DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Barrier Mercedes Benz

LOCATION OF PROPOSAL: 11850 Bel-Red Road

NAME & DESCRIPTION OF PROPOSAL:
Remove the existing showroom and construct a new showroom and service write-up area with a second floor addition totaling approximately 24,000 square feet (SF) and related site work covering approximately 55,250 SF with 300 cubic yards (CY) of cut and 800 CY of fill.

FILE NUMBER: 08-136387-GC

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 Development Services Department. 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 March 16, 2006.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on December 24, 2009

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Matthew [illegible] for Carol Helland — December 10, 2009
Environmental Coordinator — 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

Ken Thilem
12/10/09

City of Bellevue
Environmental Coordinator

ENVIRONMENTAL CHECKLIST

1 BACKGROUND INFORMATION

PROPERTY OWNER'S NAME: BARRIER MOTORS

PROPONENT'S NAME: Jimmy Barrier

CONTACT PERSON'S NAME: Lance Mueller & Associates/Architects – Contact: Davis Hargrave
(If different from Owner. All questions and correspondence will be directed to the individual listed.)

ADDRESS: 130 Lakeside, Suite 250
Seattle, WA 98122

PHONE: (206) 325-2553 **Fax:** (206) 328-0554

PROPOSAL TITLE: BARRIER – MERCEDES BENZ - AUTOHAUS
(LMA #07-090)

PROPOSAL LOCATION: 11850 Bell Red Road, Bellevue, WA
(Street address and nearest cross street or intersection.) Provide a legal description if available.

Nearest cross street is 120th Ave. N.E. & Bel Red Road.
Legal Description: (attached).

PLEASE ATTACH AN 81/2" X 11" VICINITY MAP WHICH ACCURATELY LOCATES THE PROPOSAL SITE SO THAT IT CAN EASILY BE INDENTIFIED IN THE FIELD.

Attachment

GIVE AN ACCURATE, BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

A. GENERAL DESCRIPTION:.

The project consists of modifications to the existing Mercedes-Benz (MB) dealership building and expansion with modifications to the existing Volvo dealership building on the same property immediately to the west.

Barrier Volvo will move to a new building off the site in 2009. The vacated building will then have the existing showroom removed, and a new 6,755 s.f. showroom will be constructed. The existing service write-up area will be removed and new 11,307 s.f. service write-up area and vehicle delivery area will be constructed. The second floor will be expanded over a part of the write-up area for office, storage or other use yet to be determined. No final space plans have been prepared.

RECEIVED
DEC 11 2008
PERMIT PROCESSING

B. ACREAGE OF SITE: 191,813 sq. ft. or 4.4 acres

C. **NUMBER OF DWELLING UNITS/BUILDINGS TO BE DEMOLISHED:** None

D. **NUMBER OF DWELLING UNTIS/BUILDINGS TO BE CONSTRUCTED:** None

E. **SQUARE FOOTAGE OF BUILDINGS TO BE DEMOLISHED:**

Partial demolition – approximately 6,686 s.f.

F. **SQUARE FOOTAGE OF BUILDINGS TO BE CONSTRUCTED:**

1st Floor Addition		18,062 s.f.
2nd Floor addition		6,352 s.f.
	Total	24,414 s.f.

G. **QUANTITY OF EARTH MOVEMENT (IN CUBIC YARDS):**

Approximately 300 cu. yds. cut; 800 cu. yds. fill.

H. **PROPOSED LAND USE:** Automobile dealership

I. **DESIGN FEATURES, INCLUDING BUILDING HEIGHT, NUMBER OF STORIES & PROPOSED EXTERIOR MATERIALS:**

The enlargement and improvements to the combined project will incorporate the Autohaus key design elements, including the thin roof edge treatment, exterior columns, entrance portals, glass facade at the new work, new signage and colors, finishes and furniture as required. The entry to the new enclosed service write-up area will be secured by aluminum and glass vertical lift automatic overhead doors.

At the CPO building, the new roof edge treatment will wrap the front of the building around the showroom and sales offices back to the drive through doors. Autohaus columns will be incorporated into the design, as will a new entry portal into the showroom area.

The two buildings will be connected by a covered walkway which will also function as a sheltered drop off area. The roof over this area will be exposed steel structure with the thin roof edge design treatment and Autohaus columns. This covered area must allow fire trucks to pass through so it needs to be 14 ft. clear. We have shown it at this height, which is lower than the roof line on either building, but provides maximum shelter from wet weather.

Incorporating the Autohaus design elements and visually connecting the two buildings with the new roof edge elements and columns will result in an impressive physical impact with greatly increased street presence. The complete project will have about 350 ft. of building facade along the Bel-Red Street frontage and nearby N.E. 8th St., a primary collector road in the City.

J. **OTHER:** N.A.

ESTIMATED DATE OF COMPLETION OF THE PROPOSAL OR TIMING OF PHASING:

Start construction: Spring or Summer 2009
Complete: Fall/Winter 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 by Hart Crouser Inc. 01/27/89
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.

None known

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.

City of Bellevue Building Permits. Clearing Grade, Utility Ext. & Bldg. 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 & proposed zoning.

[ ] PRELIMINARY PLAT (AND/OR P.R.U.D. OR P.U.D.) Preliminary plat map.

[X] CLEARING & GRADING PERMIT
Planing of existing & proposed grading.
Development plans.

[X] BUILDING PERMIT (OR DESIGN REVIEW) (STORM WATER VAULT)
Site plan.
Clearing & grading plan.

[ ] SHORELINE MANAGEMENT PERMIT
Site plan.

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the site occurs at the southeast corner. An existing 60% landscaped slope from the parking lot to the property line – not a part of this addition.

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.**

Granular fill directly below surface, extending to very dense silty gravely sand underlain by 4-1/2'± soft peat overlaying very dense sand.

Soils Report by Hart Crowser 1.27.'09

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

Buildings around Lake Bellevue are pile supported.

See recommendations in soils report

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

Some existing asphalt and base course may be removed during demolition and some relocation of storm water detention pipe – preliminary estimate is up to 300 cu. yds. of cut and 800 cu. yds. of fill. Source of fill unknown at this time.

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

Some erosion could occur due to construction procedures.
Provide temporary erosion control during construction.

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

Maximum
~~Approximately~~ 85% of site.

EVALUATION FOR
AGENCY USE ONLY

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

During construction, provide runoff control by ditches, ponds and other temporary erosion control procedures as required and approved by the City.

Erosion Control per C+G Permit, recommendations of soils report & C+G fmwp. (BCC 23.76)

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.**

Some dust and equipment engine exhaust would be generated during construction. During occupancy, automobile exhaust will produce some emissions.

During Const. emissions from workers, vehicles & const. equipment. Dust during Grading (BCC 23.76)

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 air, if any:**

Maintain construction equipment and wet open soils during dry periods. Clean streets as required during site work.

Const. dust suppression measures per BCC 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 if flows into.**

Lake Bellevue

Lake Bellevue is non-reg. wetland. (LUC 20.25H)

2) **Will the project require any work over, in, or adjacent to (within 200 feet) of 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, purpose, and approximate quantities if known.

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 systems 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 will be storm water, which will be collected in catch basins, directed through a storm water detention and water quality system, then discharged into the local storm system.

Storm drainage improvements per COB reg. (BCC 24.06) & DOE storm water mgt. man. for Puget Sound.

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

It is possible an accidental spill of fuel or liquids used during construction could enter ground waters, but not very likely.

d. **Proposed measures to reduce or control surface, ground, and runoff water impacts.**

Temporary erosion control during construction. Detention and water quality system to control runoff and water quality.

Site subject to Rainy Season restrictions
Std. erosion control measure reqd per O (BCC 23.76)
Recommendations by Geotech of record will be imposed on C+G approval.

4. **Plants**

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

Existing site landscaping:
_x_ Deciduous tree: Alder, Maple, Aspen, other
_x_ Evergreen tree: Fir, Cedar, Pine, other
_x_ Shrubs
_x_ 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 – Nursery stock

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

Most existing vegetation will remain. New landscaping will be incorporated to enhance existing vegetation.

See landscape plans
Landscaping per LUC 20.20.520

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

None known

EVALUATION FOR
AGENCY USE ONLY

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

Indigenous Deciduous and Evergreen trees and shrubs. Sod or other ground covers will also be used.

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**, others; - Starlings
Mammals:	Deer, Bear, Elk, Beaver, other; - Small Rodents
Fish:	Bass, Salmon, Trout, Herring, Shellfish, other N.A.

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.**

Not known – entire Puget Sound is within the Pacific Flyway waterfowl route.

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

Use of landscape that provides food source and cover for birds.

Plan includes native plants to improve 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 needs? Describe whether it will be used for heating, manufacturing, etc.**

Power & Lights – Electric. 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Recylce demolition materials, use of high efficiency lighting, HVAC and 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 additional special emergency services required.

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

Comply with the life safety codes and regulations, control or eliminate use of hazardous materials during construction and occupancy.

b. **Noise**

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

None

Const. noise veh. equip hammering and beeping controlled per BCC 9.18

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 related noise 7:00 a.m. to 5:00 p.m. There may be some traffic noise during occupancy within same hours.

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

Restrict hours of construction to ~~normal working hours.~~ that permitted by The City of Bellevue per BCC 9.18

8. **Land and Shoreline Use**

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

Existing site – Automobile Dealerships
North – G.C. Office/Commercial
East – G.C. Auto Dealership
West – G.C. Commercial
South – Commercial

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

No

c. **Describe any structures on the site.**

(2) existing automobile dealerships.

d. **Will any existing structures be demolished?**

Selective demolition of a portion of the existing building.

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

BR - G.C.

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

BR - General Commercial

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

~~N.A.~~ No

h. **Has any part of the site been classified as an "environmentally sensitive" area?**

~~No~~

Critical slope in site's SE corner will not be disturbed by proposed project (LUC 20.25H)

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

Approximately 50 people.

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

None

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

~~None~~ N/A

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

Expanding existing use therefore compatibility should not be an issue.

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?**

26'± Glass, metal and concrete.

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

None

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

Architectural updating of existing buildings should produce a positive aesthetic impact.

11. Light and Glare

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

Site lights will be visible at night. Traffic entering or leaving the site may produce temporary glare at night.

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

No

Site lighting shielded by reg per Enc 20.20.522

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

None

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

Exterior fixtures will be non-glare type.

per LUMC 20.20.522

12. **Recreation**

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

None

b. **Would the proposed project displace any existing recreation 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, 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 highway serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Site is served by Bel-Red Road and 120th Ave. N.E.

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

Approximately 1 block away Metro bus service at N.E. 8th and 120th Ave. N.E.

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

The completed project would have approximately 275 stalls. The addition would eliminate approximately 28 stalls / that are primarily used for inventory display.)

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

No

e. **Will the project use (or occur in 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.**

The vehicular trips per day will not be substantially altered as the new inside service write-up area basically replaces the old exterior write-up area, the building increases in area but this relationship remains the same because the number of service bays is unchanged.

Demolition of the existing showroom and replacement with a larger showroom, once loaded with new stock will also have little impact on vehicular trips.

The additional area (approximately 6,352 s.f.) on second floor, at this point, is unassigned future expansion and may be used for their training center with training rooms and conference rooms used by employees that are essentially in the neighborhood within easy walking distance i.e. the existing Mercedes Benz CPO, Porsche and used car facility across street and the new Volvo to be constructed just down the street, all Barrier employees. The existing building to be remodeled per this proposal currently is occupied by the Volvo business which will move to the new Barrier Volvo building. The City has concluded that the new Volvo project will have a net trip reduction of 18 peak hour trips to that site. Since all the Barrier facilities work as one integrated business system under the same ownership, including PDC parking, prep, delivery & corporate offices in the Audi building, all within .5 miles. This was considered in the review of the Volvo project and should be considered in this proposal as well. If the 18 trip reduction at the new Volvo store were applied to this proposal, it is likely the net increase to peak hour trips would fall below 30.

Barrier Mercedes Benz AutoHaus is expected to have approximately 50 employees.

~~Peak hour trips is not known at this time.~~ ~~No change because no. of employees to remain the same~~

Proposed project creates a Total of 36 PM Peak-hour Trips

The proposed project satisfies the concurrency requirements of BCC 14.10

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

Encourage use of metro Transit or Barrier van pool from remote Barrier PDC parking lot.

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.**

No, not due to this project. Most employees already work for existing Barrier facilities.

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

No

16. **Utilities**

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

All existing services to site.

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.**

Water sewer, storm – City of Bellevue
Gas, power – PSE
Telephone - Qwest
All existing.

c. **Signature**

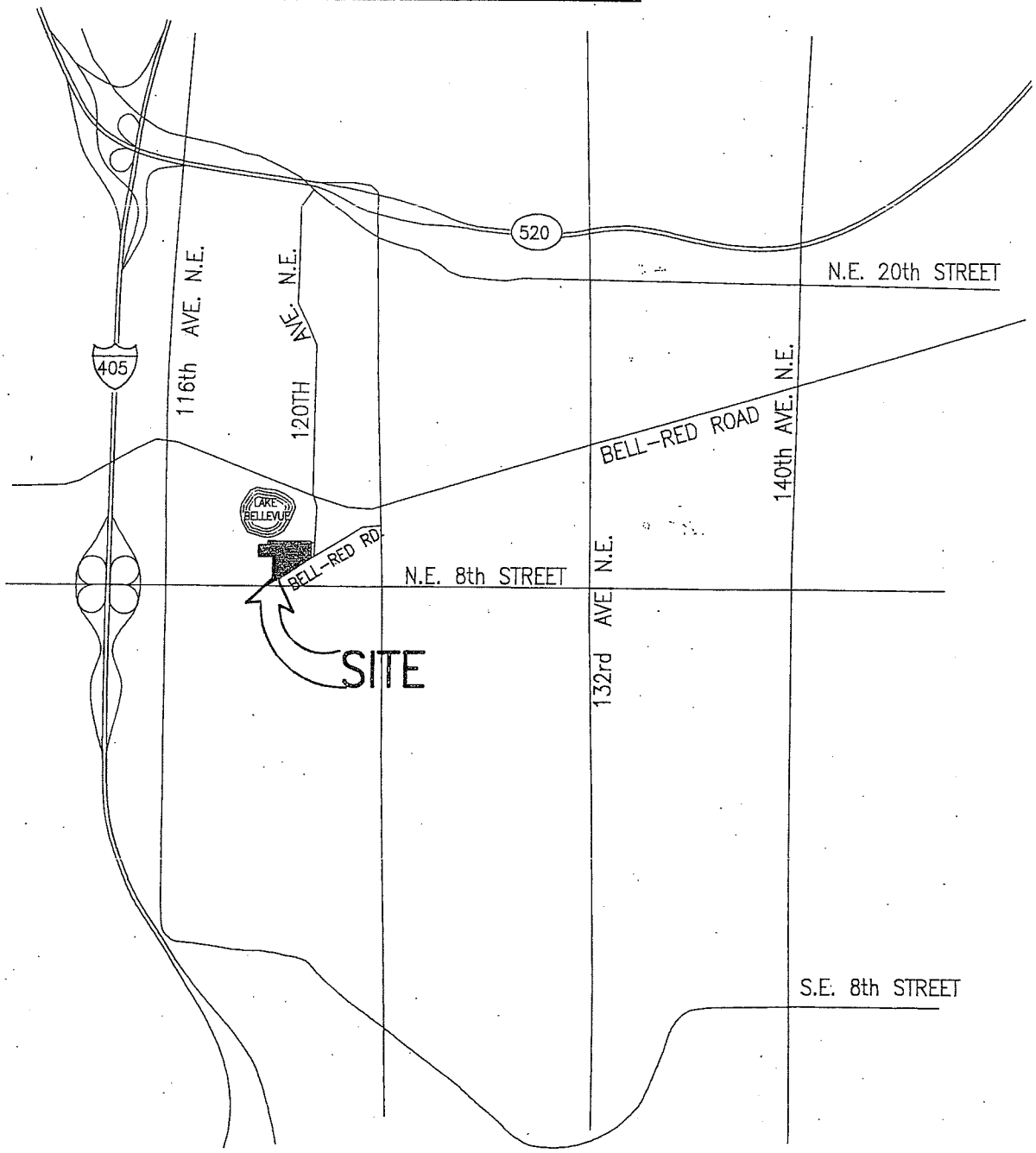
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Davis Hargrave

Date Submitted: 12-5-08

LANCE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 lakeside · seattle wash. 98122
206 325-2553 fax 206 328-0554

VICINITY MAP



BARRIER MERCEDES BENZ, AUTOHAUS

11850 Bel Red Road, Bellevue, WA 98005

LANCE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 lakeside · seattle wash. 98122
206 325-2553 fax 206 328-0554

LEGAL DESCRIPTION:

TAX PARCEL NO. 109910-0415:
THAT PORTION OF LOTS 78, 80 AND 81, BRIERWOOD PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTHERLY OF BELLEVUE-REDMOND ROAD;

TOGETHER WITH THAT PORTION OF LOT 82, SAID PLAT, LYING NORTHERLY OF BELLEVUE-REDMOND ROAD AND EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 82 WHICH LIES NORTH 88°39'44' EAST 198.00 FEET FROM THE NORTHWEST CORNER OF LOT 84, SAID PLAT OF BRIERWOOD PARK ADDITION; THENCE SOUTH 01°20'16" EAST PARALLEL TO THE WEST LINE OF LOT 84 A DISTANCE OF 148.00 FEET; THENCE NORTH 88°39'44" EAST 32.00 FEET; THENCE SOUTH 01°20'16" EAST 204.09 FEET TO THE NORTH MARGIN OF BELLEVUE-REDMOND ROAD AND THE TERMINUS OF SAID DESCRIBED LINE;

(BEING KNOWN AS LOT B OF CITY OF BELLEVUE LOT LINE ADJUSTMENT NO. 90-1864, RECORDED UNDER RECORDING NO. 9006069001);

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 109910-0430:
BEGINNING AT THE NORTHWEST CORNER OF LOT 84, BRIERWOOD PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 88°39'44" EAST ALONG THE NORTH LINE OF LOTS 84, 83 AND 82 OF SAID PLAT 198.00 FEET; THENCE SOUTH 01°20'16" EAST PARALLEL TO THE WEST LINE OF LOT 82 A DISTANCE OF 148.00 FEET; THENCE NORTH 88°39'44" EAST 32.00 FEET; THENCE SOUTH 01°20'16" EAST 204.09 FEET TO THE NORTHERLY MARGIN OF BELLEVUE-REDMOND ROAD; THENCE SOUTH 54°54'44" WEST ALONG SAID MARGIN 166.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT OF SAID MARGIN, HAVING A RADIUS OF 328.17 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'15" AN ARC LENGTH OF 95.77 FEET TO THE EAST LINE OF WEST 5.00 FEET OF LOT 84; THENCE NORTH 01°20'16" WEST ALONG SAID LINE 95.59 FEET TO THE NORTH LINE OF THE SOUTH 110.00 FEET OF SAID LOT 84; THENCE SOUTH 88°39'44" WEST ON SAID NORTH LINE 5.00 FEET TO THE WEST LINE OF LOT 84; THENCE NORTH 01°20'16" WEST ALONG SAID WEST LINE 390.16 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT A OF CITY OF BELLEVUE LOT LINE ADJUSTMENT NO. 90-1864 RECORDED UNDER RECORDING NO. 9006069001).

TAX PARCEL NO. 398651-0009:
LOT "X" OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 02-149105-LW, AS RECORDED UNDER RECORDING NO. 20030206900008, RECORD OF KING COUNTY, WA.

CERTIFICATE OF CONCURRENCY

BARRIER MERCEDES BENZ

This certificate documents the Transportation Department Director's decision that the development project at 11850 Bel Red Road (File No. 08-136383 BB) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 38 p.m. peak hour trips to that project, and is associated with the SEPA determination by the City of Bellevue Environmental Coordinator.

This reservation of concurrency remains in effect for the life of this building permit application (BCC 23.05.090H). Upon issuance of the building permit, the Certificate of Concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

12/10/09
Date

Certificate No. 57