



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE 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. 11-119320 LO
Project Name/Address: United States Postal Service
11405 NE 2nd Place, Bellevue, WA
Planner: Toni Pratt
Phone Number: (425) 452-5374

Minimum Comment Period Ends: August 25, 2011

Materials included in this Notice:

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

Jerry Pratt
8/3/11

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: UNITED STATES POSTAL SERVICE

Proponent: 11405 NE 2ND 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 ST., SUITE 219
BELLEVUE WA 98004

Phone: 425-688-3904

Proposal Title:

Proposal Location: 11405 NE 2ND PLACE

(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: DEMOLITION OF AN EXISTING SINGLE STORY US POST OFFICE BLDG AND CONSTRUCTION OF A 5-STORY HOTEL WITH 122 ON-GRADE STALLS
2. Acreage of site: 2.28 AC
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 14,200 SF
6. Square footage of buildings to be constructed: 76,500 SF
7. Quantity of earth movement (in cubic yards): FILL: 7,900 CY; CUT: 7,930 CY
8. Proposed land use: NEW HOTEL
9. Design features, including building height, number of stories and proposed exterior materials: PROPOSED BUILDING IS A 5-STORY WOOD FRAMED STRUCTURE AND WILL HAVE AN APPROX. HEIGHT OF 54' FOR 80% OF THE BLDG. THE REMAINDER
10. Other WILL RANGE IN HEIGHT FROM 60 TO 68 FEET. THE PROPOSED EXTERIOR MATERIALS WILL CONSIST OF STUCCO, ALUMINUM PANELS, ALUMINUM WINDOWS WITH METAL & SINGLE-PLY ROOFING SYSTEMS.

Received
JUL 21 2011
Permit Processing

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

H- 3RD QUARTER 2013.

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

None anticipated at this time

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

- PHASE I ENVIRONMENTAL SURVEY
- CRITICAL AREAS REPORT INCLUDED WITH THE CRITICAL AREAS USE PERMIT
- EXISTING TREE SURVEY
- ASPHALT CONTAMINATED MATERIALS SURVEY OF BUILDING

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 that we are aware of

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.

- ALL BUILDING & SITE PERMITS AS REQUIRED BY THE CITY OF BELLEVUE
- CRITICAL AREAS USE PERMIT AS PART OF THIS SUBMITTAL

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

(AT CREEK BANKS)

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

50-80% AT THE OPEN CONCOURANCES / REACHES OF STURTEVANT CREEK

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.

THE SURFACE & NEAR-SURFACE DEPOSITS CONSIST GENERALLY OF SILTY SAND, SANDY SILTS, SAND WITH GRAVEL, SANDY TILL WITH GRAVEL AND FINE SAND WITH SILT. NO FARMLAND IN THE AREA.

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

NOTE THAT WE ARE AWARE OF

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

CUT: 7,930 CY

FILL: 7,900 CY (IMPORTED STRUCTURAL FILL)

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

YES. DURING CONSTRUCTION AT THE TIME OF THE BLOG. SUBGRADE OVER EXCAVATION AND THE RETAINING WALL INSTALLATION.

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

APPROXIMATELY 70%

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

BEST MANAGEMENT PRACTICES WILL BE FOLLOWED. TEST PLAN WILL BE PREPARED BY CIVIL ENGINEER OF RECORD TO MEET 2005 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASH. (SMMWW)

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.

TEMPORARY VEHICULAR EXHAUST DURING CONSTRUCTION ACTIVITIES ONLY. POSSIBLE TEMPORARY DUST EMISSION DURING DEMOLITION & EARTHWORK STAGES OF CONSTRUCTION.

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:

CONSTRUCTION EQUIPMENT WILL NOT BE ALLOWED TO IDLE FOR EXTENDED PERIODS. WATER MUST BE USED DURING DEMOLITION & EARTHWORK TO LOWER DUST/CONTROL.

ADDITIONALLY, REGULAR INSPECTION & MAINTENANCE OF ALL EQUIPMENT WILL ENSURE HIGH LEVELS OF OPERATION EFFICIENCIES & LOWER EMISSIONS

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

STURTEVANT CREEK FLOWS DIRECTLY ACROSS THE SUBJECT PROPERTY AND IS MAINLY CONVEYED WITHIN PIPES. THE CREEK FLOWS BRIEFLY AS AN OPEN CONVEYANCE AT TWO SHORT REACHES ON THE SUBJECT PROPERTY. THIS FLOWS SOUTH TO ADJACENT PROPERTY WHICH CONTAINS WETLANDS AND IS AN NGPA

(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. YES. THE PROJECT WILL REQUIRE WORK OVER THE PIPED PORTION AND ADJACENT TO THE OPEN REACHES OF STURTEVANT CREEK. THERE WILL BE NO WORK WITHIN THE CREEK ITSELF.

(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.

THERE WILL BE NO FILL OR DREDGE MATERIAL PLACED IN OR REMOVED FROM SURFACE WATER OR WETLANDS AS A PART OF THIS PROJECT.

(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. SITE IS OUTSIDE OF THE 500-YR. FLOODPLAIN (ZONE X) PER FIRM MAPPING.

(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

THE SITE WILL ONLY DISCHARGE THE STORMWATER RUN-OFF AFTER DETENTION & TREATMENT. THE VOLUMES WILL BE LOWER THAN CURRENT DISCHARGES SINCE THE PROPOSED IMPERVIOUS AREA IS LESS.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. NO TO BOTH. THE ON-SITE STORMWATER WILL BE COLLECTED

DETAINED, TREATED & DISCHARGED TO STURTEVANT CREEK AT A LOCATION MATCHING THE CURRENT DISCHARGE POINT.

(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.

THE SITE WILL BE CONNECTED TO THE CITY OF BELLEVUE'S SANITARY SEWER SYSTEM. THERE WILL BE NO DISCHARGES TO THE GROUND FROM SEPTIC TANKS OR OTHER SYSTEMS.

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. **STORMWATER RUN-OFF FROM THE ROOF, PARKING & LANDSCAPE AREAS WILL BE COLLECTED IN CATCH BASINS, CONVEYED TO THE EXISTING STORM DETENTION VAULT AND DETAINED. IT WILL THEN BE TREATED IN A STORM FILTER VAULT PRIOR TO BEING DISCHARGED. DESIGNS TO BE PER THE 2005 D.O.E. SMM/W**
- (2) Could waste materials enter ground or surface waters? If so, generally describe.
NOT ANTICIPATED

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **DOWNSPOUT COLLECTORS & CATCH BASINS WILL COLLECT ON-SITE STORMWATER RUN-OFF & DIRECT IT INTO THE EXISTING DETENTION VAULT & CONTROL STRUCTURE. THE PROPOSED IMPERVIOUS AREAS WILL BE LESS THAN THE EXISTING ARE SO LESS RUN-OFF IS ANTICIPATED WATER QUALITY MEASURES MEETING CURRENT CODES (STORM FILTER) WILL BE**

4. Plants **PROVIDED DOWNSTREAM OF DETENTION.**

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? **MOST SHRUBS, GRASSES & EXISTING SITE LANDSCAPING WILL BE REMOVED TO FACILITATE THE NEW CONSTRUCTION & WILL BE REPLACED WITH NEW LANDSCAPE AS REQUIRED BY CODE. SOME TREES MAY ALSO BE REMOVED & REPLACED PER CODE. WEEDY, INVASIVE SPECIES IN THE OPEN STREAM BANKS WILL BE REMOVED & REPLACED WITH NATIVE SPECIES PER CODE.**

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: **PLANTING OF NATIVE TREES & SHRUBS WITHIN THE OPEN CONVEYANCE AREAS OF STURTEVANT CREEK & A 10-FOOT PLANTING STRIP ALONG THE SOUTH PROPERTY BOUNDARY.**

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 ARE KNOWN TO BE ON OR NEAR THE SITE.

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

NO

d. Proposed measures to preserve or enhance wildlife, if any: THE SITE IS ALMOST 70% IMPERVIOUS

SURFACE AND HAS ALMOST NO VALUE FOR HABITAT. EXISTING HABITAT WILL BE ENHANCED BY REMOVAL OF WEEDY/INVASIVE SPECIES & PLANTING OF NATIVE TREES & SHRUBS.

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. AVAILABLE SOURCES OF ELECTRICAL POWER & NATURAL GAS WILL BE UTILIZED FOR HEATING & COOLING FUNCTIONS

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: THE PROJECT WILL COMPLY WITH THE CURRENT APPLICABLE REQUIREMENTS OF THE WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE.

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.

THE PHASE I ENVIRONMENTAL ASSESSMENT PERFORMED ON THE SITE DID NOT REVEAL ANY ENVIRONMENTAL HEALTH HAZARDS INCLUDING EXPOSURE TO TOXIC CHEMICALS, RISK OF FIRE & EXPLOSION, SPILL OR HAZARDOUS WASTE. PROPER STATE & LOCAL PROTOCOLS WILL BE EMPLOYED TO COMPLY WITH ANY PROPOSED DEMOLITION PERMIT PROBLEMS.

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

NONE

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

WE ARE NOT AWARE OF ANY ENVIRONMENTAL HEALTH HAZARDS THAT WOULD BE REQUIRED TO BE REDUCED OR CONTROLLED.

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. **THE SHORT-TERM NOISE LEVEL FOR THE PROJECT WOULD BE LIMITED TO CONSTRUCTION ACTIVITIES & RELATED TRAFFIC TYPE NOISES. NO NOISE INCREASE IS ANTICIPATED BEYOND THE CURRENT LEVEL THAT EXISTS FOR THE POST OFFICE.**

(3) Proposed measures to reduce or control noise impacts, if any:
NONE

8. Land and Shoreline Use

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

UNITED STATES POST OFFICE BRANCH

b. Has the site been used for agriculture? If so, describe. **AERIAL PHOTOGRAPHS FROM 1936 MAY INDICATE SOME LIMITED USE. THERE IS NO CURRENT AGRICULTURE USES ON THIS SITE OR SURROUNDING PROPERTIES**

c. Describe any structures on the site.

A SINGLE STORY BUILDING OF CONCRETE BLOCK & BRICK CONSTRUCTION HOUSING THE U.S.P.S. IS ON THE SITE.

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

YES, ALL STRUCTURES (1) ON THE SITE

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

OFFICE & LIMITED BUSINESS (OLB)

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

DOWNTOWN

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

NONE

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? **BASED ON 80% HOTEL OCCUPANCY APPROXIMATELY 100-105 PERSONS. THERE WOULD BE 10-12 DAILY WORKERS & 2 NIGHTTIME.**

j. Approximately how many people would the completed project displace? **NONE AS ALL USPS EMPLOYEES CURRENTLY WORKING AT THE SITE WILL BE TRANSFERRED.**

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:

THE PROPOSED HOTEL PROJECT IS AN ALLOWED USE UNDER THE
CUB ZONING FOR BELLEVUE.

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? THE TALLEST PORTION OF THE BUILDING WILL BE 68' HIGH. THE PINNACLE EXTERIOR FINISH OF THE BUILDING WILL BE STUCCO.
- b. What views in the immediate vicinity would be altered or obstructed?
NONE THAT ARE KNOWN. ZONING ALLOWS BUILDING HEIGHT UP TO 75'
- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE

11. Light and Glare

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

TYPICAL PARKING LOT LIGHTING & NORMAL INTERIOR ROOM LIGHTING WHICH WOULD OCCUR @ NIGHT.

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

NO.

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

NONE

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

DIRECT CUT-OFF LIGHTING FIXTURES WILL BE INSTALLED FOR THE EXTERIOR PARKING LOT FIXTURES.

12. Recreation

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

SHOPPING, BIKING, NATURE TRAILS.

- 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

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

NO

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

NO

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.

ACCESS TO THE COMPLETED PROJECT WILL BE FROM THE EXISTING ROADWAYS OF 116TH AVE & NE 2ND PLACE. I-405 ACCESS IS VIA NE 4TH WHICH IS 1 BLOCK TO THE NORTH.

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

YES

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

APPROX. 122 NEW SPACES. 91 EXISTING

- 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 the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **PROPOSED HOTEL USE WILL GENERATE APPROX. 644 TRIPS; EXISTING USPS USE GENERATES APPROX. 1,544 PAUL TRIPS. PEAK VOLUMES WILL MOST LIKELY OCCUR IN THE PM HOURS. NEW PEAK TRIPS: 55; EXISTING: 159 TRIPS**
- g. Proposed measures to reduce or control transportation impacts, if any:

A SHUTTLE VAN WILL BE PROVIDED FOR HOTEL GUESTS FOR TRIPS TO DOWNTOWN & LOCAL AREA.

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

- 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.

- 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, SANITARY & STORM SEWERS, ELECTRICITY, NATURAL GAS
ALL EXIST ON SITE & WILL BE UTILIZED FOR THE HOTEL**

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 7/21/2011

IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
BELLEVUE, KING COUNTY, WASHINGTON

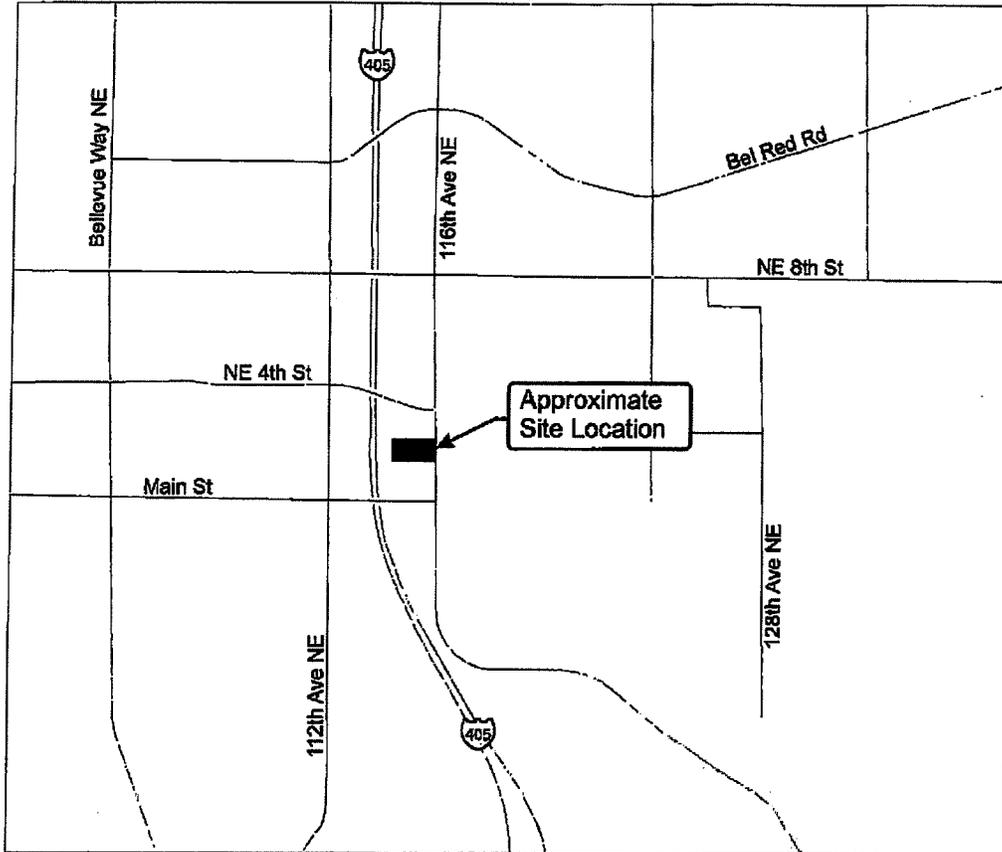
LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 THROUGH 8 AND THAT PORTION OF VACATED 114TH AVE NORTHEAST AND VACATED 115TH AVE NORTHEAST OF THE PLAT OF FIR CREEK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 89, RECORDS OF KING COUNTY, WASHINGTON, ALL IN SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF NORTHEAST SECOND STREET AND THE WESTERLY MARGIN OF 116TH AVE NORTHEAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2 OF SAID PLAT; THENCE ALONG THE WEST MARGIN OF 116TH AVE NORTHEAST, SOUTH 00°19'14" EAST 202.90 FEET TO THE SOUTH LINE OF SAID PLAT; THENCE NORTH 88°40'27" WEST 494.04 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED DECEMBER 22, 1986 UNDER RECORDING NO. 8612221476; THENCE NORTH 01°49'32" EAST 192.83 FEET ALONG THE EAST LINE OF SAID CITY OF BELLEVUE PROPERTY; THENCE SOUTH 88°40'27" EAST 17.72 FEET TO THE WEST LINE OF LOT 7 OF SAID PLAT; THENCE NORTH 01°19'33" EAST 10.00 FEET TO THE SOUTHERLY MARGIN OF NORTHEAST SECOND ST; THENCE ALONG SAID SOUTH MARGIN SOUTH 88°40'27" EAST 468.80 FEET TO THE POINT OF BEGINNING.

PARCEL SIZE = 2.28 AC.

Vicinity Map

(Not to Scale)



Bellevue, King County, Washington



Krazan & ASSOCIATES, INC.

Midlakes P.O. Station - Proposed Re-Development Feasibility Study - 11505 NE 2nd Pl, Bellevue, WA

Date: March 2011

References: Based on Google Maps

Drawn By: JGL

Figure 1

Project Number: 092-11015