City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	East Base NRV Charging Project
Proposal Address:	1975 124th Avenue NE
Proposal Description:	Application for Land Use approval of a Critical Areas Land Use Permit with Critical Areas report to install electrical vehicle chargers for non-revenue (fleet) vehicles at King County Metro East Base within a category III wetland buffer; and structure setbacks of a type F-stream, category III wetland, and a steep slope toe of slope.
File Number:	21-134884-LO
Applicant:	Jennifer Ash, King County Metro Transit
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Drew Folsom, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance issued by King County April 27, 2022**
Director's Decision:	**Approval with Conditions**

By: ***Reilly Pittman*** for
Planning Manager
Elizabeth Stead, Co-Director
Development Services Department

Application Date:	December 30, 2021
Notice of Application Date:	February 10, 2022
Decision Publication Date:	March 16, 2023
Project Appeal Deadline:	March 30, 2023

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above as the appeal deadline.

CONTENTS

Documents Referenced in File

1. King County Determination of Non-Significance, Attached
2. Mitigation Plan and Project Plans, Attached
3. Wetland Study and Critical Areas, and Geotechnical Report, In File

All other documents and materials found in project file for 21-134884-LO

I. Proposal Description

Approval of the East Base NRV Battery Infrastructure Project (project) at the East Base to provide electric vehicle charging stations for Metro's non-revenue vehicle (NRV) fleet. The project is in support of Washington State and King County efforts to reduce greenhouse gas emissions. Project construction and operation would occur within the 717,620-square-foot property in the southwest portion of the East Base employee parking lot, as well as within the southeast portion of the bus yard immediately outside the vehicle maintenance and operations building (project site). The work will occur within a category III wetland buffer; and structure setbacks of a type F-stream, category III wetland, and steep slope toe of slope. The main impacts to critical areas and buffers include:

- Installation of three pedestal-mounted electric vehicle charger stations.
- Installation of five charger station provisions.
- Installation of six electrical vehicle parking signs (EV parking signs.)
- Installation of two bollards.
- Installation of two handholds.
- Installation of a concrete pad supporting electrical equipment.
- Temporary impacts associated with the Installation of below grade power conduits.

The proposal will permanently impact area within a type F-stream, category III wetland, and steep slope toe of slope structure setbacks. The applicant proposed buffer averaging to modify and avoid impacts to the category III wetland buffer. The proposal will involve permanent and temporary impacts to impervious areas which are maintained as parking areas, pathways, or open ground. No significant trees are proposed to be removed. As mitigation, the proposal will remove 30 feet of invasive species within the wetland and stream buffers and replant the area with native vegetation including 1 tree. Areas of temporary impact of the paved parking area and open ground will be restored to current conditions.

A Critical Areas Land Use permit is required because the project will be located within associated structure setbacks of a type-f stream buffer, category III wetland buffer, and steep slopes; and, the proposal will use wetland buffer averaging, as allowed, per Land Use Code (LUC) 20.25.095.D.2.a. The project is an allowed activity per LUC 20.25H.055.

See Figure 1 below for project plan. See reference document 1 for project plans.

Figure 1

II. Site Description, Zoning, Land Use and Critical Areas

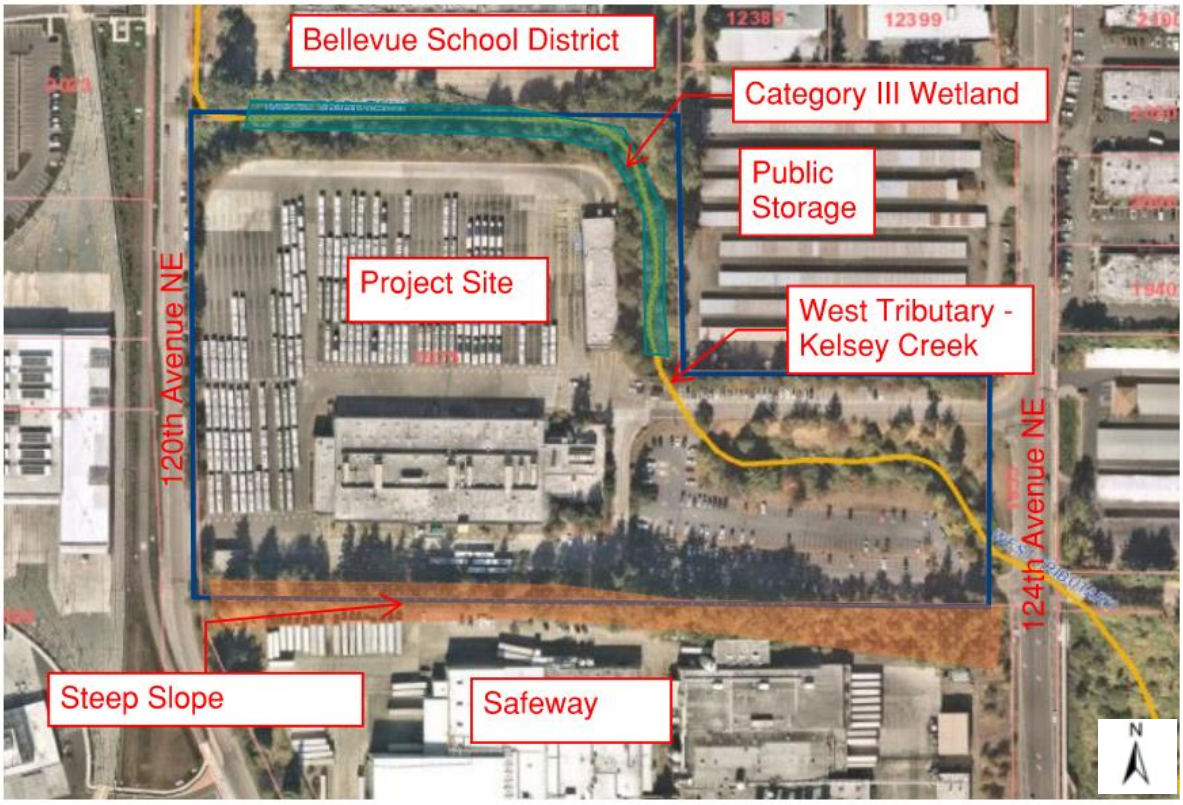
A. Site Description

The project site is located at 1975 124th Avenue NE in the Bel Red Subarea. The site is adjacent to 120th Avenue NE to the west and 124th Avenue NE to the east. The site is highly developed with paved areas and maintenance buildings as a King County Metro transit base and maintenance yard. The property obtains primary access from 124th Avenue NE.

A tributary to Kelsey Creek (West Tributary) and an adjacent category III wetland are

located in the northern portion of the site. The tributary turns and is then adjacent to the northeast boundary of the project site. North of the site is an industrial bakery building owned by the Bellevue School District and a public storage facility. A steep slope is located in the south portion of the site. Above the slope and located south of the site, is a commercially and industrially developed property owned by the Safeway corporation. **See Figure 2 below for project location and current site condition.**

Figure 2



B. Zoning

The property is zoned BR-OR-2. The King County Metro East Base maintenance facility is an existing use per LUC 20.25D.060. The continuation of the existing use and development is allowed in this zoning district.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of BR-OR-2 (BelRed-Office/Residential Node 2). The continuation of the existing use and development is consistent with this land use.

D. Critical Areas – Functions and Values

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near-term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iv. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events,

environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements

The BR-OR-2 zoning dimensional requirements found in LUC 20.25D.080 are generally met by the proposal, but conformance will be verified during building permit review. All setbacks, height, lot coverage by structure, and impervious surface may be required to be verified by survey through the clearing and grading or building permit inspection process. **See Permit Related Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer.

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer. The project proposes to install three pedestal-mounted electric vehicle charger stations, five charger station provisions, six signs, two bollards, two handholds, and a concrete support pad within a type-f stream, category III wetland buffer; and steep slope structure setbacks; and is subject to the performance standards found below:

i. Consistency with LUC Section 20.25H.055

New and Expanded Uses or Development. **LUC 20.25H.055.C.2.a**

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. **The location of existing infrastructure;**
2. **The function or objective of the proposed new or expanded facility or system;**

3. **Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;**
4. **Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**
5. **The ability of both permanent and temporary disturbance to be mitigated**

Finding: The proposal avoids impacts to critical areas and buffers. The proposal demonstrated that no alternative location or configuration will achieve the NRV improvements while still allowing sufficient continued operation of the bus maintenance facility. The areas selected are mostly impervious surfaces in a degraded area previously compacted and overlaid with a gravel base and crushed pebble surfacing. There is no feasible alternative location or configuration within the East Base that would have less impacts to critical areas or buffers. New temporary and permanent disturbance to critical areas and buffers will be restored or mitigated with the planting of native vegetation. **See Mitigation Related Conditions of Approval in Section X**

New and Expanded Uses or Development. **LUC 20.25H.055.C.2.b**
If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

1. **Location and design shall result in the least impacts on the critical area or critical area buffer;**
   The project will take place in areas of degraded impervious condition surrounded by existing paved areas.

2. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**
   The project avoids disturbance of critical area and buffers.

3. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**
   The proposal has been designed to avoid removal of native vegetation and modifying existing contours by placing the NRV stations and associated improvements within an impervious area already disturbed by prior development.

4. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut**

and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;
The proposal will occur in an area of existing disturbance and development. No new crossing over of a wetland or stream is proposed.

5. **All work shall be consistent with applicable City of Bellevue codes and standards;**
   All work proposed is consistent with applicable City of Bellevue codes and standards found in Titles 20 and 23.

6. **The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**
   No changes to aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod are anticipated.

7. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and;**
   No associated parking is proposed. The NRV stations and associated improvements are proposed in an area of prior disturbance and the applicant has demonstrated there are no feasible alternative locations.

8. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**
   Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan. See Conditions of Approval in **Section X**

ii. Consistency with LUC 20.25H.080 and LUC 20.25H.100

Finding: Based on review, the project is in conformance with the performance standards for development on sites with streams and wetlands found in LUC 20.25H.080 and LUC 20.25H.100. New light fixtures will be angled away from the West Tributary of Kelsey Creek to minimize spillover and project design measures were utilized to avoid increased light and glare from project operations. The proposal will not generate toxic runoff. Runoff, including stormwater, would continue to be either drained via existing storm drains onsite or collected and disposed of at permitted

facilities The edge of the buffer of the stream and wetland is currently densely vegetated, and that condition is not being changed by this project. Restoration planting is proposed in the stream and wetland buffers which will add additional vegetation.

iii. Consistency with LUC 20.25H.095.D.2 – Buffer Averaging

Buffer Averaging. Buffer averaging may be allowed if all the following criteria are satisfied. Proposals to average the wetland critical area buffer under this subsection shall require a Critical Areas Land Use Permit; provided, that a mitigation or restoration plan is not required for buffer averaging.

1. **Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function;**
2. **Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;**
3. **The total buffer area is not reduced;**
4. **The buffer area is contiguous;**
5. **Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;**
6. **Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and**
7. **At no point is the critical area buffer width less than 75 percent of the required buffer dimension.**

Finding: Buffer averaging was used to adjust the 2,126 square feet of buffer and corresponding setback outside the project site and extend it across the southeast. This adjustment does not reduce the wetland buffer width to less than 75% of the required buffer dimension (Figure 1). The total buffer area would not be reduced and would remain contiguous. The adjustment or compensating area would not affect slope stability and would not increase the likelihood of erosion or landslide hazard. The ecological structure and function of the resulting buffer surrounding the wetland would remain similar to the existing condition, with no significant adverse impacts on existing habitat associated with species of local importance. The edge of the buffer of the stream and wetland is currently densely vegetated, and that condition is not being changed by this project. Restoration planting is proposed in the stream and wetland buffers which will add additional vegetation.

See Mitigation Related Conditions of Approval in Section X of this report.

IV. Public Notice and Comment

Application Date:	December 20, 2021
Public Notice (500 feet):	February 10, 2022
Minimum Comment Period:	February 24, 2022

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on February 20, 2022. It was mailed to property owners within 500 feet of the project site. The city received a request for plans from the King County Department of Natural Resources. The request for plans was provided to the King County Department of Natural Resources.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department reviewed the proposal for compliance with Clearing and Grading codes and standards and has approved the application. A clearing and grading permit is required and any plans submitted must be consistent with this approval. The site is subject to rainy season restrictions. **See Permit and Rainy Season Related Conditions of Approval in Section X of this report.**

B. Utilities

The Utilities Review section of Development Services Department reviewed the proposal for compliance with Utility codes and standards and has approved the application.

VI. State Environmental Policy Act (SEPA)

Determination of Non-Significance issued by King County April 22, 2022.
(See attachment 1, SEPA Determination of Non-Significance)

VII. Changes to Proposal Due to Staff Review

The applicant added mitigation consisting of the removal of invasive species and replanting of native vegetation within the wetland and stream buffer.

VIII. Decision Criteria

20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a clearing and grading permit and other necessary construction permits before beginning any work. **See Permit Related Conditions of Approval in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposal utilizes to the maximum extent the best available construction, design, and development techniques within reason to provide a result that has the least impact on the critical area and critical area buffer. All permanent disturbance will occur within developed areas consisting of impervious gravel or open ground. No tree removal is proposed.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
   As discussed in Section III of this report, the performance standards of LUC 20.25H are being met or exceeded.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   The proposed activity will not affect public services or facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation planting plan has been submitted. The proposed planting will remove 30 square feet of invasive species within the wetland and stream buffer and replant the area with native vegetation including 1 tree. **See Mitigation Related Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to install electrical vehicle chargers for non-revenue (fleet) vehicles at King County Metro East Base within a category III wetland buffer; and structure setbacks of a type F-stream, category III wetland, and a steep slope toe of slope, and associated improvements. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clearing and grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a permit or other necessary development permits within one year of the effective date of

the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code – BCC Title 24	Arturo Chi, 425-452-4119
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441

The following conditions are imposed under the Bellevue City Code as referenced.

1. **Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A clearing and grading permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035
   Reviewer: Drew Folsom, Savina Uzunow, Development Services Department

2. **Mitigation Planting:** The proposed mitigation planting shown on the submitted planting plan included in attachment 2 is required to be installed. The planting plan is required to be submitted and approved prior to grading permit issuance. All permanent and temporary disturbance is required to be mitigated and/or restored. I

   Authority: Land Use Code 20.30P.140
   Reviewer: Drew Folsom, Development Services Department

3. **Monitoring:** The planting area shall be maintained and monitored for 5 years. Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Drew Folsom at dfolsom@bellevuewa.gov or to the address below:

   Environmental Planning Manager
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Drew Folsom, Development Services Department

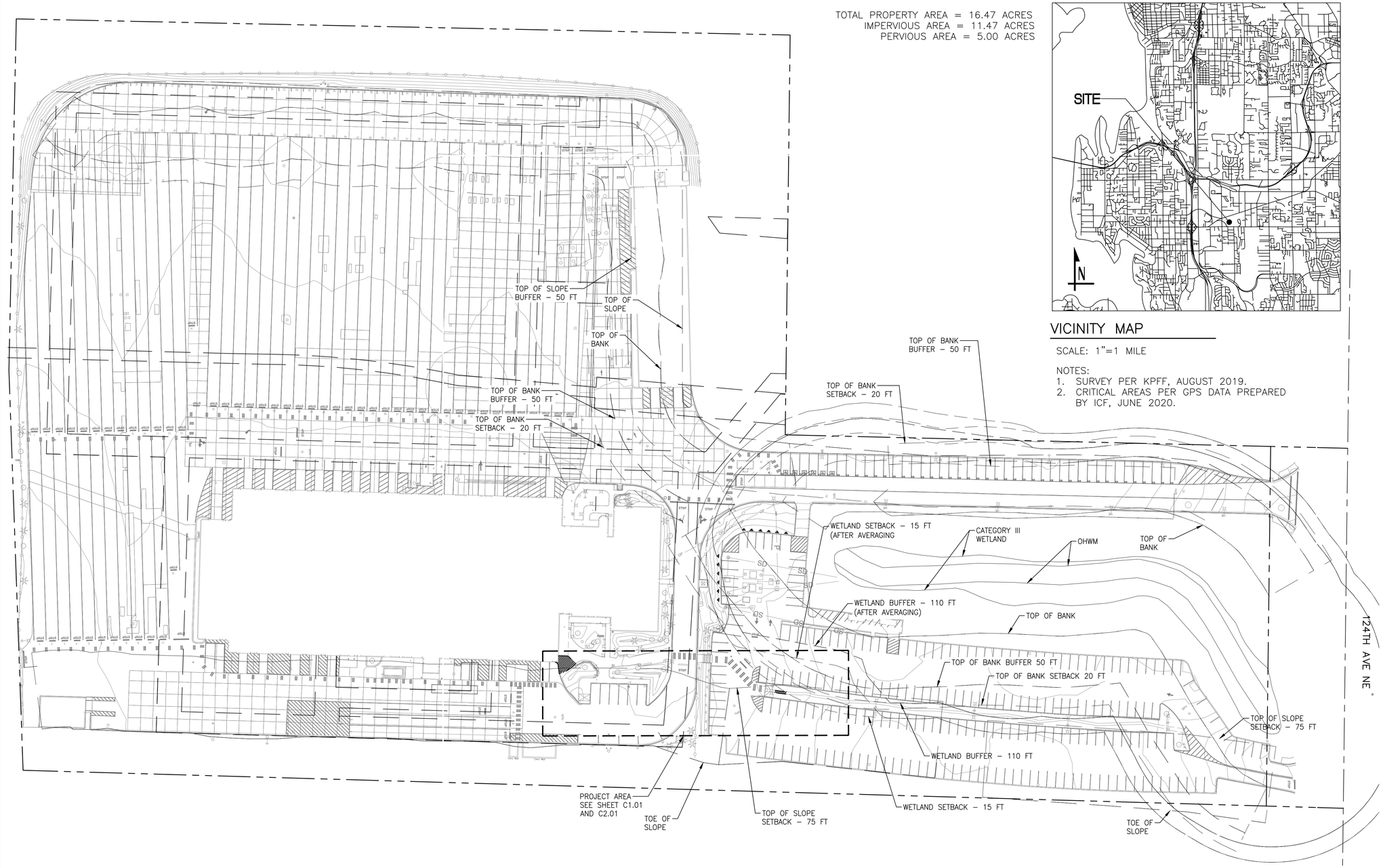
4. **Land Use Inspection Required:** Inspection of mitigation planting must be completed by the Land Use Planner as part of the grading permit inspection process. A Land Use inspection will be added to the grading permit.

   Authority: Land Use Code 20.25H.210
   Reviewer: Drew Folsom, Development Services Department

5. **Rainy Season Restrictions:** The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).

   Authority: Bellevue City Code 23.76.093.A,
   Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

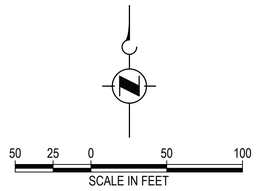
TOTAL PROPERTY AREA = 16.47 ACRES
IMPERVIOUS AREA = 11.47 ACRES
PERVIOUS AREA = 5.00 ACRES



VICINITY MAP

SCALE: 1"=1 MILE

NOTES:
1. SURVEY PER KPFF, AUGUST 2019.
2. CRITICAL AREAS PER GPS DATA PREPARED BY ICF, JUNE 2020.



EAST BASE VEHICLE MAINTENANCE & OPERATIONS BUILDING

OWNER: KING COUNTY
ADDRESS: 1975 124TH AVENUE NE
BELLEVUE, WA 98005–2113
PARCEL #: 2825059026
LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0'42'15" EAST ALONG THE EAST LINE THEREOF 761.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89'21'05" WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 1286.31 FEET TO THE EAST MARGIN OF 120TH AVENUE NORTHEAST; THENCE NORTH 2'01'39" WEST ALONG SAID MARGIN 389.63 FEET; THENCE NORTH 1'12'00" EAST ALONG SAID MARGIN 342.42 FEET TO A LINE WHICH IS PERPENDICULAR TO THE WEST LINE OF SAID SUBDIVISION AND PASSES THROUGH A POINT NORTH 88'21'06" WEST 1338.50 FEET AND NORTH 1'11'41" EAST (PARALLEL WITH SAID WEST LINE) 731 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88'48'14" EAST ALONG SAID PERPENDICULAR LINE AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE SOUTH 0'42'15" WEST ALONG SAID WEST LINE 389.36 FEET TO THE SOUTH LINE OF THE NORTH 1511.02 FEET OF SAID SUBDIVISION AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTH 88'47'39" EAST ALONG SAID SOUTH LINE 548.00 FEET TO SAID WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 0'42'15" WEST ALONG SAID WEST LINE 350.23 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AN EASEMENT TO THE CITY OF BELLEVUE FOR ROAD PURPOSES OVER THE EAST 30 FEET THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 6714548 AND SUBJECT TO AND EASEMENT TO THE CITY OF SEATTLE FOR ELECTRICAL LINES OVER THE WEST 45 FEET OF THE EAST 75 FEET THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 7103160393.

90% DESIGN - NOT FOR CONSTRUCTION 7/14/2021

No.	REVISION	BY	APP'D	DATE
				XX-XX-2021

811 Know what's below. Call two business days before you dig.

LPD engineering pllc
1932 First Ave, Suite 201, Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

NICOLE F. HERNANDEZ STATE OF WASHINGTON 36904 REGISTERED PROFESSIONAL ENGINEER

DESIGNED: NICOLE HERNANDEZ	APPROVED:
DRAWN: ERIC WILKINSON	
CHECKED: NICOLE HERNANDEZ	PROJECT NO: -
CHECKED:	CONTRACT NO: -

King County METRO

METRO TRANSIT CAPITAL DIVISION
KING COUNTY - NRV CHARGING
1975 124TH AVE NE, BELLEVUE, WA 98005
SITE PLAN B

DATE:	7/14/2021
DRAWING NO:	C1.00
SHEET NO: OF	---- XX