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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Sandra and Dale Griffith

LOCATION OF PROPOSAL: 14610 NE 13th Place

DESCRIPTION OF PROPOSAL: Subdivide an existing 1.01 acre single family residential lot into 2 single family residential lots in the R-2.5 zoning district.

FILE NUMBER: 06-102497-LN

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **December 27, 2007**.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

December13, 2007
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue Submittal Requ .ents

Scan 12/15/06 27a

ENVIRONMENTAL CHECKLIST

5/24/04

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). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). .

BACKGROUND INFORMATION

Property Owner: Dale G and Sandra L. Griffith

Proponent:

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

Address: 14610 NE 13th Place

Phone: 425-641-3269

Proposal Title: Rock Creek Ranch ~~lot 5~~ preliminary short plat

Proposal Location: 14610 NE 13th PL 148 Ave NE and NE 13th PL
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Divide lot 5 into two lots (5, 5B) and construct a single family home on 5B
2. Acreage of site: .93 1.01 A
3. Number of dwelling units/buildings to be demolished: Ø
4. Number of dwelling units/buildings to be constructed: one
5. Square footage of buildings to be demolished: Ø
6. Square footage of buildings to be constructed: 2500 - 3000
7. Quantity of earth movement (in cubic yards): less than 40 cubic yards from previously disturbed area
8. Proposed land use: private single family home with fish hatchery
9. Design features, including building height, number of stories and proposed exterior materials: 30 feet high 2 or 3 stories wood or vinyl siding and composition roof
10. Other

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Estimated date of completion of the proposal or timing of phasing: Start 2 to 3 years after short plat approval and finish 1 to 1½ years later

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Possible remodel of existing house's kitchen and family room

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Stream side bank has been flagged for 50ft setback. There is a fish hatchery pond within the Kelsey Creek setback which will be maintained and may be improved in the future. wetland + Geotech rept in file

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.
We are currently involved in a short plat application for 4.37 acres to the north of Rock Creek Ranch. A trapezoidal piece land may be added to lot 5B (approximately 2500 sq. ft) Griffiths Plat adj. 148th, separate appl.

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.
Standard building and utility permits for single family home construction

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 terraced

b. What is the steepest slope on the site (approximate percent slope)? under 40% under 10' vertical change + under 1000 SF ✓
~~45%~~ in terraced, previously disturbed area

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.
silty sand with gravel

Earth Consultant, Inc. dated 11/28/05
See Geotech rept of record ✓

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Total lot is currently landscaped. We anticipate removing much of the fill in the new house footprint area. Most should be replaced as backfill. Some may be used to raise the level of access driveway

less than 40 cy source of fill to be determined

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

Anticipate removing/clearing very little, if any, from site. Previous work in pond area resulted in negligable erosion.

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

10 – 20 %

Potential for erosion/sedimentation into stream/wetland & construction activities. TESP controls req'd per BCC 23.76 clear + Grade Code. Subject to varying season restrictions.

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

silt fences
retaining walls

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.

Possible gas fumes from generator
Natural gas fumes from furnace
Possible asphalt fumes

Air emissions from construction vehicles

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:

None

Construction dust suppressant measures per BCC 23.76 clear + Grade Code.

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.

Kelsey Creek

Fish hatchery with pond

Type A riparian corridor
Type A wetland

(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. The proposed new house would be approximately 70 feet from Kelsey Creek and approximately 30 feet from the fish hatchery pond

will meet LUC req'd primary + structure setbacks

Yes

(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.

Wetland areas will not be effected

& primary setback

Also Φ streams primary setbk.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not likely, however, the pond can be drained to provide an additional buffer against erosion if necessary

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes

(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. Surface water from impervious surfaces will be infiltrated into the ground and should eventually reach the existing water table. This system has been used successfully on lot 5 for over 30 years

(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.

Does not apply

Parcel B will need to obtain storm permit from the Utilities dept. BCC 24.06.

c. Water Runoff (Including storm water)

(1) Describe the soi of runoff (including storm water) and me' of collection and disposal, if any (include quantitie known). Where will this water flow? Wi , water flow into other waters? If so, describe. Impervious driveway, walkway, and roof surfaces. Downspouts and tightline to French drain or infiltration trench. Water infiltrates into the soil. Storm runoff per storm permit BCC 24.06.

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

No

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

A majority of the new lot will be absorbing storm the water through an infiltration system per permit BCC 24.06

4. Plants

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

- ☑ deciduous tree: alder, maple, aspen, other vine maple, hazel, dogwood
- ☑ evergreen tree: fir, cedar, pine, other
- ☑ shrubs rhodies, azaleas, other ornamental plants
- ☑ 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

LUC 20.20.900.D Min. 15% diameter inches of sign. trees req'd to be saved. Applicant will save 33% w/ NEPA.

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

Approximately half of existing trees around existing house will be removed (cedar, fir) (multi-trunked maple) Limited number of small shrubs, fruit trees, hazelnut, salal removed or replanted in area of new house

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

Great blue heron visit the fish pond
Chinook salmon have been spawned and released from fish hatchery pond. An occasional red tailed hawk has flown by.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Although much of the lot is currently landscaped with weeping Alaska cedar, blue cedar, rhodies, azaleas, pine, Japanese maple and other plants, and has a large fish hatchery pond, we would plant more native plants around the house and the pond

5. ANIMALS

✓

a. Check or circle any birds, animals which have been observed on or near the site or are known to be on or near the site:

- [x] Birds: hawk, heron, eagle, songbirds, other: ducks, kingfisher, cedar waxwings, swallows, robins, Bluejays typical animals to wetland forest
- [x] Mammals: deer, bear, elk, beaver, other: coyote, raccoon, possum
- [x] Fish: bass, salmon, trout, herring, shellfish, other: fish hatchery salmon

b. List any threatened or endangered species known to be on or near the site.
Do not know page Chinook salmon? Great blue heron? NOPE will provide wildlife habitat areas

c. Is the site part of a migration route? If so, explain.
Do not know

d. Proposed measures to preserve or enhance wildlife, if any: The fish hatchery has the potential of making a significant difference in the fish life in Kelsey Creek. We plan to improve the facility and work with the city on the project. We will be spawning 30,000 salmon this winter

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.
Electricity and natural gas used for home's daily needs

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:
Double pane windows. Possible 6 inch exterior walls in house Energy conservation appliances

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.
New fire hydraut to be located at end of NE 13th Place

Sprinkler system in house

(2) Proposed measures to reduce or control environmental health hazards, if any.
None

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.

Minimal traffic noise
Construction noise during available hours per Bellevue regulations

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

Will follow city guidelines on noise regulations

Truck traffic noise & construction noise per City's Noise Ord. BCC 9.18

8. Land and Shoreline Use

+ fish hatchery

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

Single family homes Vacant land

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

No

c. Describe any structures on the site.

One single family home with detached garage and playhouse

Fish hatchery pond and pump house

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

Possibly remove playhouse

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

R 2.5 ✓

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

SF-Medium Density

~~No more than 3 single family dwellings per acre~~ ✓

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

~~Do not know~~ N/A ✓

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Type A Kelsey Creek and 50 feet buffer. Small wetland off ~~southwest area~~ primary setback.

Type A riparian corridor

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

2-5

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

Ø

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

Does not apply

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

any:
city of Bellevue is reviewing

SF homes as per zoning regs.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 1 current home
1 new home

both middle income

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Ø

c. Proposed measures to reduce or control housing impacts, if any:
Follow existing zoning and city requirements

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? 30 feet

wood or vinyl siding, composition roof

b. What views in the immediate vicinity would be altered or obstructed? Homes on lot 5 and 5B will be visible to each other – one house to north and two houses to West will see new house

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

landscape with new plants

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Low wattage light fixtures under 6 feet in height
Light glare would occur at night

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

Possibly

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:
Landscaping Careful positioning of outdoor lights

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? YMCA Highland Community Center, Commissioner's Park, school grounds at Stevenson Elementary and Highland Middle

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 at this time

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, archeological, scientific, or cultural importance known to be on or next to the site. 40 + year old fish hatchery pond

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

Work with the city of Bellevue

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.

148 Ave NE and NE 13th PL, NE 8, Bel-Red Road

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

No 1 block

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

3-6 1

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). A private 16 feet wide five lane will exist from NE 13PL, along the easterly property line for approximately 100 feet to the new property line

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

4-8

peak volumes would occ

g. Proposed measures to reduce or control transportation impacts, if any:
None

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.
Yes, only to the extent that a single family home would use these services

b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities

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

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.
Puget Sound Energy: electricity & natural gas / Qwest: telephone / Comcast: cable TV / city of Bellevue: water and sewer / Allied Waste Service: garbage & recycling / All utilities except sewer will come from the street, through the 5 feet easement on the east to the 10 feet easement on the north and then hook up to the new house. The sewer would hook up from the house, east to the 6 inch tee on the side sewer line and located approximat 5 feet east of the METRO manhole

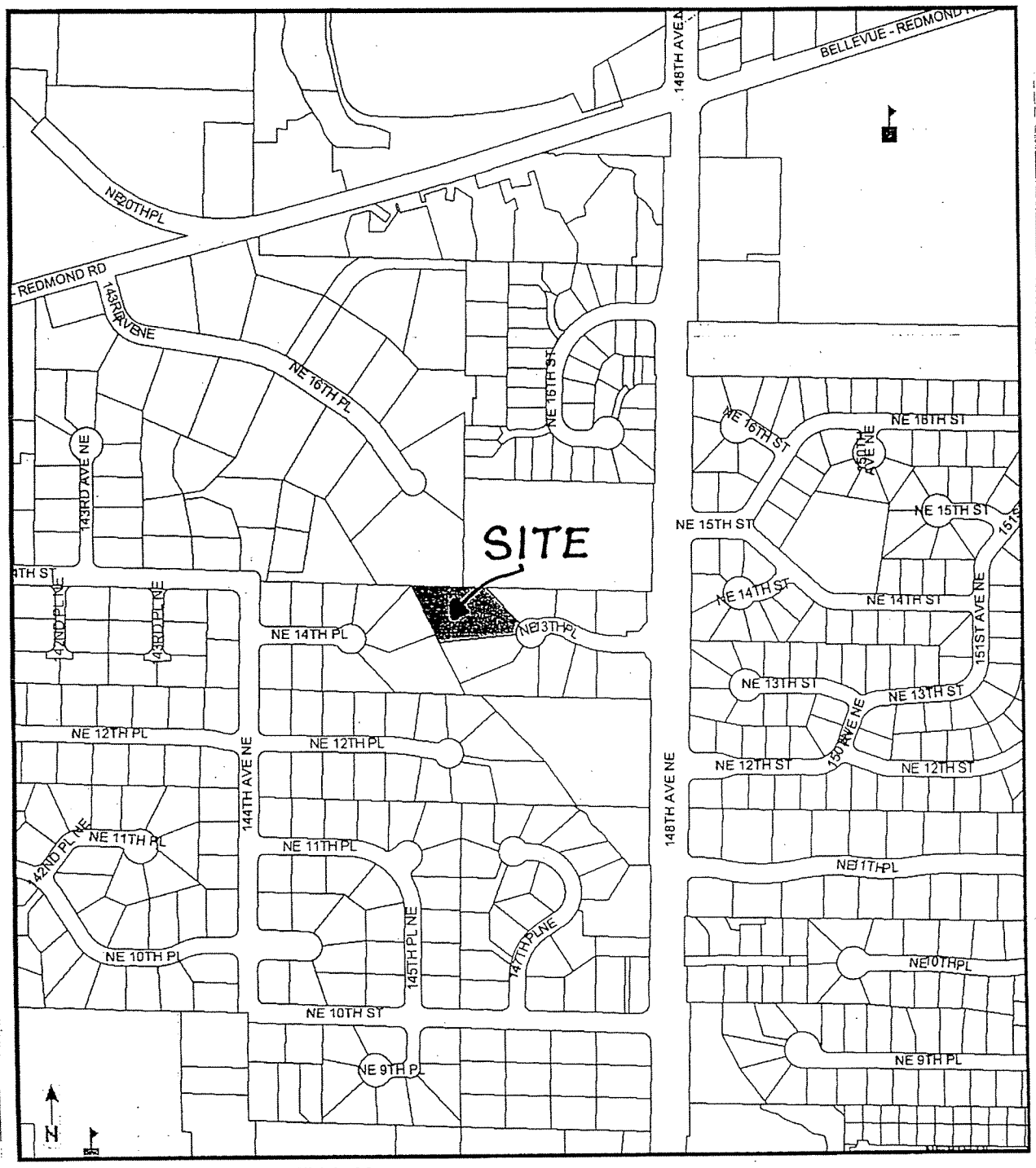
Signature

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: Dale Whitfield

Date Submitted: November 30, 2005

New Utilities per req'd permits - Storm permit, side sewer permit, water service permit BCC 24.02, 24.04, 24.06. ✓



Vicinity Map

Rock Creek Ranch Lot 5

Site

VICINITY MAP

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JAN 30 2004

Permit Processing

City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report

Proposal Name:	Rock Creek Ranch Preliminary Short Plat
Proposal Address:	14610 NE 13th Place
Proposal Description:	Subdivide an existing 1.01 acre single family residential lot into 2 single family residential lots in the R-2.5 zoning district.
File Number:	06-102497-LN
Applicant:	Sandra and Dale Griffith
Decisions Included:	Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance**

Carol V. Helland
Environmental Coordinator
Department of Planning and Community Development

Department Decision: **Approval with Conditions**

Carol Saari

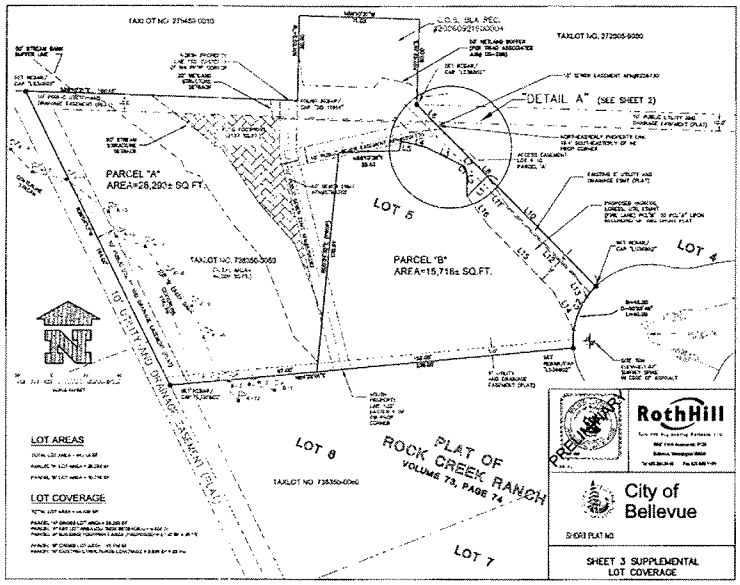
Carol Saari, Associate Planner
Department of Planning and Community Development

Completeness Date:	02/07/06
Notice of Application:	02/16/06
Decision Publication Date:	12/13/07
Appeal Deadline:	12/27/07

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 pm on the date noted for appeal of the decision.

I. Description of Proposal

The applicant proposes to short plat an existing 1.01 acre single family residential lot into 2 single family residential lots in the R-2.5 zoning district. The property is located along the west side of 148th Ave. NE, at the end of NE 13th Place. **See Attachment A - Plans.**



There is an existing house on the site which will remain (Parcel B). There is also an existing private fish hatchery pond which will remain (Parcel A). The new house for the proposed Parcel A will be located between the fish pond and the existing house on Parcel B.

The site slopes from east (high) to west (low) with an elevation change of approximately 40 feet over 240 lineal feet (overall 17% slope). The lowest point on the site is Kelsey Creek (Type A protected stream) which runs along the west property line. There is a Type A wetland located north of Parcel B; 30' of the 50' Type A wetland primary setback falls within Parcel B. There are no other protected areas onsite. The applicant is requesting a modification to the structure setback for the Type A stream in order to locate the new home on Parcel A just northeast of the fish pond. See Section III.B.

> **Note:** The application is vested prior to the August 1, 2006 effective date of the Critical Areas Ordinance since the application was submitted and deemed complete prior to this date.

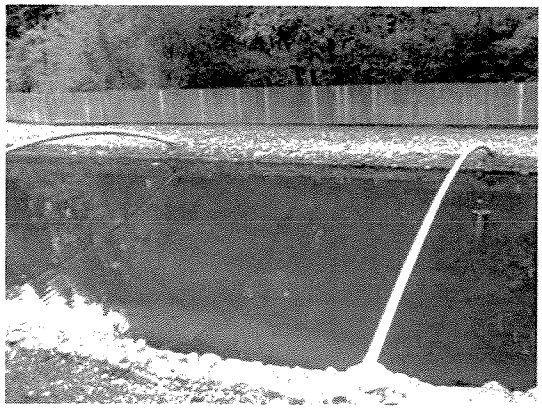
The existing private driveway will serve the new Parcel A. City water and sewer currently serves the site and will be extended to the new lot. Stormwater runoff will be collected and conveyed per City codes and regulations.

II. Site Description and Context

The site is located in the Wilburton/NE 8th Street Subarea about 1/3 mile north of the intersection of NE 8th Street and 148th Ave. NE. The new lot will be located behind the existing Griffith single family home at the west end of the cul-de-sac of NE 13th Place. NE 13th Place is a small well established neighborhood of 9 homes. **See Attachment B - Vicinity Map.**

The site is surrounded by established single family neighborhoods, zoned R-2.5. **See Attachment C – Zoning Map.** There are commercial areas within one mile of the site, located at the intersections of 148th Ave. NE & NE 8th (Car Wash) and 148th Ave. NE & Bel-Red Road (Jack in the Box). **See Attachment D - Aerial Photograph.**

As mentioned in Section I above, Kelsey Creek, a protected fish bearing stream, is located on the property. The Griffith's private fish hatchery releases young coho salmon into Kelsey Creek every year.



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-2.5	
Gross Site Area	44,009 square feet or 1.01 acres	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Minimum Lot Area	13,500 Square Feet	Parcel A: 28,293 square feet Parcel B: 15,716 square feet
Minimum Lot Width	80 Feet	Parcel A: 130 feet Parcel B: 130 feet
Minimum Lot Depth	80 Feet	Parcel A: 91 feet Parcel B: 87 feet
Minimum Width Street Frontage	30 feet	Parcel A: NA (access easement over Parcel B) Parcel B: 40 feet

ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yard	15 Feet	15 Feet
Access Easement	10 Feet	10 Feet
Lot Coverage	35% maximum (after deducting protected areas and associated primary setbacks)	28% for Parcel B with the existing house (no protected areas). 33% maximum proposed for Parcel A after deducting protected areas and associated primary setbacks.
Tree Retention	15% or 93 Diameter Inches of significant trees out of 618 total Diameter Inches of significant trees onsite	33% or 202 Diameter Inches of significant trees

B. Special District Requirements (Sensitive Area Overlay District LUC. 20.25H)

Note: The application is vested prior to the August 1, 2006 effective date of the Critical Areas Ordinance since the application was submitted and deemed complete prior to this date. See condition IX.B.1. Development on this site is subject to the requirements of the 1987 Sensitive Areas Ordinance.

The site contains a Type A riparian corridor (Kelsey Creek). The applicant will be required to protect the riparian corridor and 50 foot primary setback within a Native Growth Protection Area (NGPA). There is also a portion of the 50 foot primary setback for a Type A wetland (located offsite) which will also be placed within an NGPA. See condition IX.B.2. The NGPA for both areas will total 13, 371 square feet on Parcel A. The proposed building pad for Parcel A will be located outside of all protected areas and primary setbacks. There are no protected areas or primary setbacks on Parcel B.

There are no slopes over 40% onsite. Sites with average slopes over 15% or greater are required to meet the non-disturbance regulations of the Land Use Code. These regulations require 7,111 square feet of non-disturbance on the site, per LUC 20.25H.110.D.1. The applicant proposes 13,371 square feet of non-disturbance within a Native Growth Protection Area (areas noted above) which meets this requirement. See condition IX.B.2.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The site is subject review under the State Environmental Policy Act (SEPA) due to the presence of protected areas onsite, per Bellevue City Code 22.02.045.

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clearing and Grading Code, Utility Code, Land Use Code, Noise Ordinance, Transportation Standards and Codes, Building Code and other

construction codes adequately mitigate expected environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the *2006-2017 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) published November 2006. This document is available in the Records Room, Bellevue City Hall, 450 110th Ave. NE. Transportation-related impacts associated with the Griffith Preliminary Short Plat are consistent with the potential projected impacts analyzed in the 2006-2017 TFP EIS.

Water

The site has an existing storm drainage system which includes a tightline system with a catchbasin that directs runoff to Kelsey Creek.

For the short plat, storm water will be collected from the road and house roof and footing drains by a piped conveyance system or other approved system prior to dispersing into the stream. A City of Bellevue storm permit will be required to assure conformance with City codes and regulations, per Bellevue City Code 24.06. See condition IX.A.1.

The site is located within the Kelsey Creek Drainage Basin. Kelsey Creek, a Type A fish bearing stream, is located onsite. The applicant proposes to protect Kelsey Creek and the associated 50 foot primary setback within a Native Growth Protection Area (NGPA).

The applicant provided a report titled, "Wetland Delineation Report, 148 Avenue Project Site, Bellevue, WA," dated November 2005 prepared by EcoPacific Environmental Services. As outlined in the report, there is a Type A wetland located offsite to the north. A portion of the 50 foot primary setback is located on the property and will be placed within an NGPA.

There is the potential for contaminated surface water runoff to flow into Kelsey Creek which could affect the fish habitat. This potential impact will be mitigated by the developer installing permanent runoff control and meeting the water quality requirements of the City of Bellevue Engineering Standards. See condition IX.A.1.

Earth

According to the geotechnical report by Earth Consultants, Inc. dated November 28, 2005, soils onsite include a surficial layer of topsoil and forest duff, with a layer below of fill consisting of concrete, asphalt and brick debris. Below that, a layer of silty sand with varying amounts of gravel is present.

There is the potential for sedimentation into Kelsey Creek with the earth movement activities related to construction of the road, utilities and future home. The site is subject to rainy season construction restrictions (subject to special exceptions) intended to prevent erosion and sedimentation impacts to the water resources. These potential impacts will be mitigated by temporary erosion and sedimentation controls required by the Clearing and Grading Code

Section 23.76.090.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

Access to the city's street system will be located at the dead-end of NE 13th Place. This location provides safe ingress and egress conditions for the site (adequate sight distance, street lighting, moderate slope, etc.).

This project will create one new p.m. peak hour trip and 10 new daily trips. Due to this low new trip rate, transportation impacts resulting from this project will be negligible and concurrency testing is not required (30 or more new p.m. peak hour trips).

Under Bellevue City Code 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance. See condition IX.C.1.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Department Review

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal.

The water, sewer and storm drainage systems have been reviewed on a conceptual basis only. There are no implied approvals of the engineering specifications for the water, sanitary sewer and/or storm drainage for the site. Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Storm Permit, Side Sewer Permit and Water Service Application. See condition IX.A.1.

B. Fire Department Review

The Fire Department has reviewed the proposal and finds that the proposal meets Fire Department requirements. No conditions of approval are necessary.

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the Rock Creek preliminary short plat and recommends approval based on the comments and conditions herein. The Transportation Department will not require final engineering plans usually associated with plat infrastructure work as transportation improvements are minimal.

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all items for emergency and public service vehicles. See condition IX.B.5.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department. See condition IX.D.1.

Street Frontage Improvements

The Rock Creek Short Plat will not be required to install street frontage improvements on NE 13th Place due to the following:

i) There are no frontage improvements nearby to connect to along NE 13th Place.
ii) There are no planned city projects along the project's frontage on NE 13th Street.

The applicant will be responsible for all damage to city right-of-way caused by construction activities related to this project. See condition IX.D.1.

Site Access

Access to Parcels A and B will be from a joint-use driveway connecting to NE 13th Place. The joint-use driveway width will be a minimum of sixteen feet wide, paved full-length, full-width and shall not exceed a grade of 15%.

The connection to NE 13th Place shall be per Design Manual Standard Drawing DEV-7 (Driveway Approach Where No Curb-Gutter Exists). Radius shall be 5 feet which will create a 26 foot wide connection to NE 13th Place.

See condition IX.D.1.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site NE 13th Place is classified as an "Overlay Required Street".

D. Clearing & Grading Review

The applicant will be required to meet the requirements of the Clearing and Grading Code, Bellevue City Code 23.76.090, for temporary erosion and sedimentation controls.

VI. PUBLIC COMMENT

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on February 16, 2006. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. Staff received one written comment letter. The comment letter was in response to the Griffith's other short plat to the north adjacent to 148th Ave. NE. Although the comments were directed to the other short plat, the following summarizes the issues in the letter and staff response.

Issue: There will be a loss of the natural greenbelt.

Response: The zoning district and comprehensive plan contemplate single family development for this parcel, provided the development meets city codes and regulations. The applicant has proposed to retain the existing stream buffer and wetland buffer within a Native Growth Protection Area. The total square footage for the NGPA proposed is 13,371 square feet. The applicant also proposes to retain 202 diameter inches of significant trees which will provide buffer to adjacent properties. There are no specific greenbelt requirements applicable to this property except the NGPA requirements noted above.

VII. Decision Criteria:

Land Use Code Section 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

   City codes ensure public health, safety and general welfare through development code requirements. The new lot will be accessed via an extension of the existing driveway for the existing house. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Proposed storm water runoff facilities will be required meet City codes and standards, per Bellevue City Code 24.06.

2. **The public interest is served by the short subdivision.**

   The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City

codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

The preliminary short plat considers the physical characteristics of the site by preserving the Type A riparian corridor and primary setback and Type A wetland primary setback within a Native Growth Protection Area.

4. **The proposal complies with all applicable provisions of the Land Use Code (Bellevue City Code Title 20), the Utility Code (Bellevue City Code Title 24), and the City of Bellevue Development Standards.**

As conditioned, the proposal complies with the Land Use Code requirements for the R-2.5 zoning district, the Utility Code and the City of Bellevue Development Standards.

Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 15% of the diameter inches of significant trees on the site or 93 diameter inches. The applicant proposes to preserve a total of 202 diameter inches or 33% of the diameter inches of significant trees onsite. No construction may occur within the dripline of significant trees to be saved. See condition IX.B.3.

The non-disturbance regulations of the Land Use Code require 7,111square feet of non-disturbance. The applicant proposes 7,130 square feet of non-disturbance which meets Code requirements. The non-disturbance requirement is satisfied by the area provided within the Native Growth Protection Areas. See condition IX.B.2.

5. **The proposal is in accord with the Comprehensive Plan (BELLEVUE CITY CODE Title 21).**

The site is located within the Wilburton/NE 8th Street Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property which is consistent with the R-2.5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving healthy significant existing trees on-site.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: As conditioned, each lot can reasonably be developed to current R-2.5 zoning standards without requiring a variance. See condition IX.B.4.

Land Use Code Requirements

A. **Dimensional Requirements**: Refer to Section III for dimensional requirements.

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-2.5 dimensional requirements.

B. **Significant Tree Preservation**: The tree preservation requirements under LUC Section 20.20.520 require the applicant to save a minimum of 15% of significant trees on the site. In order to meet the 15% minimum retention requirement, the project must retain a minimum of 93 diameter inches of significant trees.

Finding: The applicant will retain a total of 202 diameter inches, or 33%, which exceeds the code requirement of 93 diameter inches of significant trees, or 15%. See condition IX.B.3.

C. **Non-disturbance**: The non-disturbance requirements of LUC 20.25H.110E are being met through the designation of 13,371 square feet within a Native Growth Protection Area. The code requirement for non-disturbance for this site is 7,111 square feet. The proposal exceeds the code requirement for non-disturbance. See condition IX.B.2.

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VIII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Rock Creek Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted

pursuant to LUC 20.45B.150 and .160.

IX. Conditions of Approval:

A. GENERAL CONDITIONS:

1. WATER, SEWER AND STORM DRAINAGE

Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Storm Permit, Side Sewer Permit and Water Service Application.

Authority: Bellevue City Code 24.02, 24.04, 24.06
Reviewer: Nicole Mecum, Utilities Department

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. VESTING

The final short plat shall portray the following:

"Per LUC 20.40.500.B, lots in a subdivision or short subdivision shall be vested against changes in the Land Use Code, including the Critical Areas Ordinance adopted August 1, 2006, except for changes that address a serious threat to the public health or safety as found by the City Council when such change is adopted, for a period of five years following the date of recording of the final plat or final short plat."

Authority: Land Use Code LUC 20.40.500.B
Reviewer: Carol Saari, Department of Planning & Community Development

2. NATIVE GROWTH PROTECTION AREA

The applicant shall preserve the Type A riparian corridor and primary setback and Type A wetland primary setback within a Native Growth Protection Area. The minimum non-disturbance requirement of 7,111 square feet shall also be included within the NGPA.

The final short plat shall portray the standard NGPA wording (see below). The NGPA shall be marked with permanent information stakes at the property line and at each angle point not on a property line.

> "Dedication of Native Growth Protection Areas (NGPA) establishes, on all present and future owners and users of the land, an obligation to leave undisturbed all trees and other vegetation within the area, for the purpose of preventing harm to property and the environment, including but not limited to controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat, except for the removal of diseased or dying vegetation which presents a hazard or implementation of an enhancement plan required or approved by the City. Any work, including removal of dead, diseased, or dying vegetation, is subject to permit requirements of City of Bellevue codes. The City of Bellevue shall have the

right, but not the obligation, to enforce the requirements, terms, and conditions of this restriction by any method available under law. The obligation to ensure that all terms of the NGPA are met is the responsibility of the underlying owner."

Authority: Land Use Code 20.25H.070.A.2.a, 3.a; 20.25H.070.110.D.1
Reviewer: Carol Saari, Department of Planning & Community Development

3. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The dripline shall be determined by an arborist or surveyor. The Tree Preservation Plan must portray a minimum of 93 diameter inches of existing significant trees to remain contain the following note:

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

An arborist report shall document the dripline of each tree to be saved and also provide a report to document the health of each tree to be saved. During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

Authority: Land Use Code 20.20.900.D
Reviewer: Carol Saari, Department of Planning & Community Development

4. VARIANCE RESTRICTION

The final short plat shall portray the following: "Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance."

Authority: Land Use Code 20.45B.130.A.6
Reviewer: Carol Saari, Department of Planning & Community Development

5. COVENANT FOR MAINTENANCE AND REPAIR

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all items for emergency and public service vehicles.

Authority: Bellevue City Code 14.60.130
Reviewer: Ray Godinez, Transportation Department

C. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be $ 461.71 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: Bellevue City Code 22.16
Reviewer: Ray Godinez, Transportation Department

D. PRIOR TO FINAL APPROVAL OF THE TRANSPORTATION ROW INSPECTION:

1. ROW INSPECTION REQUIREMENTS

All transportation-related improvements shown in the preliminary short plat application or required by city codes and standards must be completed prior to final approval of the Transportation ROW inspection (by the ROW supervisor). The applicant must obtain a Right-of-Way Use permit. The applicant will be responsible for all damage to city right-of-way caused by construction activities related to this project.

a) Site Specific Items:

i) 16 foot wide joint-use driveway (minimum design shall be 3 inches of HMA over 3 inches of CSTC). Curbing is required for all access routes with grades over 8%.
ii) Driveway approach (per DEV-7B) construction at NE 13th Place.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

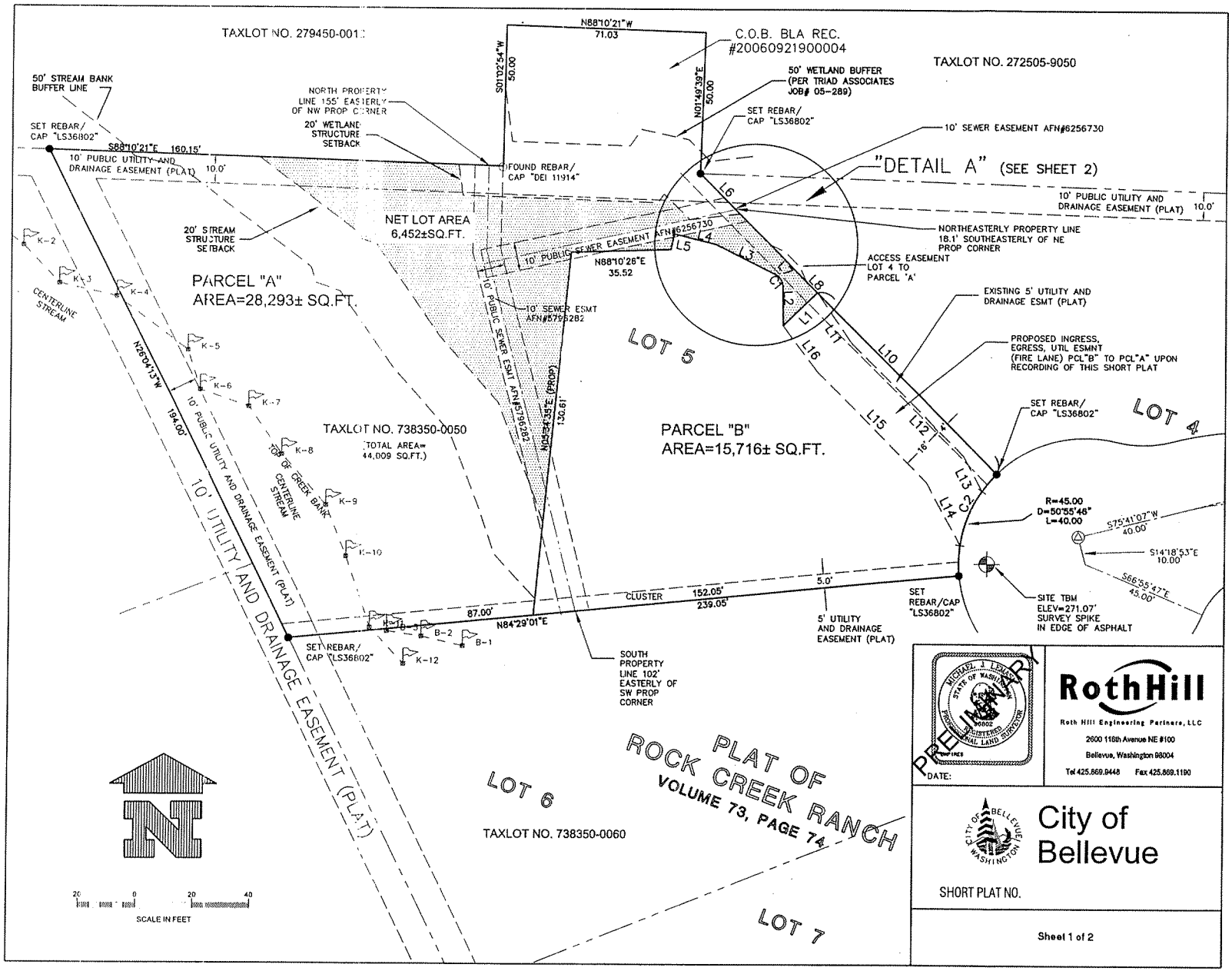
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.

- Vehicle and pedestrian sight distance must be provided per BELLEVUE CITY CODE 14.60.240 and 14.60.241.

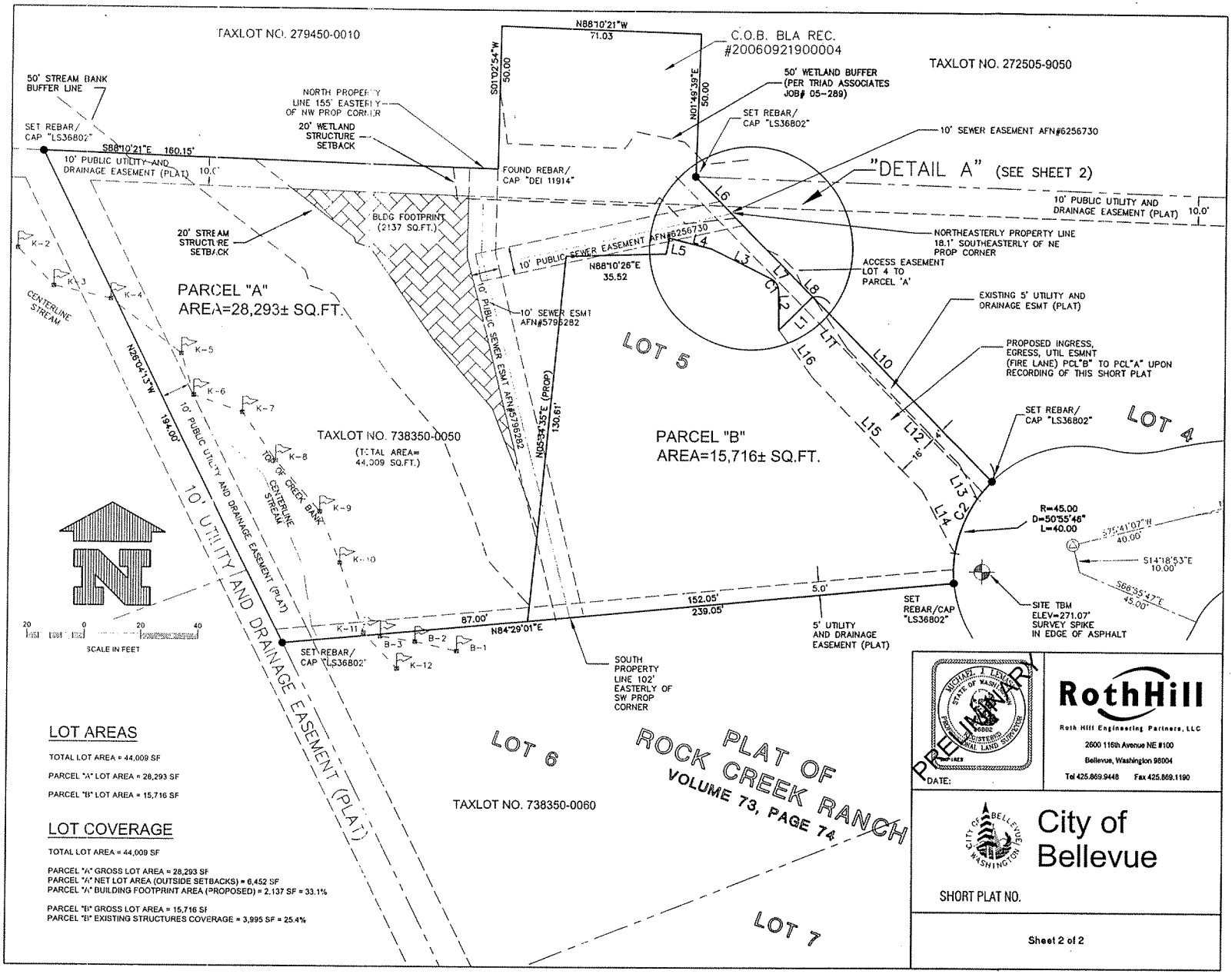
Authority:	Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
Reviewer:	Ray Godinez, Transportation Department

LIST OF ATTACHMENTS

A. Plans
B. Vicinity Map
C. Zoning Map
D. Aerial Photograph


TAXLOT NO. 279450-0010
N88°10'21"W
71.03
C.O.B. BLA REC.
#20060921900004
TAXLOT NO. 272505-9050
50' STREAM BANK BUFFER LINE
SET REBAR/ CAP "LS36802"
S88°10'21"E 160.15'
10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PLAT)
10.0'
NORTH PROPERTY LINE 155' EASTERLY OF NW PROP CORNER
20' WETLAND STRUCTURE SETBACK
S01°02'54"W
50.00
N01°49'39"E
50.00
50' WETLAND BUFFER (PER TRIAD ASSOCIATES JOB# 05-289)
SET REBAR/ CAP "LS36802"
10' SEWER EASEMENT AFN#6256730
"DETAIL A" (SEE SHEET 2)
FOUND REBAR/ CAP "DEI 11914"
10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PLAT)
10.0'
NORTHEASTERLY PROPERTY LINE 18.1' SOUTHEASTERLY OF NE PROP CORNER
20' STREAM STRUCTURE SETBACK
NET LOT AREA 6,452±SQ.FT.
10' PUBLIC SEWER EASEMENT AFN#6256730
N88°10'26"E 35.52
ACCESS EASEMENT LOT 4 TO PARCEL 'A'
PARCEL "A" AREA=28,293± SQ.FT.
10' SEWER ESMT AFN#5795282
EXISTING 5' UTILITY AND DRAINAGE ESMT (PLAT)
CENTERLINE STREAM
LOT 5
PROPOSED INGRESS, EGRESS, UTIL ESMNT (FIRE LANE) PCL"B" TO PCL"A" UPON RECORDING OF THIS SHORT PLAT
N26°04'13"W
194.00'
10' PUBLIC SEWER ESMT AFN#5795282 (PROP)
N05°54'35"E 130.61'
SET REBAR/ CAP "LS36802"
LOT 4
TAXLOT NO. 738350-0050
(TOTAL AREA= 44,009 SQ.FT.)
PARCEL "B" AREA=15,716± SQ.FT.
TOP OF CREEK BANK
CENTERLINE STREAM
10' UTILITY AND DRAINAGE EASEMENT (PLAT)
R=45.00
D=50°55'46"
L=40.00
S75°41'07"W 40.00'
S14°18'53"E 10.00'
S66°55'47"E 45.00'
87.00'
N84°29'01"E
CLUSTER
152.05'
239.05'
5.0'
SET REBAR/CAP "LS36802"
SITE TBM ELEV=271.07' SURVEY SPIKE IN EDGE OF ASPHALT
5' UTILITY AND DRAINAGE EASEMENT (PLAT)
SET REBAR/ CAP "LS36802"
SOUTH PROPERTY LINE 102' EASTERLY OF SW PROP CORNER
PLAT OF ROCK CREEK RANCH VOLUME 73, PAGE 74
LOT 6
TAXLOT NO. 738350-0060
LOT 7
20 0 20 40
SCALE IN FEET
PRELIMINARY
DATE:
RothHill
Roth Hill Engineering Partners, LLC
2600 116th Avenue NE #100
Bellevue, Washington 98004
Tel 425.869.9448 Fax 425.869.1190
City of Bellevue
SHORT PLAT NO.
Sheet 1 of 2

A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CENTERLINE STREAM
N26°04'15"W
194.00'
10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PLAT)
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(TOTAL AREA= 44,009 SQ.FT.)
TOP OF CREEK BANK
CENTERLINE STREAM
N0°34'35"E (PROP)
130.61'
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AREA=15,716± SQ.FT.
SET REBAR/ CAP "LS36802"
LOT 4
R=45.00
D=50°55'46"
L=40.00
S75°41'07"W 40.00'
S14°18'53"E 10.00'
S66°35'47"E 45.00'
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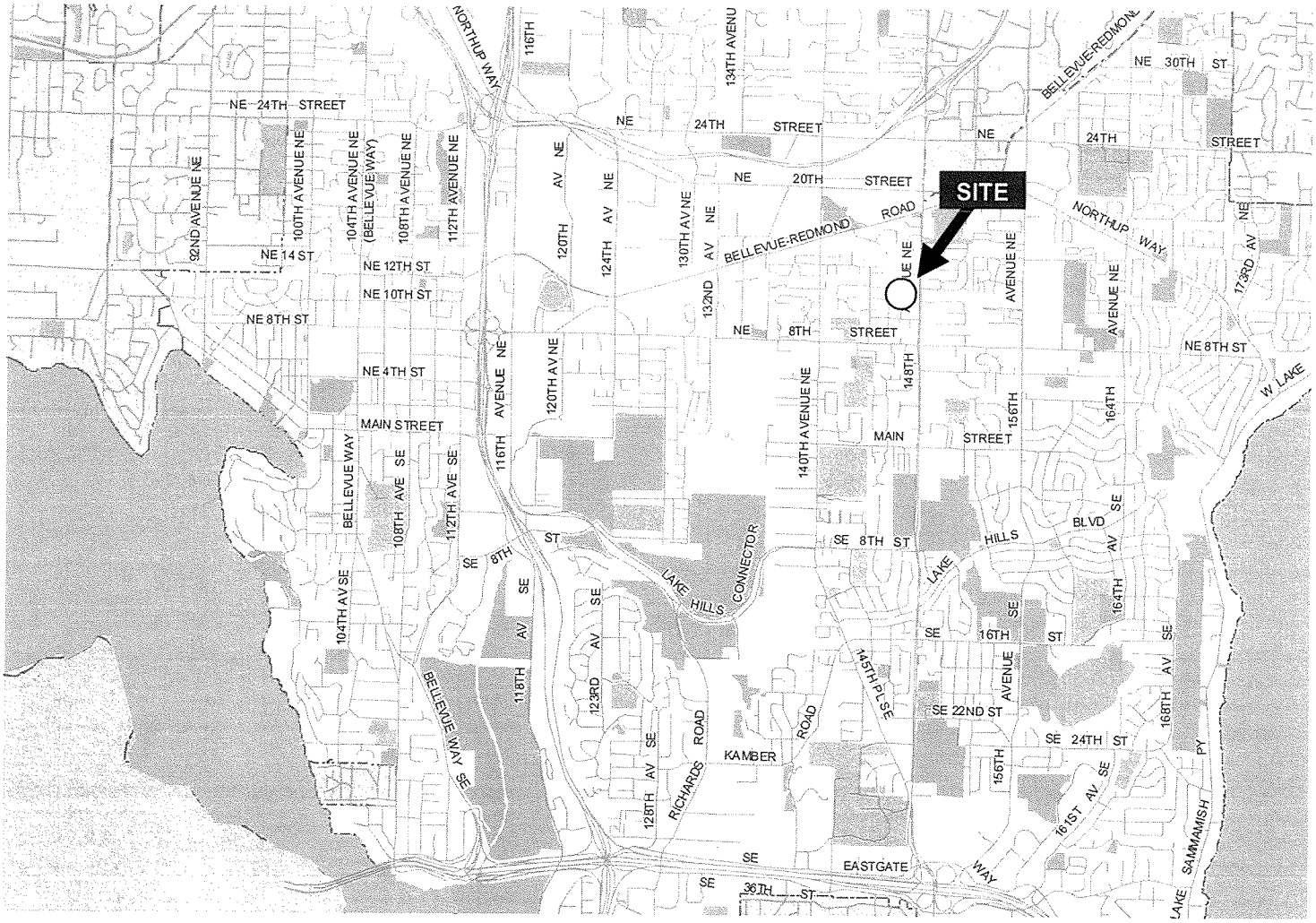
LOT 6
PLAT OF ROCK CREEK RANCH
VOLUME 73, PAGE 74
TAXLOT NO. 738350-0060
LOT 7
20 0 20 40
SCALE IN FEET
LOT AREAS
TOTAL LOT AREA = 44,009 SF
PARCEL "A" LOT AREA = 28,293 SF
PARCEL "B" LOT AREA = 15,716 SF
LOT COVERAGE
TOTAL LOT AREA = 44,009 SF
PARCEL "A" GROSS LOT AREA = 28,293 SF
PARCEL "A" NET LOT AREA (OUTSIDE SETBACKS) = 6,452 SF
PARCEL "A" BUILDING FOOTPRINT AREA (PROPOSED) = 2,137 SF = 33.1%
PARCEL "B" GROSS LOT AREA = 15,716 SF
PARCEL "B" EXISTING STRUCTURES COVERAGE = 3,995 SF = 25.4%
PRELIMINARY
DATE:
RothHill
Roth Hill Engineering Partners, LLC
2600 116th Avenue NE #100
Bellevue, Washington 98004
Tel 425.869.9448 Fax 425.869.1190
City of Bellevue
SHORT PLAT NO.
Sheet 2 of 2

Vicinity Map

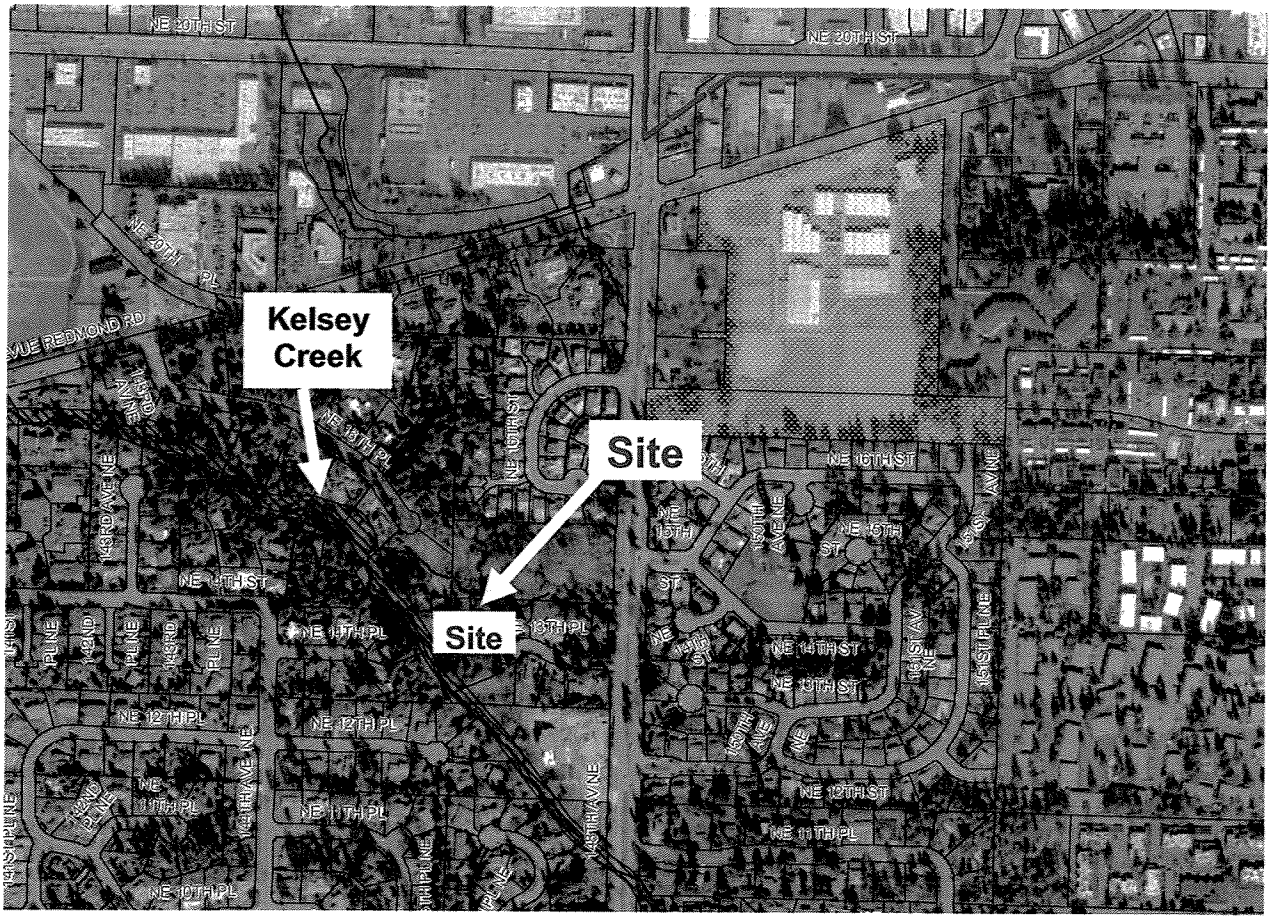


Zoning Map

NE 16TH PL
143RD AVE NE
NE 16TH ST
R-5
R-4
R-5
NE 16TH ST
NE 15TH ST
SITE
R-2.5
NE 14TH PL
NE 13TH PL
NE 14TH ST
R-5
NE 13TH ST
142ND PL NE
143RD PL NE
NE 12TH PL
NE 12TH PL
144TH AVE NE
150TH AVE NE
NE 12TH ST
148TH AVE NE
NE 11TH PL
NE 11TH PL

C

Aerial Photograph



The Griffith Short Plat site is the vacant parcel north of Kelsey Creek.