



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: James Barnett

LOCATION OF PROPOSAL: 3421 115th Avenue NE

NAME & DESCRIPTION OF PROPOSAL: 115th Ave NE Townhomes Planned Unit Development

Planned Unit Development (PUD) combined with Preliminary Plat in the R-20 zoning district to construct 13 zero lot line single family residences in four structures. The 1.54 acre site is located in the R-20 zoning district and contains critical slopes exceeding 40%. The proposal is reducing the 50 foot top of slope critical buffer to 15 feet as supported by a geotechnical report and native plant mitigation plan.

FILE NUMBER: 06-124263-LK

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 3/6/08.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V. Heffernan
 Environmental Coordinator

February 21, 2008
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



**City of Bellevue
Department of Planning and Community Development
Development Services Staff Report**

Proposal Name: 115th Townhomes

Proposal Address: 3421 115th Avenue NE

Proposal Description: Proposed Planned Unit Development (PUD) combined with Preliminary Plat to construct 13 zero lot line single family residences in four structures. The 1.54 acre site is located in the R-20 zoning district and contains critical slopes exceeding 40%. The applicant seeks relief from the top of slope critical area buffer by providing a Critical Areas Report.

File Number: 06-124263 LK

Applicant: James Barnett
DR Strong Consulting Engineers

Decisions Included: Planned Unit Development (LUC 20.30.D) and Preliminary Plat Approval (LUC 20.45A)

Planner: Matthews Jackson, Planning Manager

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

Carol V. Helland

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

Director's Decision:

Approval with Conditions

Carol V. Helland for

Matthew A. Terry, Director
Department of Planning and Community Development

Application Date: October 13, 2006
Notice of Application Publication Date: February 15, 2007
Decision Publication Date: February 21, 2008
SEPA Appeal Deadline: March 6, 2008, 5 pm
Hearing Date: March 6, 2008, 7 pm

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

applicant is proposing to construct fee simple lots with townhomes to provide expected density and new home ownership opportunities. The PUD process is being used to reduce the 8,500 square foot minimum lot size in the R-20 zone as well as minimum structure setbacks, lot width, lot depth, and lot coverage. In order to allow this flexibility, PUD decision criteria require the preservation of conservation design features within this infill development.

Site Design

The site is generally rectangular in shape and is bounded by private development to the north, west, and south, and by Interstate 405 to the east. The steep slope critical area dominates the western half of the site. The steep slope critical area and critical area buffer will be located in Tract A which is 39,866 square feet in area. Tract A will be designated as a Native Growth Protection Area (NGPA). An additional 1,077 square feet of open space will be provided in Tract B at the southern end of the development adjacent to buildings B and C. A 6,758 square foot private access road will be provided in Tract C. Access to Tract C will come from 115th Avenue NE along the eastern edge of the development. Stormwater detention will be provided within a detention vault located underneath the access road. See related conditions of approval in Section X related to Tracts A and B.

The applicant has proposed a reduction in the minimum lot size and flexibility in other dimensional requirements to allow for the construction of zero lot line townhomes in an area otherwise zoned for attached multifamily residential construction. The homes are intended to be complimentary to existing development in the area while protecting the most sensitive parts of the property and providing substantial permanent open space. The applicant proposes to reduce the minimum lot area from 8,500 square feet to 950 square feet, the minimum front yard requirement from 20 feet to 10 feet, the minimum rear yard requirement from 25 feet to 0, the minimum side yard setback from 5 feet to 0, the minimum lot width requirement from 70 to 18 feet, the minimum lot depth from 80 feet to 40 feet, and the maximum lot coverage from 35% to 75%.

Building Design

The structures will be three story wood framed buildings with main floor levels framed over a crawl space or constructed at grade. Building A will contain 3 units, Building B will contain 4 units, Building C will contain 2 units, and Building D will contain 4 units. The individual dwelling units have a building footprint that ranges from 734 square feet to 1,017 square feet. Building materials will consist of painted hardie-board and hardie-shingle siding, cedar trim and decks, and composite architectural roofing. Design features such as decks, building articulation, and varied exterior elevations (colors, materials, rooflines) provide an interesting and varied streetscape that allows definition of individual housing units.

- G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. 5680, 6-26-06, § 3)

Finding: The applicant has demonstrated that the criteria to modify a geologic hazard critical area buffer can be met and this is supported by the findings included in the Geotechnical Report prepared by Terra Associates, Inc. dated July 18, 2006. The report states that reducing the top of slope setback will not have an adverse impact on stability of adjacent slopes, existing structures, or proposed development. The report states that building foundations that parallel the steep slope crest should be setback a minimum distance of 15 feet from the face of the slope. This horizontal distance would be measured from the edge of the footing to the face of the slope.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning	R-20/Multifamily Residential	
Gross Site Area	67,095 Square Feet or 1.54 Acres	
Roadway Area	6,758 Square Feet or 0.16 Acres	
Critical Area	49,021 Square Feet or 1.13 Acres Steep Slope and Buffer	
Buildable Site Area	18,076 Square Feet or .41 Acres	
ITEM	REQ'D/ALLOWED	PROPOSED/EXISTING
Dwelling Units/Acre	17 units per acre per rezone condition of Ordinance 5492. 13 Units Allowed with bonus	13 units, See Section C below for a discussion of density
Conservation Design Features	26,838 Square Feet or 40% of gross site area	39,866 Square Feet or 59% in Tracts A and B
Recreation Space	Not required as more than 40% of site is encumbered with critical areas. LUC 20.30D.160.A.2	
Lot Area	8,500 Square Feet; may be modified with PUD	984 to 2,367 Square Feet Average lot size: 1,492 Square Feet
Lot Coverage	35% for structures; may be modified with PUD	75% for structures
Building Setbacks	Front: 20-feet Rear: 25-feet Side: 5-feet minimum 2 Side: 15-feet minimum All may be modified with PUD	Front: 10-feet minimum Rear: 0 feet minimum Side: 0 feet minimum 2 Side: 0 feet minimum
Building Height	30-feet from average finished grade; may be modified with PUD	30-feet as measured from average finished grade to the mean height between the eaves and ridge of a pitched roof (LUC Section 20.50.012)
Significant Trees	250 Diameter Inches or 15% of total diameter inches	1,267 Diameter Inches or 76% of total diameter inches

goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-6).

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel are advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on 115th Avenue shall be repaired where necessary, at the discretion of the Transportation Inspector.
4. The landscaping on 115th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk. See section on Alternative Paving Materials for further details.

5. The driveway approach on 115th Avenue NE shall have an approach width of 20 feet as defined in standard drawing DEV-5. The driveway apron design shall be consistent with standard drawing DEV-5.

mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

The portion of 115th Avenue NE adjacent to the project site is classified by the City as an "Overlay Required" street. Minimum pavement restoration for this type of classification is a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. Exact pavement restoration requirements will be specified by the City's Right-of-Way manager within the allowances and requirements stated in the right of way permit to be issued for this project. To mitigate this proposal's contribution of increased traffic to the cumulative traffic in the area, the Transportation Department recommends the conditions of approval located in Section X of this report.

B. Utilities Department

The water, sewer and storm drainage utility systems must be designed to meet the requirements found in City of Bellevue Utility Codes and Utility Engineering Standards. All plan approval and field inspection shall be performed under the Utilities Developer Extension Agreement. The Utilities Department review of this application is based on a conceptual design. Final Engineering approval may require changes to the site layout to accommodate the necessary utilities, including but not limited to: the building footprint, runoff control and treatment facilities, water and sewer infrastructure, parking lots and proposed utility easements. See Section X of this report for Utilities Department related condition of approval.

C. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. To ensure conformance with the Bellevue Fire Department Standards, parking on the access road will be limited and the access road and all detention vaults and pipes found within it must meet standard weight supporting requirements. As conditioned, this proposal will generally conform to these requirements. See Section X of this report for Fire Department related conditions of approval.

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

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 Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, 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 30, 2006. This document is available in the Department of Planning and Community

applicant is proposing to restore the full 4,018 square feet of remaining buffer with a native plant mitigation plan. Species in the plant schedule include Douglas fir, red cedar, Pacific Madrone, vine maple, red osier dogwood, oregon grape, swordfern, red flowering currant, nootka rose, snowberry, and evergreen huckleberry. The vegetation will be planted at densities and spacing consistent with the City of Bellevue Critical Areas Handbook template for geological hazard areas. See Section X for a related condition of approval.

C. Animals

Construction on the site will likely result in a predictable reduction in the number of animals and the loss of some species within selected habitats due to habitat destruction, fragmentation, acceleration of edge and distance effects, and human disturbance. These impacts are adverse, but they are not environmentally significant and will be partially mitigated through the retention of existing vegetation and wildlife habitat in the NGPA.

According to the Critical Areas and Wildlife Habitat Assessment prepared by Group Four, Inc. dated June 7, 2007, the ecological complexity of the undisturbed forested area provides important habitat for wildlife movement, cover, breeding, and foraging opportunities. Land Use Code section 20.25H.150 describes habitat associated with species of local importance as critical area. If habitat associated with species of local importance will be impacted by a proposal, the proposal must implement the wildlife management plan developed by the Department of Fish and Wildlife (WDFW) for such species. Section 3.2.2 of the habitat assessment states that the site has characteristics that are suitable for pileated woodpecker and Vaux's swift which have been identified as species of local importance. The habitat assessment asserts that direct impacts to these species and their habitat will be avoided since their habitat is located on the steep slope critical area and critical area buffer. The habitat assessment offers the following suggested best management practices (BMPs) in light of WDFW management recommendations for priority habitats and species:

1. Retain snags and stumps with existing nest cavities and foraging excavations.
2. Retain coniferous and deciduous trees, decaying trees, snags, and large woody debris in the forested areas.
3. Conduct construction activities during the non-breeding season for the pileated woodpecker. Minimize or eliminate the use of pesticides.
4. Restrict access into sensitive habitats.
5. Provision of educational materials to future homeowners.

See Section X for a related condition regarding the implementation of the suggested BMPs.

through planned landscaping (low-growth vegetation with maximum mature height no more than 24 inches), vegetation removal, and appropriate access location.

Vehicular ingress and egress for the site will be provided by a private access road adequate in length and width to provide for on-site circulation per the intention of City Code 14.60.180.

There is ample capacity to provide for the new trip generation created by this project (per field observations and data extrapolation from the 2007 Traffic Data traffic counts).

Refer to Section X for a related conditions of approval.

D. Noise

The site is adjacent to residential development whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VI. PUBLIC NOTICE AND COMMENTS

Application Date: October 13, 2006
Public Notice (500 feet): February 15, 2007
Minimum Comment Period: March 1, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on February 15, 2007. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. Density was reduced from 18 to 13 lots based on the maximum density calculation in the Land Use Code.
2. Final building footprints were provided.
3. To-scale building elevations were provided for all of the home models to give more detail regarding proposed materials and height.
4. Floor plans were modified to include additional detail such as room labels and square footage..
5. The applicant was required to modify the original building height calculations to comply with code requirements.
6. Specific information regarding proposed dimensional standard modifications was provided.

2. PUD Decision Criteria (LUC 20.30D.150)

This section includes a discussion of the Decision Criteria for Planned Unit Development action (20.30D.150). The Director may approve or approve with modifications an application for a Planned Unit Development if approval criteria are met.

A. *The Planned Unit Development is consistent with the Comprehensive Plan*

Finding: The site is located in the North Bellevue subarea and is designated Multifamily Medium (MF-M) per the Comprehensive Plan. The overall density of the proposal complies with this designation. The proposed development is supported by the following Comprehensive Plan policies.

Subarea Policies

S-NB-2. Provide for land uses and a range of density on lands in North Bellevue that will not over burden its ability to remain a viable residential area.

S-NB-6. Retain and enhance natural vegetation.

S-NB-8. Retain and enhance existing vegetation on steep slopes and in wetland areas in order to control erosion, landslide hazard potential, and to protect the natural drainage system.

S-NB-12. Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.

General Elements

POLICY LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

POLICY HO-17. Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

POLICY EN-16. Facilitate the transfer of development potential away from critical areas and the clustering of development on the least sensitive portion of a site.

the visual compatibility of the development with the surrounding neighborhood.

Finding: All developments in the R-20 zoning district are required to provide 10 feet of Type III landscaping along the street frontage and 8 feet along interior property lines. This proposal is providing the minimum required perimeter landscaping as well as 1,573 square feet in Tract B, The proposal will also provide 4,018 square feet of new mitigation planting in the critical area buffer, and an additional 35,848 square feet of natural vegetation in Tract A (NGPA). These combined factors result in superior landscaping/vegetation within the interior and perimeter of the proposed development and enhance the visual compatibility of the development with the surrounding neighborhood.

- F.** *At least one major circulation point is functionally connected to a public right-of-way.*

Finding: Access to the development will be provided by a private access road that connects to 115th Avenue NE, a public right-of-way.

- G.** *Open space within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project.*

Finding: Approximately 59% of the total site area will be preserved as open space in Native Growth Protection Area Tract A. This tract frames more than half of the western side of this property and will be one of the defining features of this development. Preservation of this tract will allow passive access to a consolidated natural habitat and the wildlife who frequent it.

- H.** *The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.*

Finding: As discussed in Section B and D above, as conditioned, the proposed development would compliment and add diversity to the housing stock available in the vicinity. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

- I.** *That part of a Planned Unit Development in a Transition Area meets the Transition Area requirements (Part 20.25B) or the criteria of Paragraph 20.25.040B*

Finding: Transition Area requirements do not apply to this proposal.

The preliminary plat considers the physical characteristics of the site by establishing an NGPA for the steep slope critical area and critical area buffer on the western portion of the site.

- D. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards and Chapter 58.17 RCW.*

Finding: As conditioned, the proposal complies with all of the Code requirements and standards as discussed in Section III of this report.

- E. The proposal is in accord with the Comprehensive Plan.*

The overall density of the proposal is in compliance with the North Bellevue Subarea Plan designation of the site as Multifamily Medium Density. Preservation of the most environmentally sensitive portions of the project area by utilizing the PUD process generally complies with the Environmental Element Policies which are intended to integrate the natural and built environments to create a sustainable urban habitat and livable community.

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

Each lot can be developed without requiring a variance from the Land Use Code requirements as indicated on the site plan. Refer to Section X for a related condition of approval.

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

The Utilities and Transportation Departments have reviewed the preliminary plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned, or conditioned as part of this approval to accommodate the use of these lots. As conditioned, the required infrastructure improvements will be installed per City of Bellevue Codes and Development Standards.

IX. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and compliance reviews, the Director of the Planning and Community Development Department recommends **APPROVAL** of the **115th Ave Townhomes Planned Unit Development** with the following conditions:

- 3. DEVELOPER CONSTRUCTION & TRAFFIC RESTRICTIONS:** Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

AUTHORITY: Bellevue City Code 14.30.060
REVIEWER: Jon Regalia, Transportation Department

- 4. PROVISIONS FOR LOADING:** The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

AUTHORITY: Land Use Code 20.20.590.K.4
REVIEWER: Jon Regalia, Transportation Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT

- 5. RIGHT OF WAY USE PERMIT:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:
- a) Designated truck hauling routes.
 - b) Truck loading/unloading activities.
 - c) Location of construction fences.
 - d) Hours of construction and hauling.
 - e) Requirements for leasing of right of way or pedestrian easements.
 - f) Provisions for street sweeping, excavation and construction.
 - g) Location of construction signing and pedestrian detour routes.
 - h) All other construction activities as they affect the public street system.
 - i) Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation Department

- 8. PESTICIDES, INSECTICIDES, AND FERTILIZERS:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices."

AUTHORITY: Land Use Code 20.25H.220.H

REVIEWER: Matthews Jackson, Planning and Community Development Department

- 9. MITIGATION AND MONITORING PLAN:** The mitigation and monitoring plan dated October 24, 2007 submitted by Group Four, Inc. as an amendment to the Critical Areas and Wildlife Habitat/Assessment Report also prepared by Group Four, Inc must be implemented with the required Clearing and Grading Permit. Demonstration that performance standards are being met must be provided on a yearly basis as part of a monitoring report for a period of five years following installation to the Planning and Community Development Department as part of a monitoring report.

AUTHORITY: Land Use Code Section 20.25H.220

REVIEWER: Matthews Jackson, Planning and Community Development Department

- 10. WILDLIFE HABITAT BEST MANAGEMENT PRACTICES:** In order to satisfy Washington State Department of Fish and Wildlife management plan criteria for habitat associated with species of local importance, the Best Management Practices (BMPs) included in Section 3.2.5 of the Critical Areas and Wildlife Habitat Assessment prepared by Group Four, Inc. dated June 7, 2007 must be implemented.

AUTHORITY: Land Use Code Section 20.25H.160

REVIEWER: Matthews Jackson, Planning and Community Development Department

C. PRIOR TO FINAL PLAT/PUD APPROVAL

- 11. NATIVE GROWTH PROTECTION AREA (NGPA):** Tract A containing the steep slope critical area and critical area buffer shall be designated as Native Growth Protection Area (NGPA) on the face of the final plat with a note restricting its use. The designation shall include the following restrictions:

a) An assurance that native vegetation will be preserved 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; and

b) The right of the City of Bellevue to enforce the terms of the restriction.

The NGPA shall be marked with permanent information signs at the property line and at each angle point not on a property line. This area should be set off with a split rail fence or equivalent to clearly demark the location of the tract.

AUTHORITY: Land Use Code 20.25H.030.B.2

REVIEWER: Matthews Jackson, Planning and Community Development Department

18. BUILDING AND SITE PLANS – TRANSPORTATION: Building grades and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Ray Godinez, Transportation Department

19. EXISTING EASEMENTS: There may be utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Jon Regalia, Transportation Department

20. EASEMENTS: The applicant shall provide easements to the City for access and maintenance for all above-grade boxes and below-grade vaults behind the existing sidewalk on 115th Avenue NE.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Ray Godinez, Transportation Department

21. ASSIGNMENT OF SAVINGS FINANCIAL SECURITY DEVICE: The applicant shall submit restoration planting and maintenance plan cost estimates to be used in determining the amount of the assignment of savings financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to issuance of any building permit.

AUTHORITY: Land Use Code 20.25H.220.F
REVIEWER: Matthews Jackson, Planning and Community Development Department

E. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

22. STREET FRONTAGE IMPROVEMENTS: All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the Transportation Inspector. Specific requirements are detailed below.

- a) Repair and needed maintenance of the existing sidewalk adjacent to the project site on 115th Avenue NE.
- b) Street light installation near the driveway approach.
- c) Undergrounding of all existing utilities adjacent to the site.
- d) Private access road per approved clear and grade plans with associated pedestrian and ADA facilities and a driveway approach connection to 115th Avenue NE.
- e) Installation of new landscaping along 115th Avenue NE adjacent to the project site.



Site Map
115th Townhomes PUD



City of Bellevue
 Information Technology
 Geographic Information Services
 February 20, 2008

This map is derived from the Bellevue
 Geographic Information System and
 designed for City staff use.
 It is not guaranteed accurate.

If you have specific questions regarding
 this map, contact the department shown.

- Site
- Park
- School



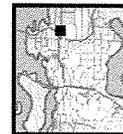
VICINITY MAP



City of Bellevue
 Information Technology
 Geographic Information Services
 February 20, 2008
 Orthophotos flown March 2005

Zoning Map
115th Townhomes PUD

 Parcel



VICINITY MAP

This map is derived from the Bellevue Geographic Information System and designed for City staff use. It is not guaranteed accurate.
 If you have specific questions concerning information contained on this map please contact the department shown.

Notes: DWG A100



REVISED FINISH ELEVATION
MARKERS & HEIGHT
CALCULATIONS

PROPOSED MODIFICATION TO LAND USE CODE
SECTION 20.20.016:
MINIMUM FRONT YARD SETBACK FROM 20' TO 10'
MINIMUM REAR YARD SETBACK FROM 25' TO 0'
MINIMUM SIDE YARD SETBACK FROM 5' TO 0'
MINIMUM LOT AREA FROM 8,500 SF TO 950 SF
MINIMUM WIDTH REQUIRED IN LOT FROM 70' TO 18'
MINIMUM DEPTH REQUIRED IN LOT FROM 80' TO 40'
MINIMUM LOT COVERAGE FROM 35% TO 75%

LOT #	LOT AREA (SQ)	BLDG. FOOTPRINT % LOT COVERAGE
# 1	*1,897 SF	*4.4%
# 2	*1,132 SF	*6.5%
# 3	*1,133 SF	*6.5%
# 4	*2,153 SF	*4.7%
# 5	*2,267 SF	*4.4%
# 6	*1,152 SF	*6.7%
# 7	*1,353 SF	*6.6%
# 8	*1,263 SF	*6.2%
# 9	*864 SF	*7.5%
# 10	*1,041 SF	*7.1%
# 11	*1,500 SF	*6.1%
# 12	*1,573 SF	*5.5%
# 13	*1,856 SF	*4.1%

LOT DATA *LAND USE CODE MODIFICATION REQUESTED

115TH AVE. NE.

BUILDING HEIGHT CALCULATIONS

AVERAGE GRADE CALCULATIONS:
BUILDING A (UNITS 5, 6 & 7)
296.0(6) + 294.0 + 293.5 + 292.75 + 292.25 + 291(2) + 288.75 + 286.0 + 285.5 + 284 + 284.75 + 287.75 + 7.8815/27 = 291.9

AVERAGE GRADE CALCULATIONS:
BUILDING B (UNITS 8, 9, 10 & 11)
284.5(10) + 288.0(4) + 287.5(2) + 286.7(2) + 286.25 + 285.8 + 285.5(2) + 285.2 = 285.47

AVERAGE GRADE CALCULATIONS:
BUILDING C (UNITS 12 & 13)
5,119.6/18 = 284.42

AVERAGE GRADE CALCULATIONS:
BUILDING D (UNITS 1, 2, 3 & 4)
293.1 + 292.0 + 291.3 + 291.0(3) + 290.5 + 288.25 + 285.0(3) + 284.8 + 284.5 + 284.2(2) + 282.0 + 282.7(2) + 286.0 + 287.25 + 288.15 + 289.0(2) + 289.5 = 8,626.5/30 = 287.55

PER LUC 20.20.016 (B):
HEIGHT LIMIT 40'-0" TO LAND POINT OF ROOF
*SEE SHEETS A300-A307 FOR MAXIMUM HEIGHT COMPLIANCE

DENSITY CALCULATIONS

(TOU/acre)/(Buildable Area in Acres) + (OU/acre)
(Total critical area and critical area buffer in acres)
(Development Factor) = Maximum dwelling unit potential
(17)(.49) + (17)(.22 + .27)(.29) = 12 UNITS
10% increase requested per LUC 20.200.165 = 13 UNITS PROPOSED

PARKING CALCULATIONS

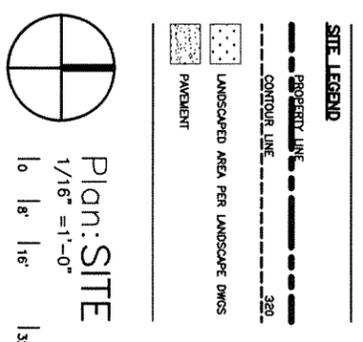
1.6 stalls/2 br unit required (6 B units) = 9.6 stalls required
1.8 stalls/3 br unit required (7 A units) = 12.6 stalls required
9.6 + 12.6 = 23 stalls required
34 stalls provided

LANDSCAPE CALCULATIONS

FRONT YARD: 10' BUFFER
SIDE YARDS: 8' BUFFER
*SEE LANDSCAPE PLANS FOR CODE COMPLIANCE

IMPERVIOUS SURFACE CALCULATIONS

TOTAL SITE AREA: 88,655 SF; 1.53 ACRES
TOTAL IMPERVIOUS SURFACE: 12,570 SF = 19%



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115 Bell Street • Seattle WA 98121
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REVISION:
08.25.07
10.01.07
12.28.07

COMMENTS:
PUD/PLAT SUBMITTAL
PUD/PLAT RESUBMITTAL
PUD/PLAT REVISIONS

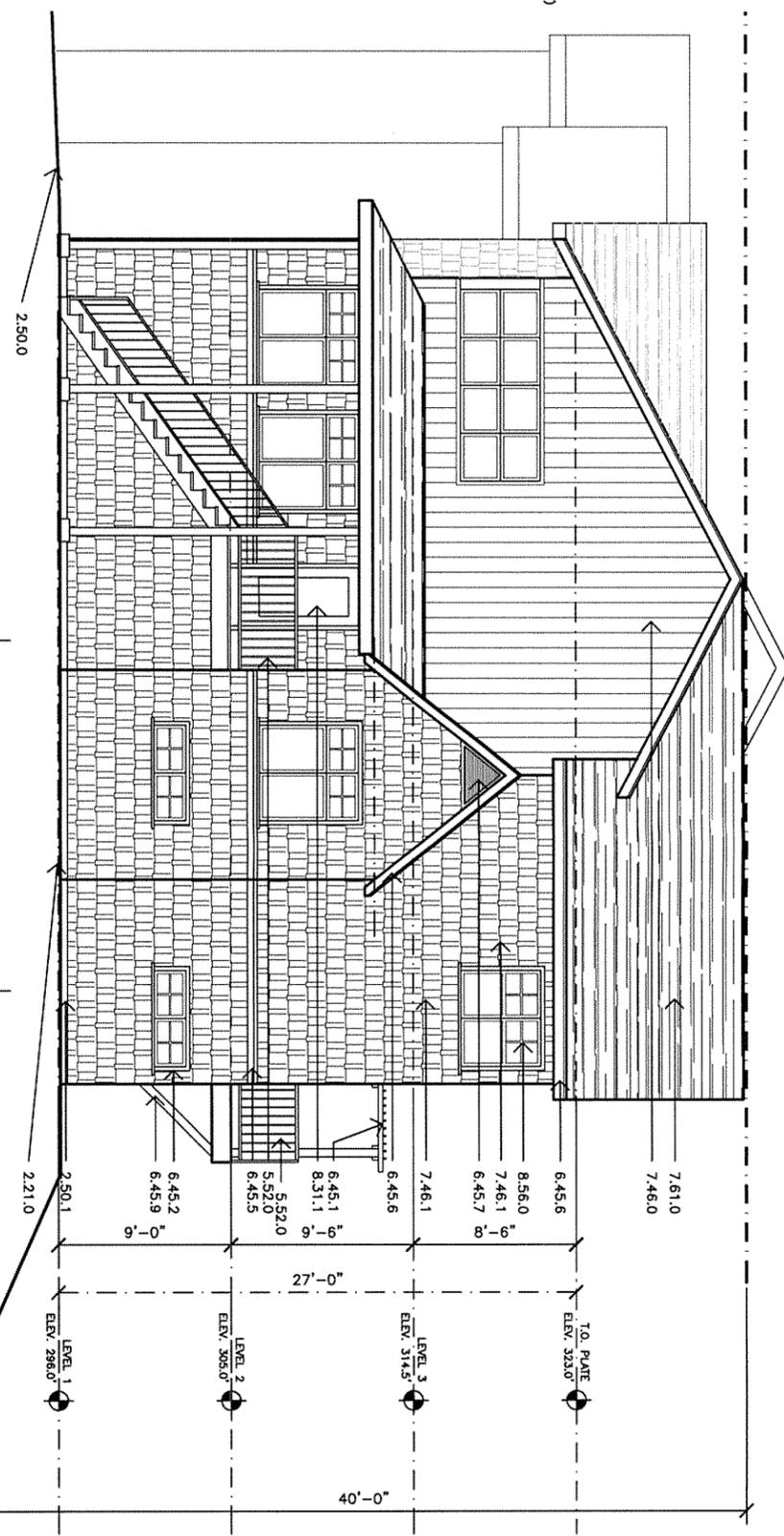
3421-115 AVE. NE
TOWNHOMES
Bellevue, Washington

PLAN: SITE

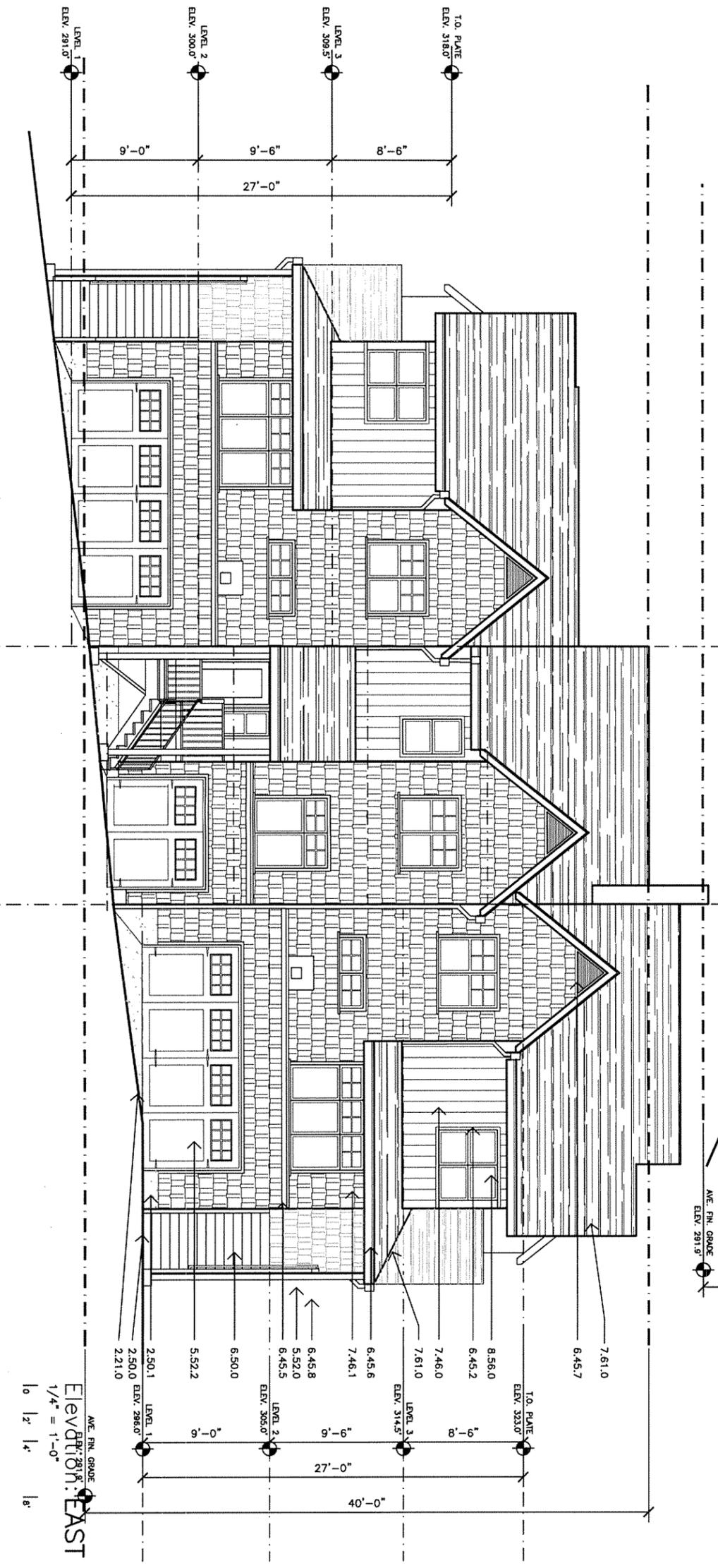
A100

1. KEY NOTES

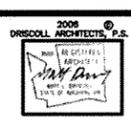
- 2,210 FINISHED GRADE
- 2,501 CLIP CONCRETE
- 5,520 GUARDRAIL ALUMINUM & CEDAR, FULL HEIGHT
- 5,521 GUARDRAIL ALUMINUM & CEDAR, FULL HEIGHT
- 5,522 BOLT-ON BRACKET METAL
- 5,523 STEEL CARTRIDGE HOUSE GARAGE DOOR, INSUL. GL.
- 6,451 ALUMINUM GUTTER AND DOWNSPOUT
- 6,452 CEDAR TRELLIS, STAINED (COLOR PER ARCHITECT)
- 6,453 2X3 CEDAR TRIM STAINED (COLOR PER ARCHITECT)
- 6,454 2X4 CEDAR TRIM STAINED (COLOR PER ARCHITECT)
- 6,455 CEDAR FASCIA, STAINED (COLOR PER ARCHITECT)
- 6,456 CEDAR GABLE VENT
- 6,457 4X4 POST
- 6,458 4X4 POST
- 6,500 EXTERIOR WOOD STAIR AND LANDING
- 7,460 WOOD STAIR & PATIO
- 7,461 WOOD STAIR & PATIO
- 7,461 HARDWARE-SHINGLE, PAINTED
- 7,461 COLOR PER ARCHITECTS
- 7,610 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8,311 1/2" FLANGED ROOF, VENT, INSUL. GL.
- 8,312 1/2" FLANGED ROOF, VENT, INSUL. GL.
- 8,560 1/2" FLANGED VENT WINDOW, INSUL. GL.



Elevation: NORTH
1/4" = 1'-0"
1/0 1/2 1/4 1/8"



Elevation: EAST
1/4" = 1'-0"
1/0 1/2 1/4 1/8"

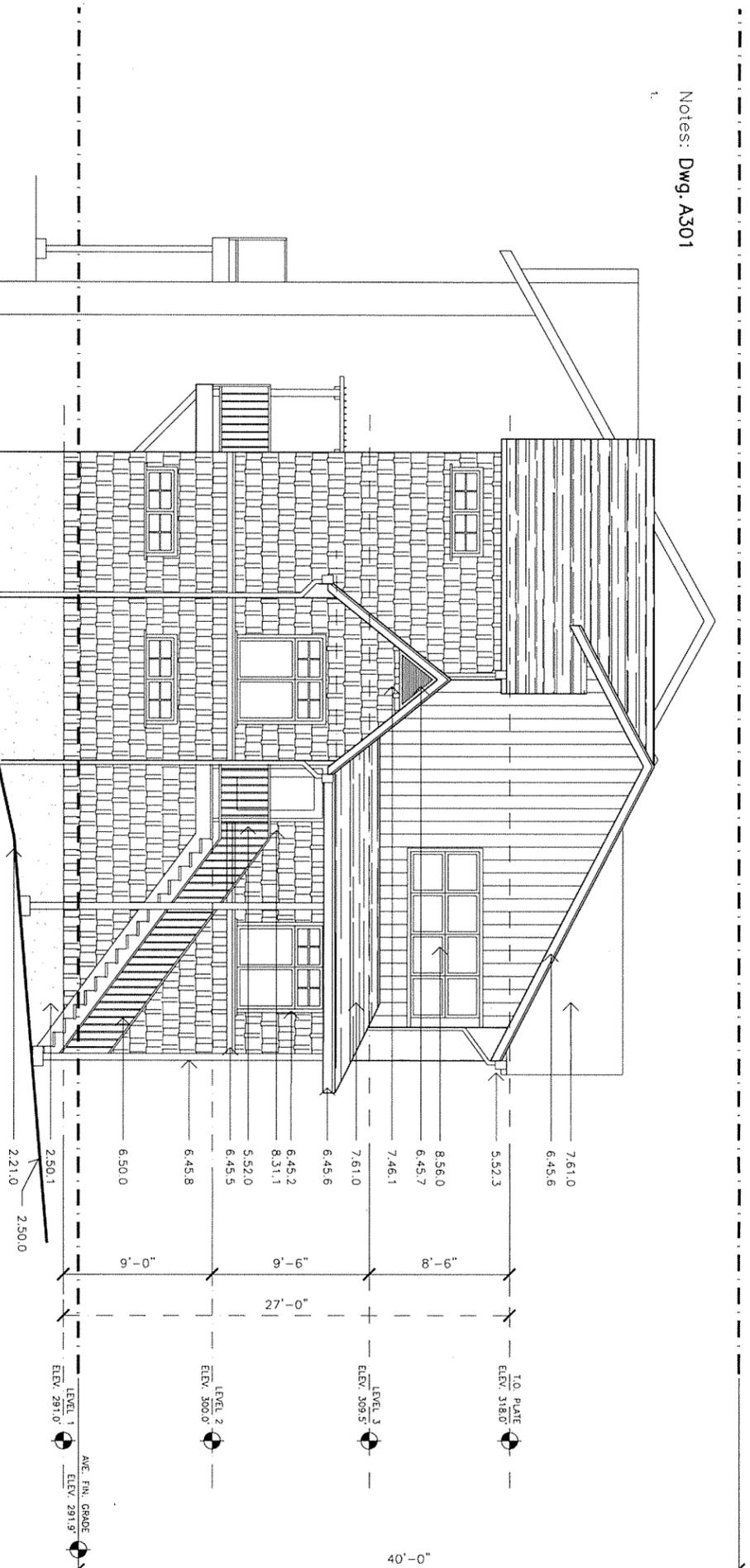


REVISIONS	COMMENTS
06.25.07	PUD/PLAT SUBMITTAL
10.01.07	PUD/PLAT RESUBMITTAL
12.28.07	PUD/PLAT REVISIONS

3421-115 AVE. NE
TOWNHOMES
Bellevue, Washington

ELEVATION: BUILDING A NORTH & EAST

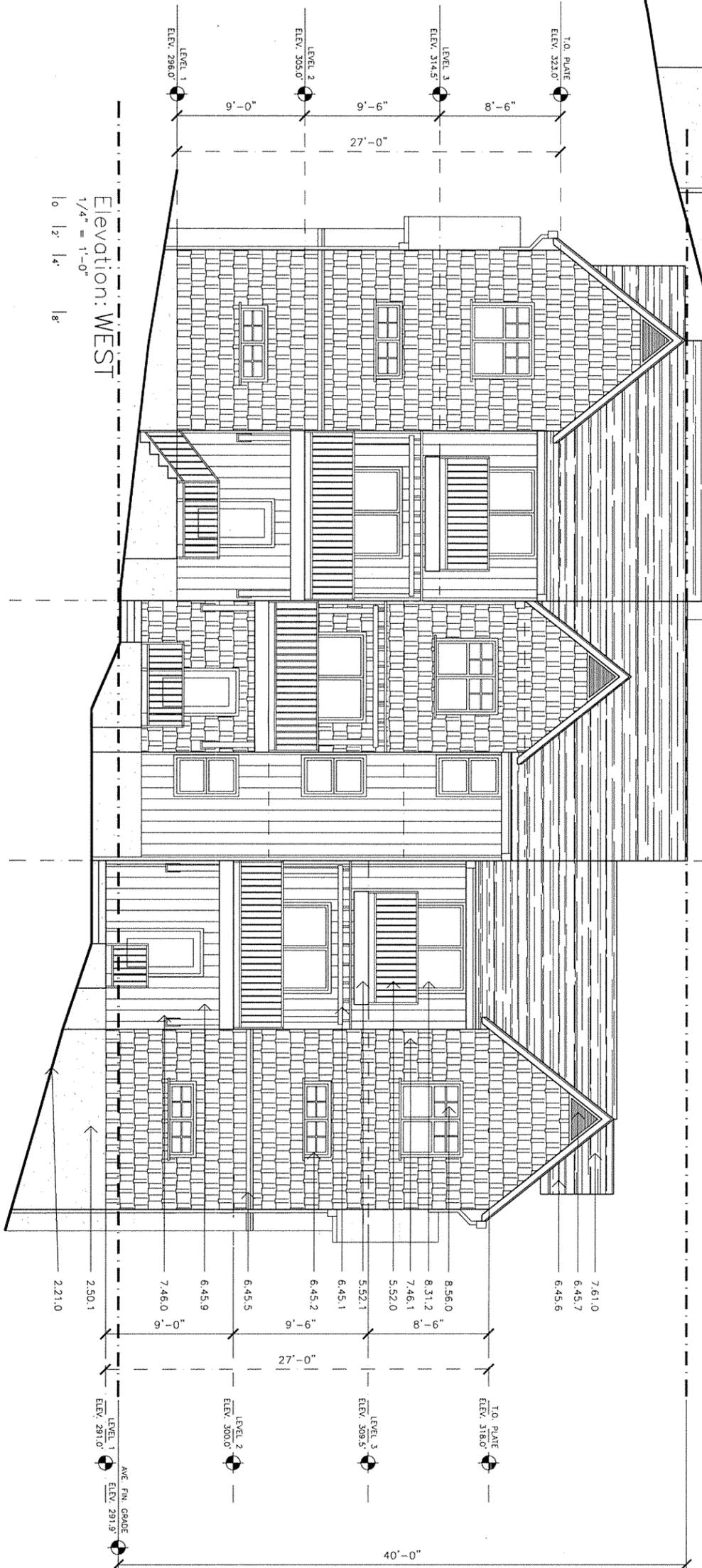
A300



Elevation: SOUTH
1/4" = 1'-0"
0 1/2 1/4 1/8"

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS

- KEY NOTES:**
- 2.21.0 FINISHED GRADE
 - 2.50.0 SIREWALK, CONCRETE PAVING
 - 2.50.1 CLIP CONCRETE
 - 5.52.0 QUARRAL, ALUMINUM & CEDAR, FULL HEIGHT
 - 5.52.1 4" DIAMETER SPHERE SHALL NOT PASS, PER IRC
 - 5.52.1 8" x 8" METAL
 - 5.52.1 4" x 4" METAL
 - 5.52.3 ALUMINUM CUTTER AND DOWNSPOUT
 - 6.45.1 CEDAR TRELLIS, STAINED
 - 6.45.2 2x4(2) CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
 - 6.45.5 CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
 - 6.45.9 CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
 - 6.45.9 4x4 POST
 - 6.45.9 EXTERIOR WOOD STAIR AND LANDING
 - 7.46.0 HARDIE-BOARD & BATTEN, SIDING, PAINTED
 - 7.46.1 COLOR PER ARCHITECTS
 - 7.61.0 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
 - 8.31.1 NAIL-FLANGED DOOR, VINYL, INSUL. GL.
 - 8.31.2 NAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. GL.
 - 8.56.0 NAIL-FLANGED VINYL WINDOW, INSUL. GL.



Elevation: WEST
1/4" = 1'-0"
0 1/2 1/4 1/8"



REVISION:	COMMENTS:
06.25.07	PUD/PLAT SUBMITTAL
10.01.07	PUD/PLAT RESUBMITTAL
12.28.07	PUD/PLAT REVISIONS

3421-115 AVE. NE
TOWNHOMES
Bellevue, Washington

**ELEVATION:
BUILDING A
SOUTH & WEST**

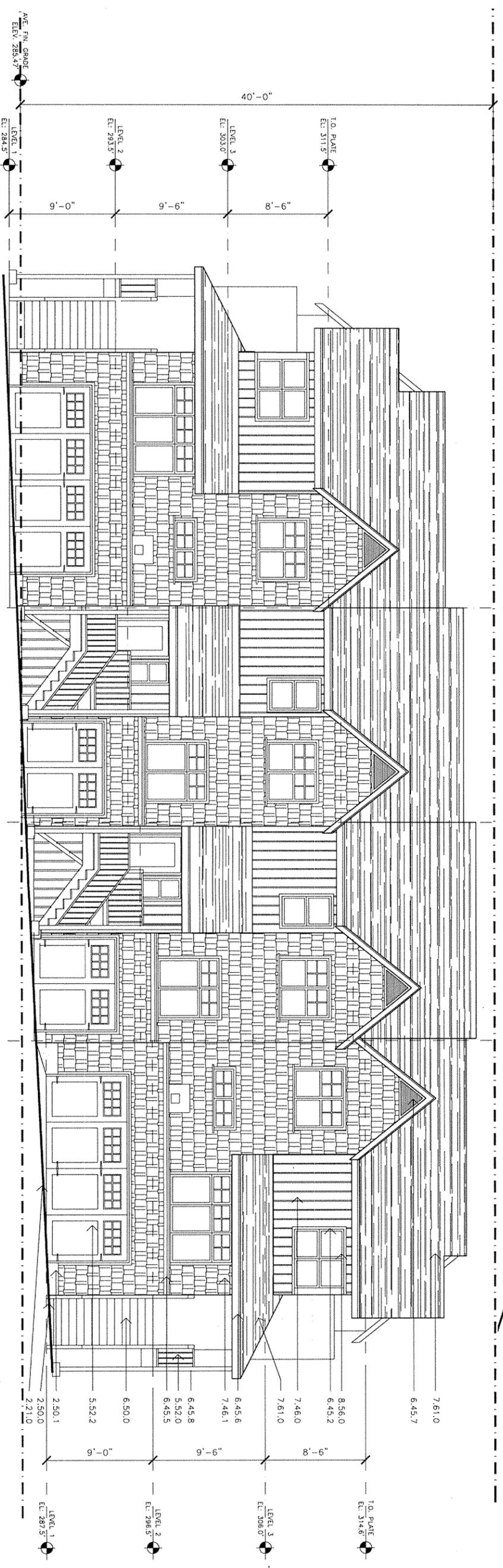
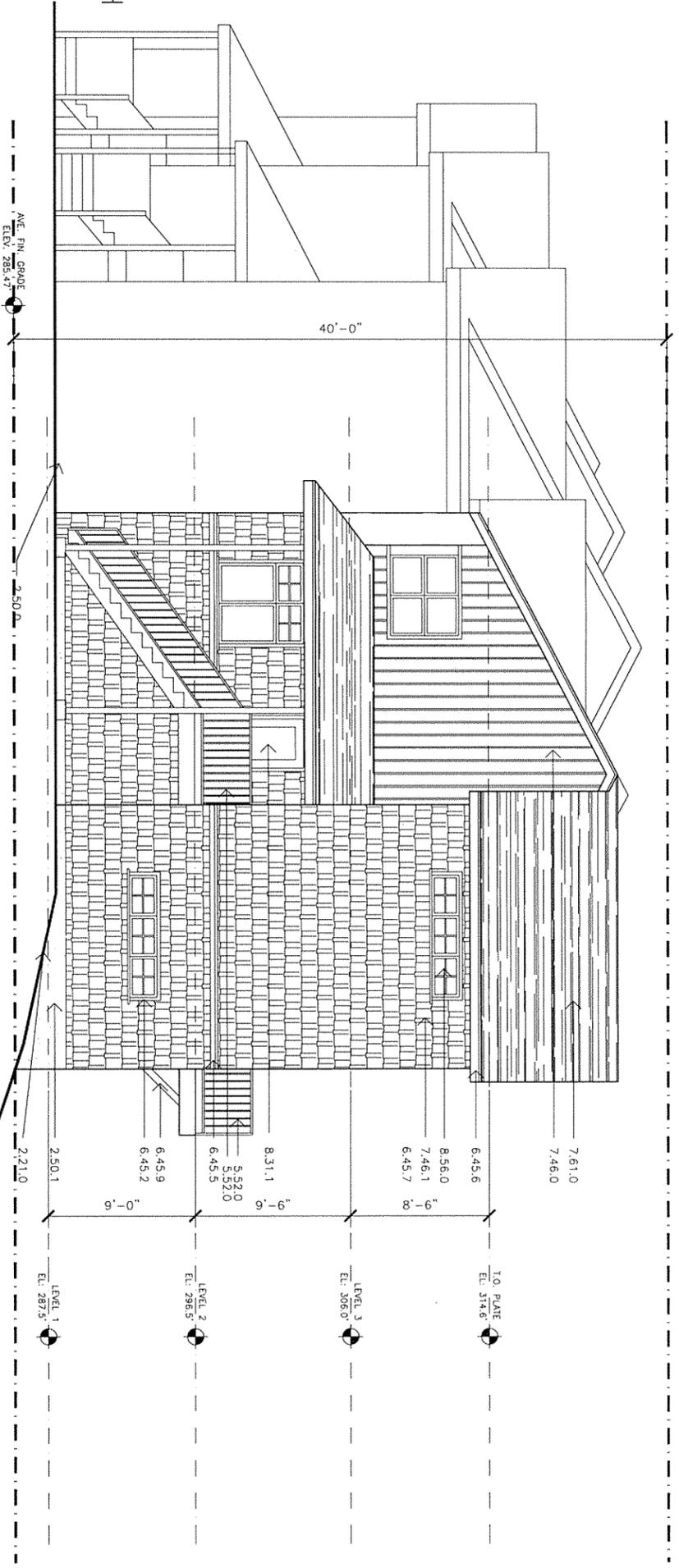
A301
WD/BC/SR
CHKD
0602

KEY NOTES:

- 2.21.0 FINISHED GRADE
- 2.50.1 C/P CONCRETE
- 5.52.0 QUARRIES/ALUMINUM & CEDAR, FULL HEIGHT
- 5.52.1 QUARRIES/ALUMINUM & CEDAR, FULL HEIGHT UBC
- 5.52.2 STEEL CARTRIDGE HOUSE GARAGE DOOR, INSUL. GL.
- 5.52.3 ALUMINUM GUTTER AND DOWNSPOUT
- 6.45.1 CEDAR TRELLIS, STAINED (COLOR PER ARCHITECT)
- 6.45.2 2X4 CEDAR TRUSS BRACING, STAINED (COLOR PER ARCHITECT)
- 6.45.3 CEDAR TRUSS BRACING, STAINED (COLOR PER ARCHITECT)
- 6.45.4 CEDAR GABLE VENT
- 6.45.5 4X4 POST
- 6.45.6 4X4 POST
- 6.45.7 EXTERIOR WOOD STAIR AND LANDING
- 7.46.0 HARDIE BOARD & BATTEN, SIDING, PAINTED
- 7.46.1 HARDIE-SHINGLE, PAINTED
- 7.61.0 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8.31.1 MAIL-FLANGED DOOR, VINYL, INSUL. GL.
- 8.31.2 MAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. GL.
- 8.56.0 MAIL-FLANGED VINYL WINDOW, INSUL. GL.

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS

Elevation: NORTH
1/4" = 1'-0"
0 1/2 1 4 8



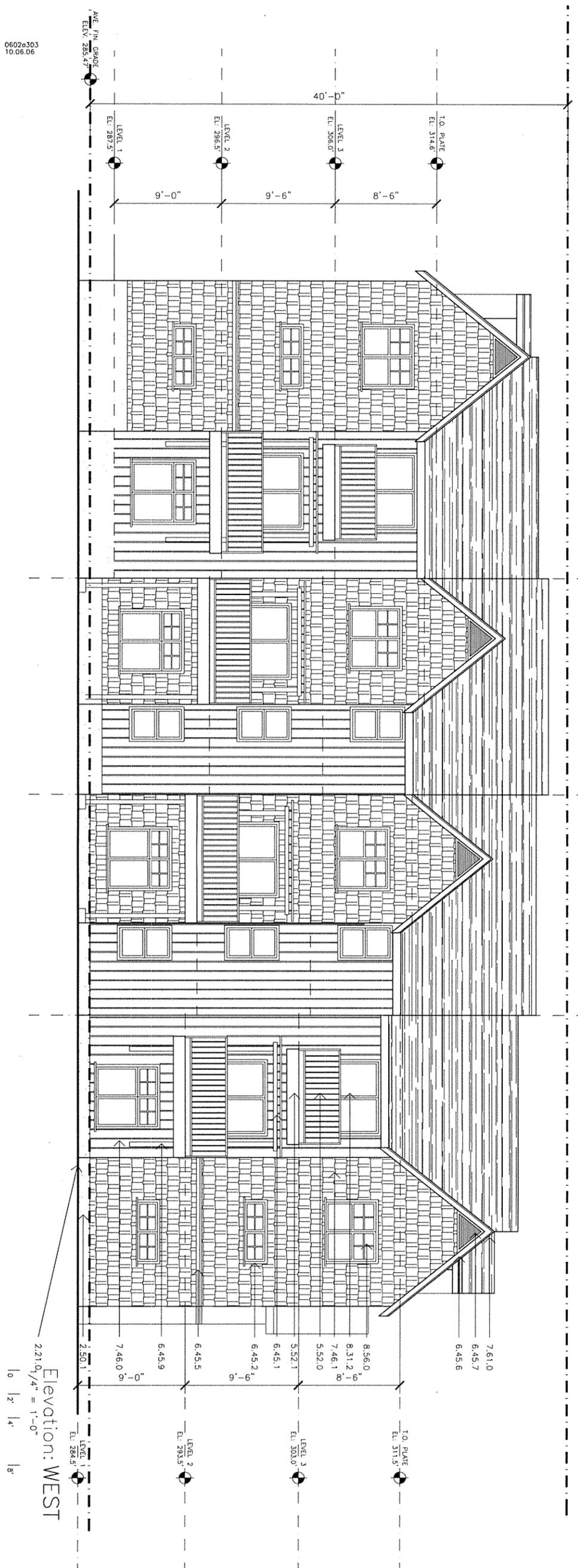
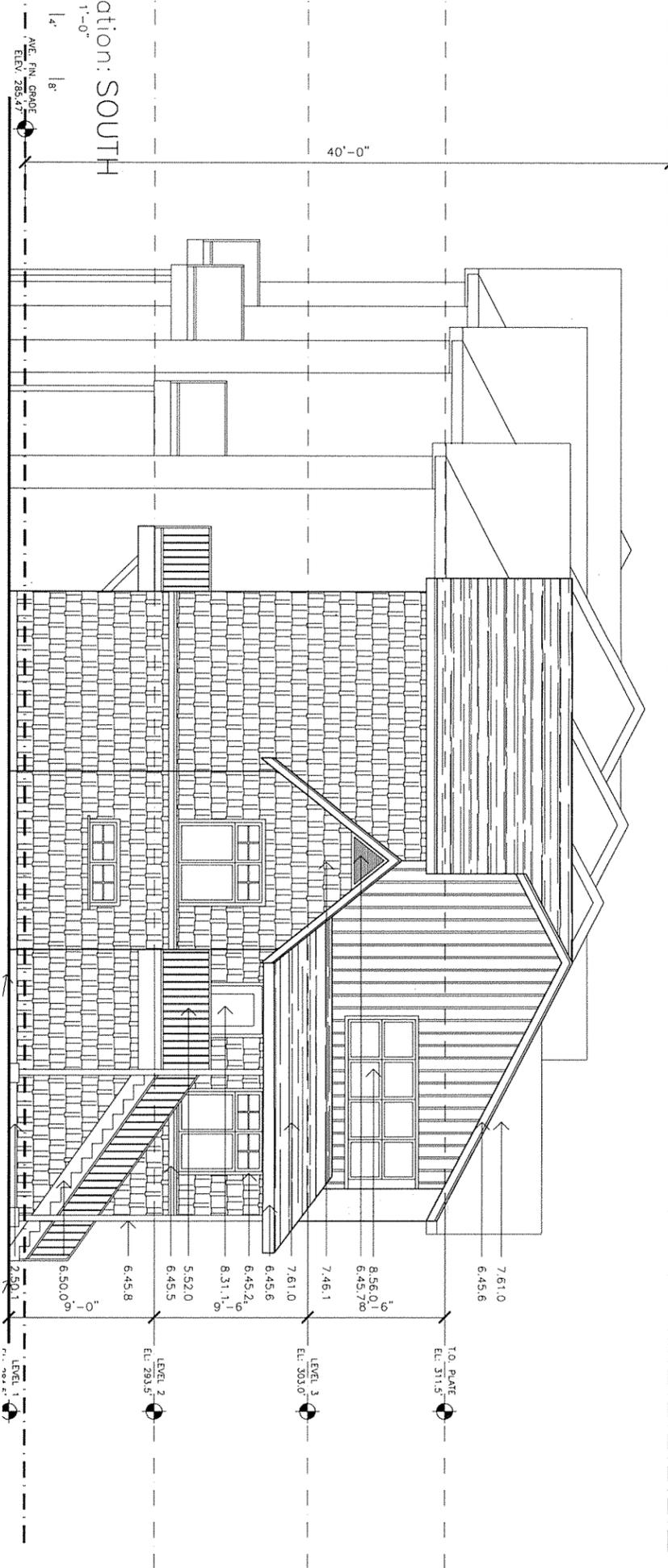
Elevation: EAST
1/4" = 1'-0"
0 1/2 1 4 8

NOTES: DWG. A303

- 1. 2.210 FINISHED GRADE
- 2.250 SIEMAK, CONCRETE PAVING
- 2.301 C/P CONCRETE
- 5.520 GUARDRAIL, ALUMINUM & CEDAR, FULL HEIGHT
- 5.521 4" DOWNER SPHERE, SMALL, NOT PASS, PER UBC
- 5.522 STEEL CARTRIDGE HOUSE GARAGE DOOR, INSUL. CL.
- 5.523 ALUMINUM GUTTER AND DOWNSPOUT
- 6.451 CEDAR TRELLIS, STAINED
- 6.452 2X3 CEDAR TRIM STAINED (COLOR PER ARCHITECT)
- 6.453 2X4 CEDAR FEEDER STAINED (COLOR PER ARCHITECT)
- 6.454 2X4 CEDAR STAIR BAND, STAINED (COLOR PER ARCHITECT)
- 6.457 CEDAR GABLE VENT
- 6.458 4X4 POST
- 6.459 EXTERIOR WOOD STAIR AND LANDING
- 7.460 HARBOR-BOARD & BATTEN, SINK, PAINTED
- 7.461 HARBOR-BOARD & BATTEN, SINK, PAINTED
- 7.610 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8.311 MAIL-FLANGED DOOR, VINYL, INSUL. CL.
- 8.312 MAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. CL.
- 8.360 MAIL-FLANGED VINYL WINDOW, INSUL. CL.

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS

Elevation: SOUTH
 1/4" = 1'-0"
 1" = 4'

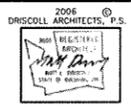


Elevation: WEST
 1/4" = 1'-0"
 1" = 4'

ELEVATION: BUILDING B SOUTH & WEST

3421-115 AVE. NE
 TOWNHOMES
 Bellevue, Washington

REVISION:	COMMENTS:
06.25.07	PUD/PLAT SUBMITTAL
10.01.07	PUD/PLAT RESUBMITTAL
12.28.07	PUD/PLAT REVISIONS



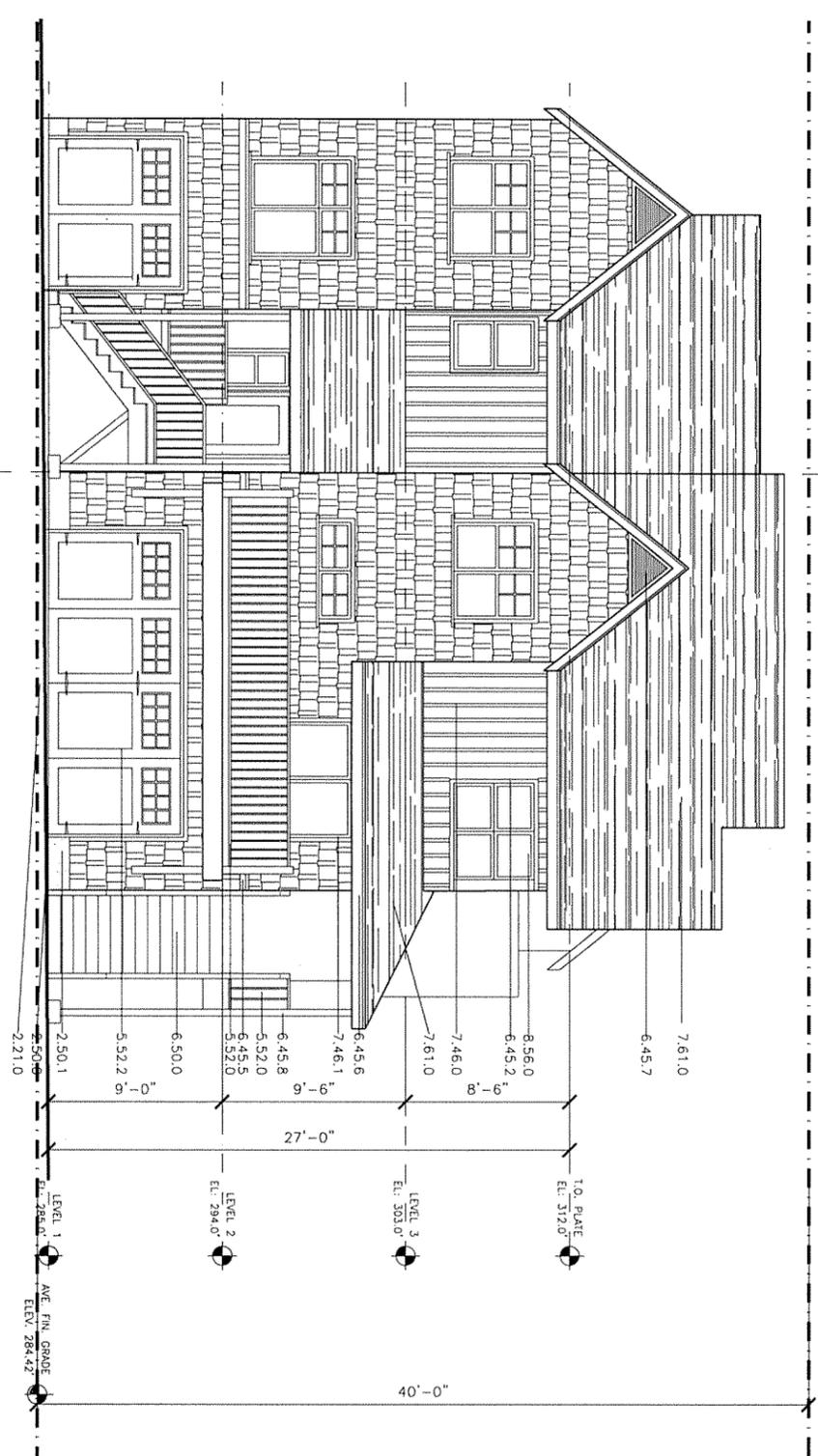
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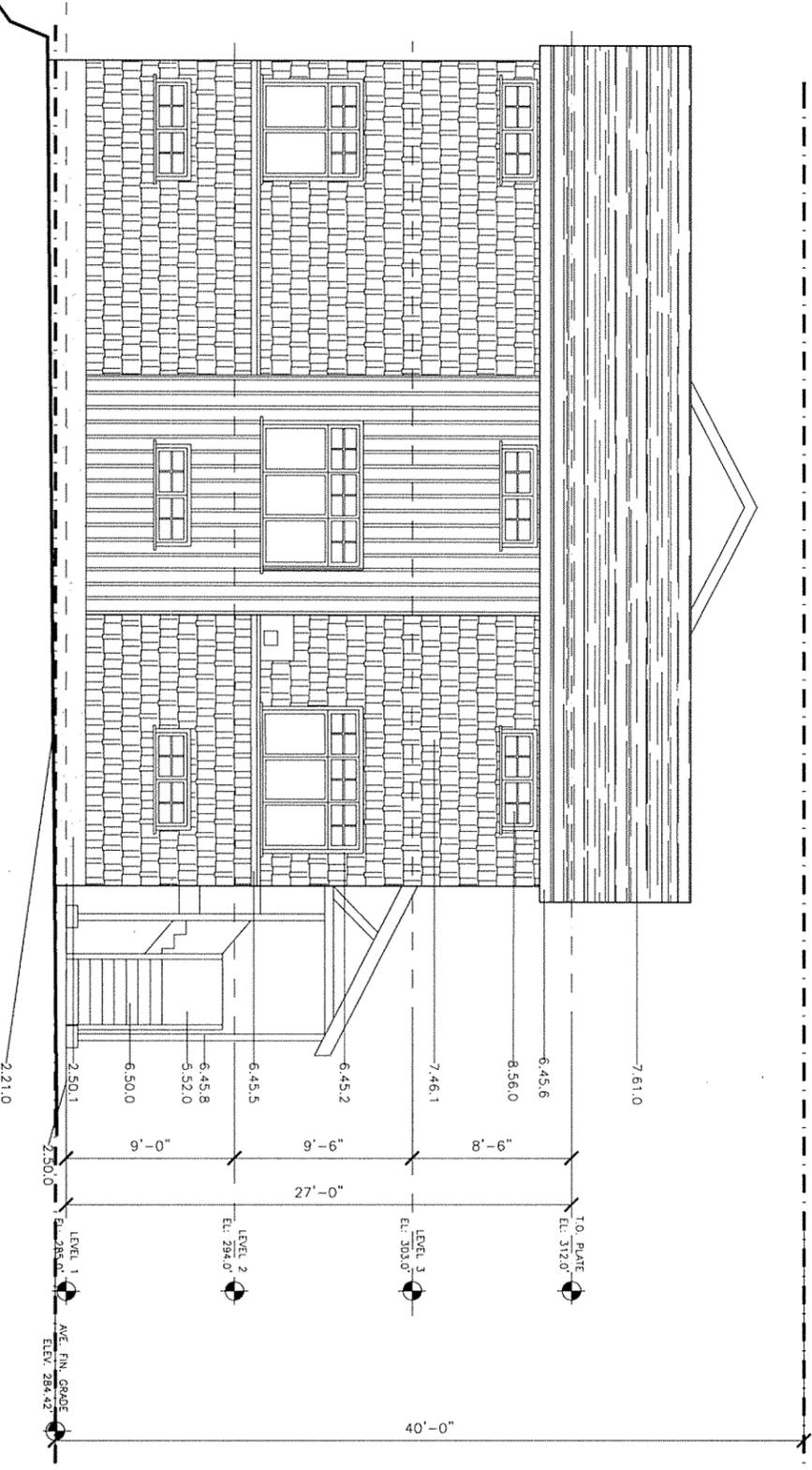
A303

- 2.210 FINISHED GRADE
- 2.590 SIDEWALK, CONCRETE FINISH
- 2.591 CLIP CONCRETE
- 5.520 GUARDRAIL, ALUMINUM & CEDAR, FULL HEIGHT
- 5.521 4" DIAMETER SPHERE SHALL NOT PASS PER UBC
- 5.522 STEEL ON BRACKET TO SUPPORT GARAGE DOOR, INSUL. GL.
- 5.523 ALUMINUM CUTTER AND DOWNSPOUT
- 6.45.1 CEDAR TRELLIS, STAINED
- 6.45.2 2x3 CEDAR TRIM STAINED (COLOR PER ARCHITECT)
- 6.45.3 2x4(2) CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
- 6.45.4 CEDAR GABLE, STAINED
- 6.45.5 4x4 POST
- 6.45.6 EXTERIOR WOOD STAIR AND LANDING
- 7.46.0 HARDIE-BOARD & BATTEN, SIDING, PAINTED
- 7.46.1 COLOR PER ARCHITECTS
- 7.61.0 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8.31.1 NAIL-FLANGED DOOR, VINYL, INSUL. GL.
- 8.31.2 NAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. GL.
- 8.56.0 NAIL-FLANGED VINYL WINDOW, INSUL. GL.

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS



Elevation: NORTH
1/4" = 1'-0"

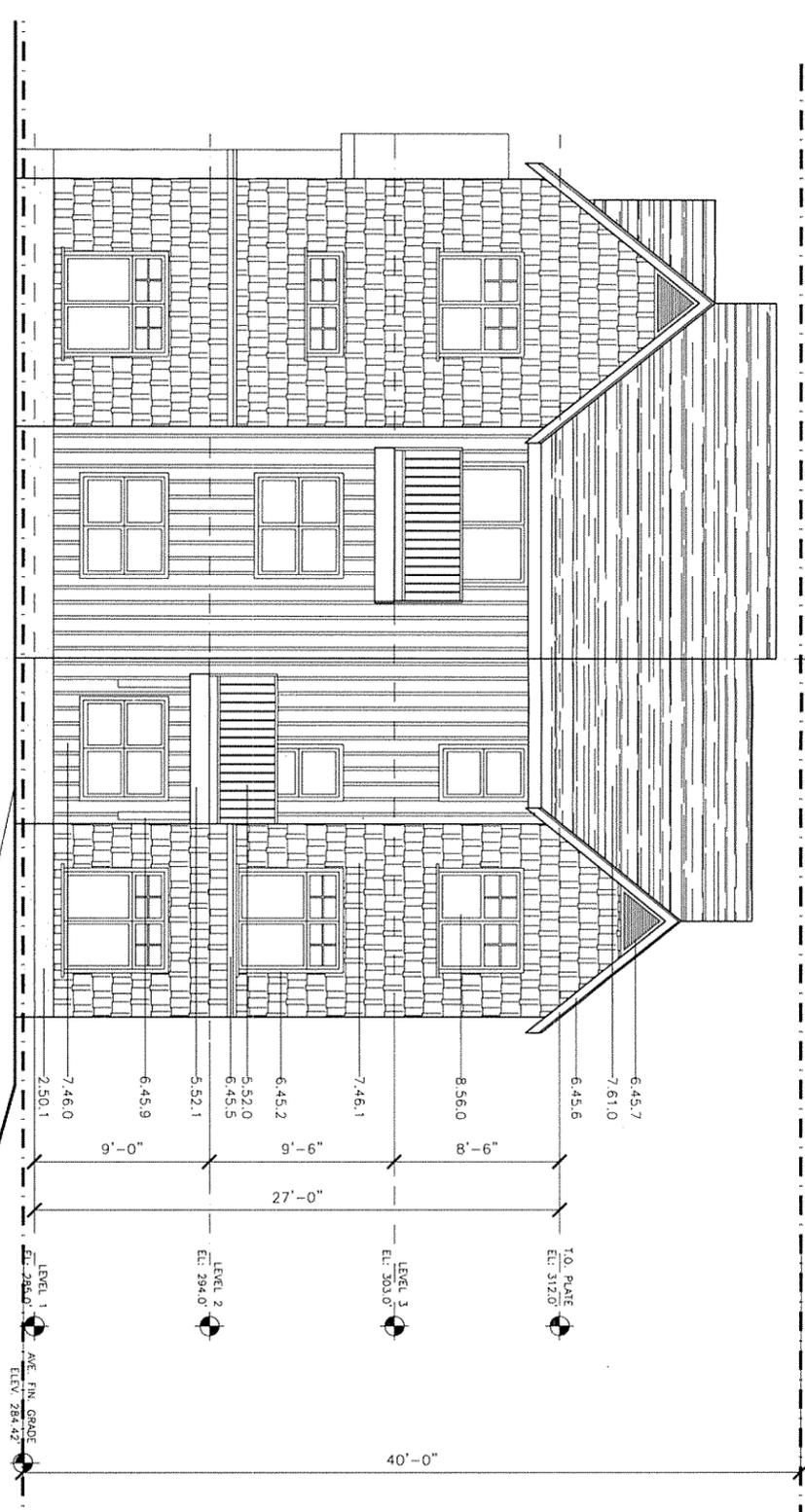


Elevation: EAST
1/4" = 1'-0"

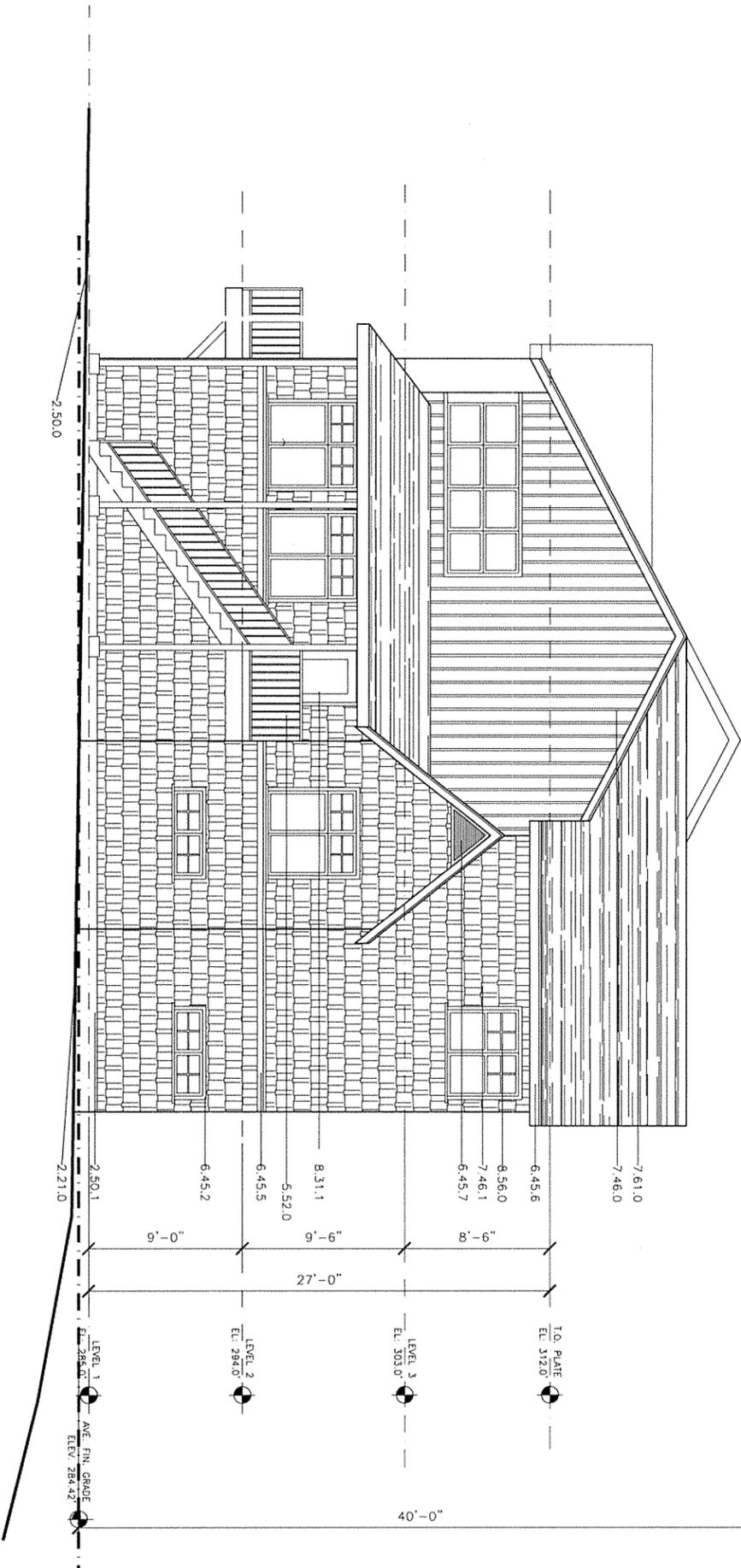
KEY NOTES:

- 2310 FINISHED GRADE
- 2500 SIKEMARK CONCRETE PAVING
- 2501 C.I.P. CONCRETE
- 5520 GUARDRAIL ALUMINUM & CEDAR, FULL HEIGHT
- 5521 4" DIAMETER SPHERE SHALL NOT PASS PER IBC
- 5522 BOLT-ON DECKLET, METAL
- 5523 STEEL-PANDED HOUSE GARAGE DOOR, INSUL. GL.
- 5524 ALUMINUM OUTER AND DAMPERS
- 6451 CEDAR TRELLIS, STAINED (COLOR PER ARCHITECT)
- 6452 2" X 4" CEDAR STUDS, STAINED (COLOR PER ARCHITECT)
- 6453 CEDAR FASCIA, STAINED
- 6454 CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
- 6455 CEDAR GABLE VENT
- 6456 4x4 BRACE
- 6459 EXTERIOR WOOD STAIR AND LANDING
- 6500 HARDF-BOARD & BATTEN SIDING, PAINTED
- 7460 COLOR PER ARCHITECTS
- 7461 HARDF-SHINGLE, PAINTED
- 7462 COLOR PER ARCHITECTS
- 7610 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8311 NAIL-FLANGED DOOR, VINYL, INSUL. GL.
- 8312 NAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. GL.
- 8560 NAIL-FLANGED VINYL WINDOW, INSUL. GL.
- 110002 WINDOW, vinyl

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS



Elevation: SOUTH
1/4" = 1'-0"
0 2' 4' 8'

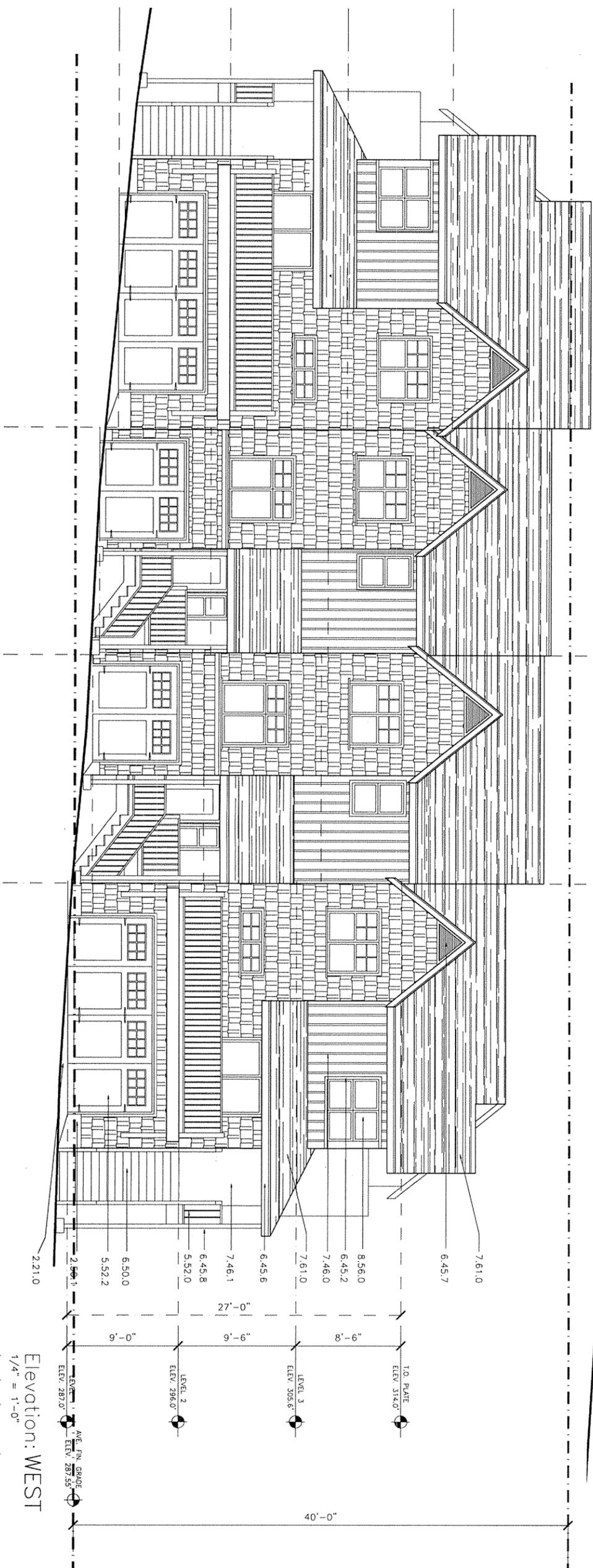
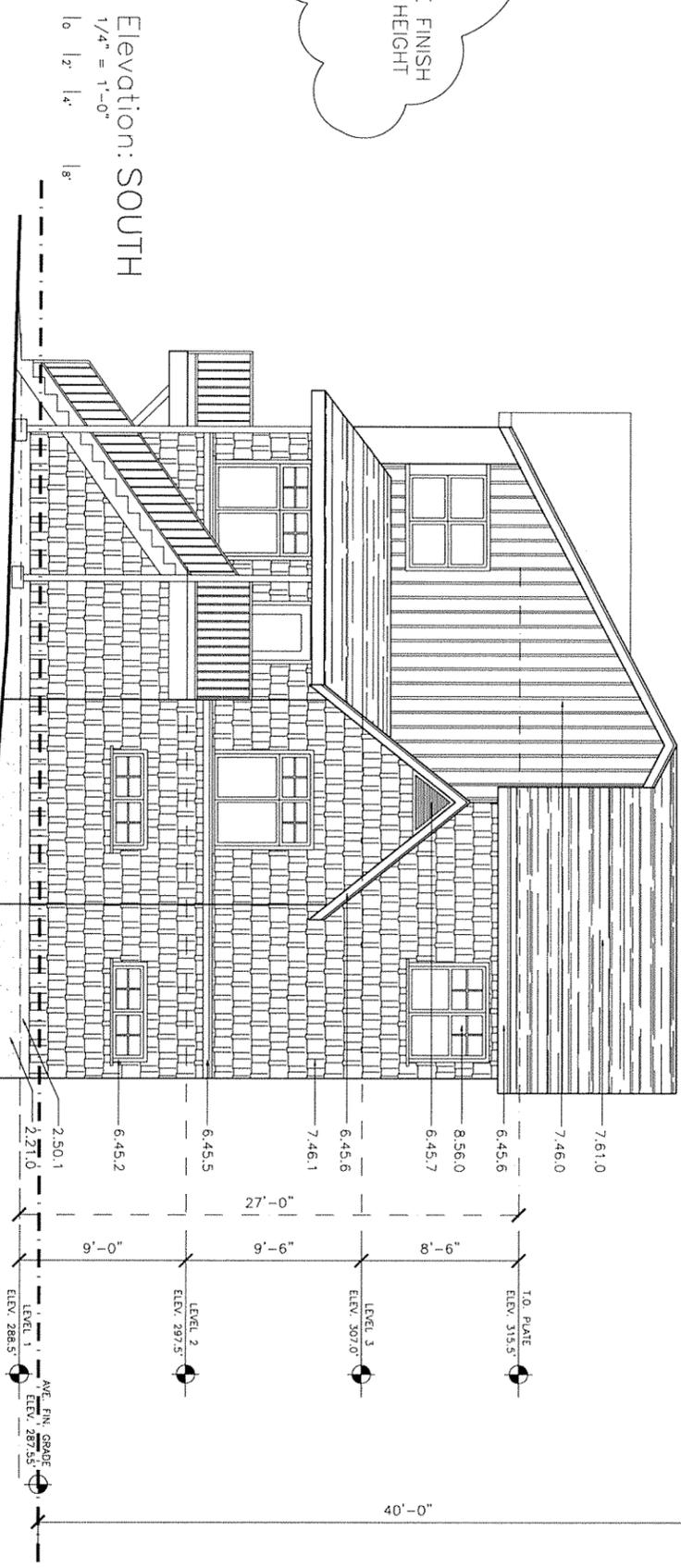


Elevation: WEST
1/4" = 1'-0"
0 2' 4' 8'

KEY NOTES:

- 2,210 FINISHED GRADE
- 2,150.0 SIDEWALK, CONCRETE PAVING
- 2,150.1 C/P CONCRETE
- 5,520.0 QUADRALUM ALUMINUM & CEDAR, FULL HEIGHT
- 5,520.1 4" DIAMETER SPHERE SHALL NOT PASS, PER UBC
- 5,521.0 BOLT-ON DOCKET, METAL
- 5,521.1 ALUMINUM GARAGE DOOR, INSUL. CL.
- 5,523.0 ALUMINUM CUTTER AND DOWNSPOUT
- 6,45.1 CEDAR TRELLIS, STAINED
- 6,45.2 2x3 CEDAR TYP STAINED (COLOR PER ARCHITECT)
- 6,45.5 2x4(2) CEDAR BELLY BAND, STAINED (COLOR PER ARCHITECT)
- 6,45.6 CEDAR FASCIA, STAINED
- 6,45.7 CEDAR SHINGLES, 1/2" VENT
- 6,45.8 4x4 POST
- 6,45.9 EXTERIOR WOOD STAIR AND LANDING
- 6,500.0 HARDIE-BOARD & BATTEN, SIDING, PAINTED
- 7,46.1 COLOR PER ARCHITECTS
- 7,46.1 HORIZ. SHINGLES, PAINTED
- 7,46.1 COLOR PER ARCHITECTS
- 7,610.0 COMPOSITE ARCHITECTURAL ROOFING (STYLE & COLOR TO BE PER ARCHITECTS)
- 8,31.1 NAIL-FLANGED DOOR, VINYL, INSUL. GL.
- 8,31.2 NAIL-FLANGED SLIDING GLASS DOOR, VINYL, INSUL. GL.
- 8,560.0 NAIL-FLANGED VINYL WINDOW, INSUL. GL.
- AVG07/AVG062_VIN

REVISED AVERAGE FINISH ELEVATIONS AND HEIGHT LIMITS



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REVISION: COMMENTS:
06.25.07 PUD/PLAT SUBMITTAL
10.01.07 PUD/PLAT RESUBMITTAL
12.28.07 PUD/PLAT REVISIONS

3421-115 AVE. NE
TOWNHOMES
Bellevue, Washington

ELEVATION:
BUILDING D
SOUTH & WEST

MO/BC/SR
CHKD:
0602
A307

ATTACHMENT 3

BACKGROUND INFORMATION

Property Owner:

PANFIL, O MORELLI

Proponent:

Steve Smith Development

Contact Person:

James A. Barnett

D. R. STRONG Consulting Engineers Inc.

Address:

**10604 NE 38th Place, Suite 101
Kirkland WA 98033**

Phone:

425-827-3063

Proposal Title:

115th Townhomes

Proposal Location:

**3421 115th Avenue NE
Bellevue, WA**

1. General Description:
Construction of 16 single-family residences.
2. Acreage of site:
1.54 acres.
3. Number of dwelling units/building to be demolished:
None.
4. Number of dwelling units/building to be constructed:
16.
5. Square footage of buildings to be demolished:
N/A.
6. Square footage of buildings to be constructed:
10,234 sf.

7. Quantity of earth movement (in cubic yards)

8,711 CY Cut, 1,734 CY Fill

Net: 6,977 CY Cut

8. Proposed land use:

Single family residential.

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

Average building height is 30 feet with three stories. Exterior materials information not available.

10. Other

None.

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

Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the summer of 2007.

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

No.

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

Geotechnical reports from Terra Associates, dated July 2006 and December 2000.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your Proposal? If yes, explain.

None to our knowledge.

List any government approvals or permits that will be needed for your Proposal, if known.

SEPA Determination	City of Bellevue
PUD Approval	City of Bellevue
Structural Vault Permit (2)	City of Bellevue
Utility DE Approval	City of Bellevue
Grading Permit	City of Bellevue
Building Permit	City of Bellevue
Other Customary Construction Related Permits	City of Bellevue

Please provide one or more of the following exhibits, if applicable to your proposal. Please check the 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 and Grading Permit Plan of existing and proposed grading Development Plan
- Building permit (or Design Review) Site plan Clearing and grading plan
- Shoreline Management Permit Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one).
Flat, hilly, steep slopes, mountainous other.
The Site has a flat portion where slopes are less than 10%. The balance of the Site has slopes near or exceeding 40%.
- b. What is the steepest slope on the site (approximate percent slope)?
There are areas with slopes over 40%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The S.C.S. soils map indicates that Everett series soils are on the area of the Site and that Alderwood series soils are adjacent to the Site (see Appendix E). Considering the topography of the Site and the nearby area, it is unlikely that the soils at the top of the Site are outwash soils (Everett series soils). It is far more likely that the S.C.S. soils map is spatially

inaccurate. The lower portions of the Site are Everett series soils and the upper portions of the Site are Alderwood series soils. This assertion is supported by the July 18, 2006 Geotechnical Engineering Report prepared by Terra Associates and their earlier 2000 Geotechnical Engineering Evaluation. In the most recent report, they summarize that "the boring was advanced to a depth of 49-feet... indicated that the slope is comprised of inherently stable, dense to very dense glacial till." In the earlier report they find "the till/outwash contact lies at approximately elev. 175". The elevations of the portion of the Site proposed for development range from 286 to 296 feet.

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

None to our knowledge.

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

The purpose of the site grading will be to adjust portions of the Site subject to development in order to provide useable building pads and vehicular access. There will be approximately 8,711 CY of cut, 1,734 CY of fill, resulting in a net 6,977 CY of cut.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short and long term.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 30% of the Site will be covered by impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Bellevue.

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.
Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.
- b. Are there any off-site sources of emissions or odor that may affect your Proposal? If so, generally describe.
Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

3. WATER

a. Surface.

- i. 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.
No surface water bodies are in the immediate vicinity of the proposed Project.
- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- iii. 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.
Does not apply.

- iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- vi. 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, a public sanitary sewer system will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

b. Ground.

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

could potentially enter the groundwater or downstream surface water runoff during periods of intense precipitation.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.
A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

4. PLANTS

- a. Check or circle types of vegetation found on the site:
 deciduous tree: **alder, maple**, aspen, black cottonwood other:
 evergreen tree: **fir, cedar**, spruce, **pine**, other:
 shrubs
 grass (orchard grass)
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, other:
 water plants: water lily, eelgrass, milfoil, other:
 other types of vegetation (holly)
- b. What kind and amount of vegetation will be removed or altered?
Vegetation within the development area will be removed at the time of development. A Tree Retention Plan will be provided. Landscaping will be installed in accordance with the City of Bellevue requirements.
- c. List threatened or endangered species known to be on or near the site.
None known or documented within the Project area.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
The proposed landscaping will meet City of Bellevue landscape requirements. Species chosen will enhance the vegetation on the Site and provide a buffer to adjacent residential areas.

5. ANIMALS

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site.

birds: hawk, heron, eagle,
songbirds, other:
mammals: deer, bear, elk, beaver, small
rodents, raccoon, other:
fish: bass, salmon, trout, herring,
shellfish other: **None.**

- b. List any threatened or endangered species known to be on or near the site.
None.

- c. Is the site part of a migration route? If so, explain.
Western King County as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

- d. Proposed measures to preserve or enhance wildlife, if any.
None at this time.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and/or natural gas will serve as the primary energy source for residential

heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this Proposal? List other proposed measures to reduce or control energy impacts, if any.

The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.

There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

- i. Describe special emergency services that might be required.

No special emergency services will be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any.

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on the adjacent freeway.

- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term impacts will result from the use of construction equipment during Site development and residential construction. Construction will occur during the day-light hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

- iii. Proposed measures to reduce or control noise impacts, if any.

Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
The Site is currently undeveloped. But was used in past as a residential site. The residence has been removed. Adjacent sites are fully developed as multi-family developments.
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
The current zoning classification is Residential, R-20.
- f. What is the current comprehensive plan designation of the site?
Urban residential.
- g. If applicable, what is the current shoreline master program designation of the site?
Does not apply.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes. The on-site steep slopes.
- i. Approximately how many people would reside or work in the completed project?
Approximately 37 individuals will reside in the completed residential development (16 units x 2.3 persons per household = 36.8 individuals).

- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None at this time.
- l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.
The proposed development is compatible with the prescribed land use codes and designations for this Site. Per the City Zoning Code, the development is consistent with the density requirements and land use of this property.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project will provide 16 units. Homes will be priced with a market orientation to the middle-income level homebuyer.
- 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 maximum building height will conform to City of Bellevue Standards.

- b. What view in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any?
The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the landscaping and common elements.

11. LIGHT AND GLARE

- a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the Project are not likely to cause hazards or interfere with views.
- c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles travelling along the area roadways.
- d. Proposed measures to reduce or control light and glare impacts, if any.
None at this time.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There will be one open space tract suitable for recreation.
- 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.
Approximately 1,057 s.f. recreation space is proposed.

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 known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any.
There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

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 proposed Project will be off 115th Avenue NE.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is 0.5 miles away at the intersection of NE 36th Place & 115th Avenue NE.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The Project will eliminate no parking spaces. The Project will provide 36 parking spaces: 16 compact spaces in the residences, 16 full-size spaces in the residences, and 4 full size general parking spaces
- 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).
Yes. Proposed access road is a 20-foot wide private access drive.
- 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.
Assuming 8 vehicular trips per unit per day, a total of 128 additional vehicle trips will be generated. Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.
- g. Proposed measures to reduce or control transportation impacts, if any.
N/A.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Yes, there will be an increased need for public services commensurate with a Project of this size
- b. Proposed measures to reduce or control direct impacts on public services, if any.
In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through the City's traffic and school mitigation programs, if required.

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.
**Electricity.....Puget Sound Energy
Natural Gas.....Puget Sound Energy
Water & Sewer...Bellevue Utility District
Telephone.....Qwest**

B. SIGNATURE

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

Signature: 
Richard D. Olson

DATE SUBMITTED: October 13, 2006

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