately 325,000 sf

} not part of this short plat approval.

LUC 20.45 B

Note: When questions refer to "project", ~~this reference~~ "project" only applies to the prelim. short plat project, NOT any future development that may occur on-site.

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7. Quantity of earth movement (in : yards):
Approx. 25,000 cy with future development.

8. Proposed land use:

The proposal anticipates the future construction of two mixed-use office and retail buildings as referenced in the response to Item #6 above. The building on the South Parcel will include three levels of retail uses and associated parking (approximately 650 stalls). The building on the North Parcel will include 3 levels of retail and office uses and associated parking (approximately 460 stalls). The proposed buildings will be approximately 45 feet in height. See the site plan attached as Exhibit A hereto. *Not part of this short plat process.*

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

Three-story cast in place concrete and structural steel framed buildings with exposed concrete and custom painted metal panels at the exterior. Proposed height is 45' from average site grade (using 30' code maximum and 15' bonus for sub-grade parking). *Not part of this short plat process.*

10. Other

LUC 20.45B.

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

It is anticipated that the South Parcel would be under construction in 3rd quarter of 2010 and complete in the 3rd quarter of 2012. Construction of the North Parcel would likely proceed as a subsequent phase. Market demand will influence actual timing of project development.

Not part of this short plat process. All under additional permits. LN for legal division of land only.

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

Yes. Refer to Question 8 - describes future development proposal. Future mixed-use development within the Wilburton Village core area is anticipated, though no development is currently proposed. and...

City's NE 4th Street Expansion Project, on South Parcel.

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

- 1. Wetland Verification Report by Talasaea Consultants
- 2. Evaluation of Trees by Gilles Consulting
- 3. Phase I Environmental Studies by SCS Engineers and Shaw Consulting

Anticipated project may require rezoning/design review

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.

→ Proposed extension of NE 4th Street by the City of Bellevue will cross the property.

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. ✓

No permits have been applied for at this time.

Permits to be required for development of the overall project of which this Short Plat is a part include:

- Clear & grade permits *(part of short plat)*
- Building permits *(not part of short plat)*
- Demolition permits *(may be part of short plat)*
- Utility Developer Extension Agreement *(part of short plat)*

Note: There is no construction project that would be approved with this short plat approval. For division of land only.

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

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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)?

50 percent in limited areas. - % over 40% (LUC 20.25 H - Critical Areas)

c. What general types of soil 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.

Sand and clay above glacial till.

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.

There is no filling or grading proposed in connection with recording of this preliminary short plat, but filling and grading will be require for development of the overall project of which the Short Plat is a part. Development of the property will require future project-specific approvals. Any proposed filling or grading proposed in connection with future development will be addressed during the project approval process. Proposed projects may have +/-25,000 c.y. of exported material.

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

Development of the site will require future project-specific approvals and SEPA review. Future development will comply with all applicable local, state, and federal regulations relating to erosion control. The potential for erosion will be evaluated in connection with this project-specific review; accordingly, no significant erosion impacts are anticipated. ~~No erosion on short plat~~

*SEC 23.76
Clear & grade
code*

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

Approximately 85% with the future development.

short Plat only -

South Parcel :

North Parcel :

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

Future development will comply with all applicable local, state and federal regulations relating to erosion control.

*See geotech.
report by Earth
solution NW dated
9/8/2009 in project
file*

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. *No building in this LN application*

The construction of the proposed buildings in the Short Plat would include possible dust impacts and exhaust emissions from construction vehicles and future use of automobiles in connection with this project would include typical exhaust emissions. Development of the site will require future project-specific approvals and SEPA review. The potential for air emissions, which may include dust from construction, will be evaluated in connection with this project-specific review. Future development will comply with all applicable local, state, and federal regulations relating to control of air emissions. Accordingly, no significant air emissions impacts are anticipated.

- 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:

Typical construction related mitigation would be incorporated in the Project. Future development will comply with all applicable local, state, and federal regulations relating to air emissions.

*Construction dust
BCL 23.76*

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. ✓

There are no bodies of surface water on any of the parcels. The closest body of water is Lake Bellevue, several blocks to the north of the parcels, and a stream several blocks to the east, running from Lake Bellevue to the Mercer Slough.

- (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 change to exist conditions w/ short plat proposal.
Runoff from automobile parking areas in the future buildings on the Short Plat will include insignificant amounts of automobile related contaminants.

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.

Runoff from *existing* automobile parking areas ~~in the future buildings on the Short Plat~~ will include insignificant amounts of automobile related contaminants. Future development will require project-level approvals and SEPA review. After future development, it is anticipated that stormwater runoff will be collected on site and discharged to the City's stormwater system in accordance with currently applicable stormwater regulations. *With ~~prelim short plat~~ complete prelim short plat ~~approval~~ application, vested to stormwater stds in place in 2009.*

- (2) Could waste materials enter ground or surface waters? If so, generally describe. *place in 2009.*

None.

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

Future development will comply with currently applicable regulations relating to stormwater.

4. Plants

a. Check or circle types of vegetation found on the site: ✓

- deciduous tree: alder, maple, aspen, big-leaf maple, red alder, black locust, black cottonwood and cherry
- evergreen tree: fir, cedar, pine, douglas fir
- 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:

City codes require retaining 30% of dia. inches of sig. trees on site LUC 20.20.900 D.3

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

Future development will require project-level approvals and SEPA review. The site is currently heavily urbanized with minimal vegetation. Future development will comply with applicable City requirements for landscaping.

except on steep slopes

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

None.

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

Future development will comply with applicable City requirements for landscaping.

landscape buffers - LUC 20.20.520

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. ✓

None.

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

Entire Puget Sound region part of the Pacific Flyway

No.

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

None.

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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. ✓

Future development will require project-level approvals and SEPA review. Future development is anticipated to utilize electricity and natural gas.

- 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: ✓

Future development will require project-level approvals and SEPA review. Future development will comply with all applicable local, state, and federal requirements relating to energy conservation.

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.

Future development will require project-level approvals and SEPA review. Future development is not anticipated to include any environmental health hazards. Future development will comply with all applicable local, state, and federal requirements relating to environmental health.

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

Future development will require project-level approvals and SEPA review. Future development is not anticipated to require any special emergency services.

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

Future development will comply with all applicable local, state, and federal requirements relating to environmental health.

b. Noise

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

Traffic noise from I-405 and adjacent streets.

- (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.

~~Some noise would be created during the construction of the new building on the Short Plat. Typical construction noise mitigation measures would be incorporated in the project development. Future development will require project-level approvals and SEPA review. Future development may produce noise, including construction and traffic noise. Future development will comply with all applicable local, state, and federal requirements relating to noise.~~

Not part of short plat approval process.

*Noise mitigated via
BCE 9.18
Noise Control*

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

Future development will comply with all applicable local, state, and federal requirements relating to noise.

8. Land and Shoreline Use

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

General commercial, including automotive sales and repair, warehouse, restaurants, and big-box retail.

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

No.

- c. Describe any structures on the site.

Parcel Number 3325059041: Building #1 – 9,216 sq. ft. automotive sales and service; predominant use garage, service repair
Building #2 – 21,840 sq. ft. service garage

Parcel Number 3325059012: Building #1 – 19,287 sq. ft. auto dealership; predominant use garage, service repair
Building #2 – 1,520 sq. ft. auto dealership; predominant use office building
Building #3 – 340 sq. ft. office building

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

Future development (of which this Short Plat is a component), will include demolition of the existing structures on the property. *Not part of Short plat approval*

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

GC-General Commercial.

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

~~CB - Community Business.~~ *GC - General Commercial w/in Wilburton Subarea*

- 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.

No. *Yes Steep Slopes over 40% LUG 20.25 H.*

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

Future development will require project-level approvals and SEPA review, including an assessment of how many people would reside or work in the future development proposal.

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

None.

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: ✓

Future development will comply with current City of Bellevue Comprehensive Plan and Building Code requirements.

9. Housing

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

Future development will require project-level approvals and SEPA review, including an assessment of how many units would be provided, and whether (and in what quantities) the housing would be high, middle, or low-income.

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?

Future development will require project-level approvals and SEPA review. The tallest structure would be 45 ft from average grade (30 ft. allowed with 15 ft. bonus for below grade parking per City Codes).

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

Given the topography of the project site, it is not anticipated that development of building on the Short Plat will alter or obstruct views. Future development will require project-level approvals and SEPA review, including an assessment of whether and to what extent development could alter or obstruct protected views.

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

None. Future development of the site will comply with the applicable provisions of the Bellevue Land Use Code, including any relevant provisions relating to design review.

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not part of short plat pro approval

not part of short plat approval

11. Light and Glare

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

None.

Future development will require project-level approvals and SEPA review. Future development will produce light commonly associated with residential, retail and/or office uses. *Not part of short plat approval*

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

No. Future development of the site will comply with the applicable provisions of the Bellevue Land Use Code, including any relevant provisions relating to light and glare.

- 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: ✓

None. Future development of the site will comply with the applicable provisions of the Bellevue Land Use Code, including any relevant provisions relating to light and glare.

12. Recreation

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

Recreation opportunities are available in every direction from the site. Wilburton Hill Park is located a couple blocks to the southeast of the site. This is the largest upland park in the City, encompassing a wide variety of active and passive recreational opportunities. The park's trail is a major link in the Lake to Lake Trail and Greenway System. The Kelsey Creek Community Park is located a couple blocks from the Wilburton Hill Park. The Kelsey Creek Park is a neighborhood park featuring farm animals and picturesque barns. The Glendale Country Club is located several blocks east of the site. Lake Bellevue is located a few blocks to the northeast of the site, and Hidden Valley Sports Park is located several blocks to the northwest of the site. This sports park covers 17.31 acres and includes three softball fields, play and picnic areas, tennis courts, a sports court, and restrooms. Several blocks to the north is the Bridle Trails State Park. This 482-acre day use park is open year round for day use and provides 30 picnic tables, two stoves, four braziers, water, and a restroom. This park is well-known for horseback riding and horse shows, and horse trails throughout the park double as hiking trails. Bellevue Downtown Park is located several blocks to the west of the site. Finally, Lake Washington lies several blocks to the west of the site, along with two nearby beach parks (Clyde Beach Park and Meydenbauer Park).

- 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.

No.

- 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. ✓

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 parcels are served by 116th Avenue N.E. on the west.

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

King County Metro routes 230, 253, 261, and 272 run along N.E. 8th Street, north of the parcels. Routes 237, 342, 532, 535, 555, 564, and 565 can be accessed a couple blocks to the west of the parcels, near I-405.

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

The new buildings to be development on the Short Plat would include approximately 1,095 parking stalls. No existing parking would be eliminated. Future development will require project-level approvals and SEPA review. Future development will comply with the Bellevue zoning code requirements for parking. ✓ *Not part of short plat. approval*

- 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). ✓

Private access at multiple locations along the 116th frontage is required for future buildings. No public streets are required in connection with the overall development project; however, the City currently propose extending NE 4th Street through the property to connect to 120th Avenue NE to the east. This extension of NE 4th Street is not required for this project. Some minor frontage improvements may be required along 116th Avenue NE. *short plat.*

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

No.

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

At full development, the overall project is anticipated to generate approximately 1,618 vehicular trips per day, though only a portion of these trips would be new trips (1,010) on the City street system. Future development will require project-level approvals and SEPA review, including a more refined assessment of the number of vehicular trips per day which the development would generate.

- g. Proposed measures to reduce or control transportation impacts, if any: ✓ *Not part of short plat
no trips changed*

Future development will comply with all local, state, and federal regulations relating to reducing or controlling transportation impacts including the provisions of the City's Transportation Services Code.

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.

Future development will require project-level approvals and SEPA review. Future development is anticipated to have a demand for public services typical to mixed-use developments. *At short plat doesn't require new services.*

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

None. Future development of the property for the substantial retail uses will generate significant sales tax and other tax revenues for the City. In addition, future development will comply with all local, state, and federal regulations relating to reducing or controlling direct impacts on public services, if any.

16. Utilities

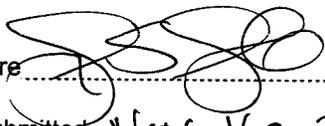
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. ✓

- 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. ✓

Future development will require project-level approvals and SEPA review, including an identification of the proposed utilities, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Franchised electrical, telephone and gas services will be required. Other utility services to be provided by The City of Bellevue.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted Nov. 16, 2009

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: 1254794

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH 300 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 0°19'43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET;
THENCE SOUTH 89°19'26" EAST 50.00 FEET TO THE EAST MARGIN OF STATE HIGHWAY 2-A (116TH AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°19'43" WEST ALONG SAID EAST MARGIN, A DISTANCE OF 1,085.95 FEET;
THENCE SOUTH 89°40'17" EAST 415.23 FEET TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID WESTERLY MARGIN TO A POINT WHICH IS SOUTH 89°19'26" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'26" WEST 442.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SECTION 33, 575 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID WESTERLY LINE 180.4 FEET;
THENCE EAST AT RIGHT ANGLES TO SAID WESTERLY LINE TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO THE INTERSECTION OF SAID WESTERLY MARGIN WITH A LINE PRODUCED EASTERLY, AT A RIGHT ANGLES FROM THE WESTERLY LINE OF SAID SECTION, FROM THE TRUE POINT OF BEGINNING;
THENCE WESTERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 50 FEET THEREOF FOR STATE HIGHWAY 2-A (116TH AVENUE NORTHEAST).

PARCEL C:

THE SOUTH 243.95 FEET OF THE NORTH 785.95 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

SEE NEXT PAGE

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

(Continued)

Policy No.: 001254794

LEGAL DESCRIPTION

THENCE SOUTH 0°19'43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET;
THENCE SOUTH 89°19'26" EAST 50.00 FEET TO THE EAST MARGIN OF STATE HIGHWAY 2-A
(116TH AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°19'43" WEST ALONG SAID EAST MARGIN 817.89 FEET;
THENCE SOUTH 89°26'52" EAST 467.89 FEET TO THE WESTERLY MARGIN OF THE NORTHERN
PACIFIC RAILWAY RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID WESTERLY MARGIN TO A POINT SOUTH 89°19'26" EAST FROM
THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'26" WEST 442.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

THE SOUTH 149 FEET OF THE NORTH 542 FEET OF THAT PORTION OF THE NORTHWEST QUARTER
OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 0°19'43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET;
THENCE SOUTH 89°19'26" EAST 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE
HIGHWAY NO. 2-A (116TH AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°19'43" WEST ALONG SAID EAST RIGHT OF WAY 817.89 FEET;
THENCE SOUTH 89°26'52" EAST 467.89 FEET TO THE WEST RIGHT OF WAY LINE OF THE
NORTHERN PACIFIC RAILWAY;
THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT SOUTH 89°19'26" EAST
FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'26" WEST 442.63 FEET TO THE TRUE POINT OF BEGINNING.

THE PERIMETER BOUNDARY OF SAID PARCELS A, B, C AND D IS ALSO DESCRIBED AS
FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, LYING WEST OF THE BURLINGTON NORTHERN
RAILROAD RIGHT OF WAY (FORMERLY NORTHERN PACIFIC) AND EAST OF 116TH AVENUE
NORTHEAST (ALSO KNOWN AS STATE HIGHWAY 2-A), MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE SOUTH 00°17'07" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER,
1214.01 FEET;
THENCE SOUTH 89°22'02" EAST, 50.00 FEET, TO THE EAST MARGIN OF 116TH AVENUE
NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°22'02" EAST, 494.63 FEET, TO THE WESTERLY MARGIN OF THE

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

(Continued)

Policy No.: 001254794

LEGAL DESCRIPTION

BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AND A NON-TANGENT CURVE TO THE RIGHT, THE RADIAL CENTER OF WHICH BEARS SOUTH 87°36'04" WEST A DISTANCE OF 1859.86 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN THE FOLLOWING COURSES:
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°49'13", AN DISTANCE OF 351.23 FEET;
THENCE SOUTH 08°40'44" WEST, 37.38 FEET;
THENCE SOUTH 09°35'44" WEST, 37.27 FEET;
THENCE SOUTH 10°20'42" WEST, 37.42 FEET;
THENCE SOUTH 10°55'42" WEST, 37.56 FEET;
THENCE SOUTH 11°20'43" WEST, 37.71 FEET;
THENCE SOUTH 11°35'42" WEST, 37.89 FEET;
THENCE SOUTH 11°50'29" WEST, 304.86 FEET TO THE INTERSECTION WITH A LINE ORIGINATING AT A POINT 575.00 FEET NORTH OF THE WEST QUARTER CORNER, ON THE WEST LINE OF SAID NORTHWEST QUARTER, PRODUCED EASTERLY AT A RIGHT ANGLE TO SAID WEST LINE;
THENCE LEAVING SAID WESTERLY MARGIN, NORTH 89°42'53" WEST, 377.25 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, ALSO BEING THE EAST MARGIN OF 116TH AVENUE NORTHEAST;
THENCE NORTH 00°17'07" EAST, ALONG SAID EAST MARGIN 873.67 FEET TO THE POINT OF BEGINNING.

Bellevue Aerial

