



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

Proposal Name: Herr/Bacon Short Plat

Proposal Address: 5448 Lake Washington Blvd SE

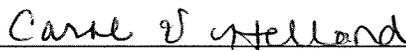
Proposal Description: Subdivide one 2.78 acre lot containing steep slopes and a Type N stream in the R-5 land use district into nine single family lots. This application is being processed under LUC Section 20.45B.055 as a conservation subdivision.

File Number: 07-104952-LN

Applicant: Stephen Herr

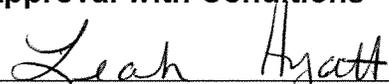
Decisions Included: Administrative Decision for a Preliminary Short Plat LUC 20.30

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**



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

Department Decision: **Approval with Conditions**



Leah Hyatt, Assistant Planner
Dept. of Planning and Community Development

Application Date: February 2, 2007
Notice of Application: May 17, 2007
Decision Publication Date: December 6, 2007
Appeal Deadline: December 20, 2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [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 is proposing to subdivide an existing parcel totaling 120,144 square feet (2.78 acres) into nine single family residential lots in the R-5 zoning district. The proposal qualifies for review under LUC Section 20.45B.055 as a Conservation Subdivision. The site contains 1.24 acres of critical area onsite and abuts adjacent critical areas. The applicant is proposing to modify the standard dimensional requirements of the R-5 zoning district (LUC Section 20.20.010) pursuant to the conservation subdivision (LUC Section 20.45B.055.B.3). The parcel is located at 5448 Lake Washington Blvd SE and contains one existing single family home which will be demolished. The site's dominate feature is a large critical slope and associated buffer which encompasses 45% of the site. A Type N stream runs adjacent to the eastern property line. The stream's top of bank and buffer comes onto the subject site. No modification of the steep slope, Type N stream, or stream buffer is proposed or will result from this approval. The site contains 272 significant trees which may provide habitat for some species of local importance such as pileated woodpecker and Vaux's swift. The applicant is proposing to save 119 significant trees within an 1.24 acre Native Growth Protection Area (NGPA) to preserve the critical slope, associated buffer and wildlife habitat onsite. The NGPA is located adjacent to critical areas on neighboring undeveloped sites, which when developed, will provide a connected corridor to protect critical functions and values and also provide a connected wildlife corridor.

II. Site Description and Context

Site Characteristics

The site is located in a community of single family residential homes in the Newport Hills Subarea of the Comprehensive Plan. Access to the site is gained via Lake Washington Blvd SE. An existing 20' easement for ingress and egress is located along the north property line. The site slopes at an average of 20% with a portion exceeding 40% located on the eastern portion of the site. The site contains one single family residence and is largely forested with significant deciduous and evergreen trees along with shrubs and grass. An area of critical steep slope has been identified on the eastern portion of the property. A Type N stream flows along the eastern property line. This stream system is discussed in greater detail below.

Site Design

The proposal would create a separate 54,085 sq. ft. (1.24 acre) tract designated as an NGPA which will contain all onsite critical areas and critical area buffers. This proposal would create nine separate parcels out of the residual area which is not critical area or buffer area or a structure setback. The lots are proposed in an area where slopes are less than 25%. Stormwater runoff from the site will be collected and tight-lined to a detention vault. The onsite system will discharge into the existing City of Bellevue conveyance system within Lake Washington Blvd SE. All pipes will be located within a joint shared access easement. See Section VIII for a related Condition of Approval.

CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)

Critical Areas

Steep Slope Critical Areas: A portion of this site contains a slope that meets the definition of a steep slope critical area as identified in LUC 20.25H.120.2. The applicant has completed a topographical survey of the site identifying the limits of the critical slope and has provided a site plan that delineates the area of steep slope. No modification of the critical slope area is proposed as part of this short subdivision.

Steep Slope Critical Area Buffers: Steep slope critical areas are protected under LUC 20.25H.120.B through the application of a top of slope buffer. In this case, the subject site contains a steep slope critical area within the eastern portion of the site. No impact to the top of slope buffer is proposed or will occur as part of this short subdivision proposal.

Stream Riparian Areas: The eastern portion of this site contains a stream that flows north into Lake Washington. This stream segment has been designated as a Type N stream based on the definition in the City of Bellevue Land Use Code section 20.25H.075.B. This stream reach is also identified in the City of Bellevue Stream Typing Inventory as Segment ID# 86_32 and has been documented non-fish bearing. The stream flows from the subject property through steep culverts beneath I-405 before entering Lake Washington. No modification of the stream and buffer areas is proposed as part of this short subdivision.

Stream Riparian Area Buffers: Type N streams on developed sites are subject to a 25-foot stream buffer. The applicant has provided a site plan that identifies the stream channel (top-of-bank) and has identified the required 25-foot stream buffer. No impact to the stream or stream buffer is proposed or will occur as part of this short subdivision proposal.

Stream Riparian Area Buffer Structure Setbacks: In addition to the required 25 foot stream riparian area buffer previously identified, Type N streams on undeveloped sites are subject to a restricted 25 foot structure setback that is measured from the edge of the identified buffer.

Habitat Associated with Species of Local Important LUC 20.25H.150.A

The City of Bellevue identifies a number of wildlife species as being locally significant. Of the species listed, pileated woodpecker, Vaux's swift and redtailed hawk are likely to use the site at some point. Pileated woodpeckers commonly use snags in forested areas for nesting, drumming, and foraging. The species is likely to use the property's large trees retained within the NGPA for perching and foraging. The loss of some trees may reduce the potential for the species to visit the site. Vaux's swift is a cavity-nesting species preferring sites near open water over which to forage. Large trees on the property could potentially act as nesting trees in the future, and the loss of some of these trees might decrease somewhat the potential

for swifts to nest on the site. Foraging habitat is poor on site and not impacted by the proposal. Red-tailed hawks are ubiquitous in western Washington and it is quite possible that a pair could select a tree on the property for nesting. Nests require large trees, most often deciduous. It is likely that the birds would use the trees within the NGPA, however staff observed no nests on the property. Undergrowth clearing is unlikely to affect this species, as it prefers open areas for foraging.

Species	Possible Impact	Action
Pileated woodpecker	Loss of foraging/drumming habitat	Older trees retained within the NGPA and associated Vegetation Management Plan
Vaux's Swift	Disturbance, loss of potential nest sites	Older trees retained within the NGPA and associated Vegetation Management Plan
Red-tailed hawk	Loss of perch sites, increases in foraging areas	Older trees retained within the NGPA and associated Vegetation Management Plan

The applicant is proposing to retain 119 significant trees within a 1.24 acre NGPA which will provide permanent habitat. The NGPA is located adjacent to neighboring tracts also containing critical area that when development will be set aside within a NGPA resulting in a continuous area of habitat. The applicant shall submit a habitat assessment that addresses the Washington Department of Fish and Wildlife management recommendations in the context of this site and makes recommendations as to additions to structural habitat components as are necessary to supported species of local importance. In addition, a vegetation management plan to assess the health of the NGPA shall be submitted. This report shall inventory plant communities, document presence of invasive plants, and identify hazardous trees. Hazardous trees within the tract shall be converted to wildlife snags to provide enhanced benefit to the existing habitat. See Section VIII for a related Condition of Approval.

All future development resulting from approval of this development action will require the preservation of onsite critical areas and critical area buffers and structure setbacks as a Native Growth Protection Area (NGPA).

Density Calculation

LUC 20.25H.045.B requires that proposals to subdivide property within the Critical Areas Overlay District calculate allowed density (dwelling units per acre) after deducting the total critical area and critical area buffer. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor derived from LUC 20.25H.045.D. To calculate density, the following calculation is required:

$$[(DU/acre)(Buildable area in acres) + (DU/acre)(Total critical area and critical area buffer in acres)(Development factor)] = \text{Maximum dwelling unit potential}$$

This is a proposal to divide one 2.78 acre parcel in the R-5 zone (5 DU/Acre) into nine lots. The site contains a total of 1.24 acres of critical area and critical area buffer and contains a total of 1.54 acres of buildable area. The following is the density calculation for this property:

$$[(5)(1.54)+(5)(1.24)(.55)]=11.11$$

$$11.11/2.78=3.99 \text{ (Allowed Density)}$$

The maximum number of dwelling units for this site is eleven. The proposal to divide this property into nine lots is in compliance with the requirements of the Critical Areas Overlay District.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-5 (Single Family Residential 5 dwellings units per acre)	
Gross Site Area	121,060 square feet / 2.78 acres	
Protected Area	This site contains 54,085 square feet (1.24 acres) of critical area	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	3.99 DU/Acre	3.24 DU/Acre
Minimum Lot Area modified with a Conservation Subdivision	4,680 sq. ft.	6,000sq. ft. – 10, 063 sq. ft.
Minimum Lot Width	60 ft.	Minimum Proposed – 60 ft.
Minimum Lot Depth	80 ft.	100 ft.
Building Setbacks modified with a Conservation Subdivision		
Front Yard	10 ft.	10 ft.
Rear Yard	15 ft.	15 ft.
Min. Side Yard	5 ft.	5 ft.
2 Side Yard	10 ft.	10 ft.
Access Easement	20 ft.	20 ft.
Tree Retention	15% of existing DBH inches	49% or 2,433 diameter inches

III. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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 *2004-2015 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) published June 10, 2004. This document is available in the Department of Planning and Community Development Records Room at Bellevue City Hall. Transportation-related impacts associated with the proposed Herr/Bacon Short Plat are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

Earth and Water

The site contains slopes averaging 20% with areas of critical slope greater than 40% on the highest points on the eastern portion of the property. The site also contains a Type N stream that flows along the eastern line of the property. In total, the site consists of 1.24 acres of critical area and critical area buffer. The main body of these features along with all of their primary setbacks will be preserved through the establishment of a Native Growth Protection Area. The site's critical areas are addressed in greater detail in Section II.A of this report. No development activity (modification) is proposed within the site's critical areas or critical area buffers. See Section VIII for a related Condition of Approval.

The proposed development is expected to adversely affect the quality of surface water on the site. Pollutants such as sediment, oil, grease, herbicides, pesticides, and fertilizers could be expected to enter the storm water from the driving surfaces and any landscaped areas. However, the City's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants.

The site is located in the Lakehurst Drainage Basin; as such, the site is subject to rainy season restrictions for clearing and grading activities according to the Clearing and Grading Code. If clearing & grading activities are proposed during the rainy season, (Nov. 1 through April 30) a specific request from the development team must be submitted to the Clearing & Grading Section. If approval to perform clearing & grading activities during the rainy season is granted, the approval will be subject to several conditions directly aimed at minimizing the potential for construction site erosion and sedimentation. An augmented temporary erosion and sedimentation control plan may also be required when the request for rainy season construction is under consideration by Staff.

Plants and Animals

Construction on the site would likely result in rapid and predictable reduction in numbers 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. An increase in habitat fragmentation and acceleration of edge is also expected due to and increase in the probability of human disturbance to the surrounding landscape associated with an increase in density. These impacts are adverse, but they are not environmentally significant and will be partially mitigated through the retention of existing vegetation and wildlife habitat within the NGPA tracts with this development. See Section VIII related Conditions of Approval.

Noise

The subject site is adjacent to single family residences 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 normal hours for allowed generation of noise related to construction from 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 6:00 pm on Saturday. See Section VIII for a related Condition of Approval.

IV. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications. See Section VIII of this report for Utilities Department related Conditions of Approval.

B. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire development codes and standards. As proposed, the Fire Department has no concerns with the project. Any future proposed single family development must comply with the City's Fire Code requirements.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the Herr/Bacon preliminary short plat and recommends approval based on the conditions and comments herein. The final engineering plans (for clear and grade permit issuance) must show all transportation related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent for 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will partially 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.

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.

Street Frontage Improvements

The Herr/Bacon Short Plat will not be required to install street frontage improvements as adequate half-street improvements have been previously constructed by the City. The developer will be responsible for all damage to said improvements caused by construction activity related to this project.

Site Access

Access for the Herr/Bacon Short Plat will be provided by an existing connection to Lake Washington Boulevard SE located approximately 85 feet from the site's northern property line to the centerline of the driveway approach.

This connection also provides access for the property located north of the site (5438 Lake Washington Boulevard SE). The applicant will grant a 20 foot wide easement straddling the existing driveway to this property as well as a construction easement for future access improvements as required for short plat approval on said property.

No other connection to city right-of-way is authorized. Access for the Herr/Bacon Short Plat is subject to the following:

- 1) All proposed lots shall share a common access point onto Lake Washington Boulevard SE to be located adjacent to the southern property line of the project site.
- 2) Access shall be provided by a private road, paved full-width and full-length with curb and gutter. Minimum paved width is 20 feet. Maximum grade is 10% for the first 20 feet (measured from the back of sidewalk) and shall not exceed a maximum grade of 15% thereafter.
- 3) Minimum sub-grade and asphalt thickness for the private road is 2 inches of HMA over 4 inch thick ATB sub-base material over 4 inches of CSTC. The final 2 inches of the top course be installed after all other construction on the site is completed.

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 Lake Washington Boulevard is classified as a "No Cut" Street. The applicant must obtain a waiver from the City's Right-of-Way Manager for any trenching in the

street. This waiver will be a part of the right-of-way permit for this project.

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.

The site has limited sight distance due to existing rockeries and curvature of Lake Washington Boulevard adjacent to the site for southbound, oncoming traffic (approximately 150 feet). All reasonable modifications at the access location will be made to maximize sight distance at the access location. A note regarding the limited sight distance shall be placed on the final plat map. See Section VIII of this report for Transportation Department related Conditions of Approval.

This project will generate 8 new p.m. peak hour trips and 80 new daily trips. Threshold for concurrency testing per the state's GMA requirements is 30 new p.m. Therefore, concurrency testing will not be required. Level of Service analysis of the adjacent street and nearby system intersections show that there is adequate capacity for the new trips.

V. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: February 5, 2007

Public Notice (200 feet): May 15, 2007

Minimum Comment Period: 14 day comment period closed February 29, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on May 15, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed at the entrance to the project site on the same day. Two comments were received regarding the proposed project from adjacent property owners. All comments were considered and addressed where appropriate in the review and conditioning of this proposal.

1. **Question:** What impact will the proposal have to the deer and wildlife who use the site?

Answer: The proposal will result in a loss of some habitat due to habitat destruction, fragmentation, acceleration of edge and distance effects, and human disturbance. To partially off-set for this impact the application will create a 1.24 acre NGPA tract which will be preserved for wildlife habitat.

2. **Question:** Will the City be reviewing the traffic impact associated with the proposal?

Answer: The Transportation Department has reviewed the application for compliance with all applicable codes and standards. Access for the short plat will be provided from an existing connection to Lake Washington Blvd SE. All the lots will share a common access point onto Lake Washington Blvd SE, the easement is to be fully paved full-width and full-length with curb and gutter. No street frontage improvements will be required as half-street improvements were previously installed

adjacent to the site. The Transportation Department determined that the proposal would generate no more than 8 p.m. peak hour trips. The threshold for concurrency testing per the state's GMA requirements is 30 new p.m. peak hour trips.

3. **Question:** Where will the sewer lines be located?

Answer: The applicant is proposing to place all sewer lines within an easement.

VI. Decision Criteria:

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.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. As discussed in Sections II and IV of this report, the proposed short plat is consistent with City Codes and Standards. The site is accessed via Lake Washington Blvd SE. Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development. See Section VIII of this report for related Conditions of Approval.

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

Finding: 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.**

Finding: The preliminary short plat considers the physical characteristics of the site by protecting critical areas and establishing a Native Growth Protection Area to protect critical features within the site. Adequate habitat will be provided within the NGPA which is located adjacent to neighboring critical areas and forested areas. Over time, when these parcels are developed a permanent continuous tract will be established to provide some residual wildlife habitat.

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

Development Standards

Finding: The proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code, and applicable City of Bellevue Development Standards.

Land Use Code Requirements

A. Dimensional Requirements: The site is currently zoned single-family R-5 which has a minimum lot size requirement of 4,680 square feet. The dimensional requirements for the R-5 zoning district include:

- 10' Front Yard Setback
- 15' Rear Yard Setback
- 5' Side Yard Setback
- 10' Two Side Yard Setback
- 30' Maximum Building Height
- *% Maximum Lot Coverage by Structure
- **% Impervious Surface
- 60' Minimum Lot Width
- 80' Minimum Lot Depth

* Maximum Lot coverage for each lot is determined by multiplying the maximum lot coverage in the underlying land use district by the lot coverage factor. See Section VIII of this report for related Conditions of Approval.

** Impervious Surface for the subdivision considered on the whole shall not exceed 50 percent based on the total lot size. The final short plat shall designate the allowed impervious surface for each separate lot. See Section VIII of this report for related Conditions of Approval.

B. Significant Tree Preservation: The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of significant trees on the site apply to this proposal. The applicant has identified 272 trees with a total of 4,871 diameter inches. In order to meet the 15 percent minimum retention requirements the applicant must retain a total of 731 diameter inches of significant trees. The applicant is proposing to preserve 119 trees that comprise a total of 2,433 diameter inches. This exceeds the minimum tree retention requirements.

C. Critical Areas: The site's critical areas will be protected through the establishment of an NGPA in accordance with LUC 20.25H.030.B. See Conditions of Approval in Section VIII.

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-5 dimensional requirements pursuant to the modifications allowed under a Conservation Subdivision. The proposal includes reduces lot sizes and setbacks. The LUC includes a requirement for the calculation of density for lots that contain critical areas. Under these provisions, the subject site may be divided into nine residential lots. This is discussed in more detail

in Section II.A of this report.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Newport Hills Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family R-5 development for this property. 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-23). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3)

The proposal meets utility standards (UT-1), provides development through infill for under-utilized sites with adequate urban services (HO-12), and meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single family in single family district) and the protection of environmentally sensitive features (establishment of NGPA). By providing the preservation of healthy significant existing trees on-site through the retention of approximately 49% of the site's existing trees (Environmental Element 16), the proposal will help maintain the landscape characteristics. What about EN-66; EN-71En-75; EN-76

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

Finding: Each lot can reasonably be developed to current R-5 zoning standards and dimensional standards for the R-5 land use district without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related Conditions of Approval in Section VIII.

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, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. The final short plat application may be made through the Revision process for this permit. See related Conditions of Approval in Section VIII.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Herr/Bacon

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. The final short plat application may be made through the Revision process for this permit.

VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Build. Division, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Leah Hyatt, 425-452-6834
Noise Control – BCC 9.18	Leah Hyatt, 425-452-6834
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godniez, 425-452-7915
Utility Code – BCC Title 24	Ron Hutchinson, 425-452-7903

A. GENERAL CONDITIONS:

1. NOISE / CONSTRUCTION HOURS - All proposed development activity resulting from approval of this land use action will be subject to normal construction hours of 7am to 6 pm Monday through Friday, 9 am to 6pm on Saturday. No work is permitted on Sundays or legal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

AUTHORITY: Bellevue City Code 9.18.020C

REVIEWER: Leah Hyatt, Planning and Community Development Department

2. TIME LIMITATION - This preliminary short plat 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 the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160

REVIEWER: Leah Hyatt, Planning and Community Development Department

3. UTILITIES DEPARTMENT CONDITIONS - Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

AUTHORITY: Bellevue City Code Title 24
REVIEWER: Robert Hutchinson, Utilities Department

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

1. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a right of way use permit from the City of Bellevue Transportation Department before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.
- k) Pavement restoration on Lake Washington Boulevard.

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.

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

2. OFF-STREET PARKING

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

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

3. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, shared driveway approach connection to Lake Washington Boulevard SE, pavement restoration on Lake Washington Boulevard SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Ray Godinez

4. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on Lake Washington Boulevard SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
Reviewer: Ray Godinez

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of Lake Washington Boulevard SE will require a waiver for any street cut. Generally, trench restoration on "No-Cut" streets extends to 50 feet from each side of the trench cut for the full width of the street. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Jon Regalia

6. UTILITIES DEPARTMENT APPROVAL

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the

utilities. Water, Sewer and Storm Developer Extension Agreements are required for the engineering review and inspection of the Short Plat Utility improvements. Extension to the extreme for Sewer to the North property line is required along with detention and water quality for the Storm system. The Developer Extension Agreement booklet(s) and submittal requirements are available from the Utility Representative at the Permit Center at any time.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120
REVIEWER: Rob Hutchinson Utilities Engineering

7. VEGETATION MANAGEMENT

A Vegetation Management Plan is needed to assess the condition of the NGPA. This report shall inventory natural resources present in the tract including wildlife habitats, plant communities, presence of invasive plants, and hazardous trees. This report shall be prepared by a qualified forester or certified arborist. All recommended tree and vegetation pruning, removal, planting shall be completed prior to final plat approval.

AUTHORITY: Land Use Code 20.45B.055.B.2.a
REVIEWER: Leah Hyatt, Planning and Community Development Department

7. NGPA HABITAT ASSESSMENT

A Habitat Assessment is needed to assess the condition of the NGPA. This report shall address the Washington Department of Fish and Wildlife management recommendations in the context of this site and makes recommendations as to additions to structural habitat components as are necessary to supported species of local importance. This report shall be prepared by a qualified biologist. All recommendation including structural habitat, shall be completed prior to final plat approval.

AUTHORITY: Land Use Code 20.25H.150.A
REVIEWER: Leah Hyatt, Planning and Community Development Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

- i) Private Road construction: 20 foot wide pavement width, with curb and gutter. Sub grade and asphalt depths per DEV-8.
- ii) Sight distance improvements.
- iii) Utility vault lid shall

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 2% along the roadway and 8% at the hammerhead turn around.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

c) Easements:

- The applicant must grant a 20 foot wide access easement for the property of 5438 Lake Washington Boulevard SE located north of the site. This easement will straddle the existing driveway currently serving this property. This easement shall be shown on the final plat map.
- The applicant must grant a construction to the property of 5438 Lake Washington Boulevard SE to allow for access improvements associated with plating of said property.

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

2. 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 times for emergency and public service vehicles.

AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez

3. DESIGNATION OF NGPA

All critical areas and critical area buffers shall be placed in an NGPA that meets the requirements of LUC 20.25H.030.B. The NGPA must be included within the final short plat site plan.

AUTHORITY: Land Use Code 20.25H.030.B
REVIEWER: Leah Hyatt, Planning and Community Development Department

4. IDENTIFICATION OF RETAINED TREES

All retained trees shall be identified on the face of the final plat and must be surveyed and marked with appropriate signage and/or fencing.

AUTHORITY: Land Use Code 20.20.900
REVIEWER: Leah Hyatt, Planning and Community Development Department

5. VARIANCE RESTRICTION

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: Leah Hyatt, Planning and Community Development Department

6. IMPERVIOUS SURFACE

The final short plat shall designate the allowed impervious surface for each separate lot.

AUTHORITY: Land Use Code 20.45B.055.B.3(6)
REVIEWER: Leah Hyatt, Planning and Community Development Department

7. LOT COVERAGE

The final plat shall designate the maximum allowed lot coverage for each separate lot.

AUTHORITY: Land Use Code 20.45B.055.B.3(5)
REVIEWER: Leah Hyatt, Planning and Community Development Department

7. LANDSCPAING

Prior to recording the final plat the applicant shall submit a landscape plan for Tract B to restore the area of the proposed detention vault.

AUTHORITY: Land Use Code 20.45B.130.A.3
REVIEWER: Leah Hyatt, Planning and Community Development Department

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. TRANSPORTATION IMPACT FEE

Herr Bacon Preliminary Short Plat

07-104952-LN

Page 19 of 19

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 \$471.13 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

LIST OF ATTACHMENTS

- A. Plans and Drawings - In File
- B. Zoning Map - In File
- C. Vicinity Map - In File
- D. Environmental Checklist - In File



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Stephen Herr

LOCATION OF PROPOSAL: 5448 Lake Washington Blvd SE

NAME & DESCRIPTION OF PROPOSAL:

Subdivide one 2.78 acre lot containing steep slopes and a Type N stream in the R-5 land use district into nine single family lots. This application is being processed under LUC Section 20.45B.055 as a conservation subdivision.

FILE NUMBER: 07-104952-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 March 16, 2006.
- 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 20, 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.

Carol V. Holland
Environmental Coordinator

12/6/07
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 Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
<p style="text-align: right;">5/15/07</p> <p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</p>	
BACKGROUND INFORMATION	
<p>Property Owner: Michael Bacon Proponent: Stephen Herr Contact Person: Leone Frisch (If different from the owner. All questions and correspondence will be directed to the individual listed.) Address: 1375 NW Mall Street Suite 3, Issaquah, WA 98027 Phone: (425) 313-1078</p> <p>Proposal Title: Bacon/Herr Short Plat</p> <p>Proposal Location: 5448 Lk Washington Blvd SE (KC# 2024059058 & 2024059057) (Street address and nearest cross street or intersection) Provide a legal description if available.</p> <p>202405 58 BEG N 89-35-11 W 521.70 FT & N 17-55-11 W 316.05 FT OF E 1/4 COR TH N 17-55-11 W 105.35 FT TH W 592.33 FT TO ELY LN OF LAKE WN BLVD TH SLY ALG SD BLVD 102.31 FT TH E 602.05 FT TO POB</p> <p>202405 57 POR OF SE 1/4 OF NE 1/4 OF STR 20-24-05 DAF - COMM AT E 1/4 COR OF SD SEC 20 A 4" X 4" CONC MON WITH A 3/16" BRASS ROD FOUND IN PLACE TH N 88-24-25 W ALG THE EAST - WEST C/L OF SD SEC 521.70 FT TH N 16-44-25 W 210.70 FT TO POB TH CONT N 16-44-25 W 105.35 FT TH N 88-24-25 W PLW SD C/L 604.95 FT TO EAST R/W MGN OF LAKE WASH BLVD (AKA SECONDARY ST HWY NO 2-A & THE RENTON - KENNYDALE - NEWPORT ROAD NO 1076) AND A NON - RAD NXN WITH AN ARC OF A CRV CON TO EAST FR WCH ITS CTR BRS N 78-20-07 E 2834.93 FT DIST TH SLY ALG THE ARC OF SD CRV & MGN THRU C/A OF 00-55-30 A DIST OF 45.77 FT TAP OF TANG TH S 12-35-23 E ALG SD MGN 57.28 FT TH S 88-24-25 E PLW SD C/L 613.20 FT TO THE POB - AKA POR OF PARCEL 'B' OF BELLEVUE B.L.A. NO 95-288 REC NO 9504179005 - CURRENTLY KNOWN AS LOT 'B' OF BELLEVUE B.L.A. NO 95-7376 REC NO 9512079009</p> <p>Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. See Figure 1: Vicinity Map</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <ol style="list-style-type: none"> General description: The proposed project will be a 9 lot single family residential short plat. Access will be provided via a private access from Lake Wash Blvd SE. Acreage of site: 2.76 Acres Number of dwelling units/buildings to be demolished: 1 single family residence Number of dwelling units/buildings to be constructed: 9 single family residences. Square footage of buildings to be demolished: 1270 Square footage of buildings to be constructed: Not known at this time. Quantity of earth movement (in cubic yards): Cut = 7871 +/- CY, Fill = 269 +/- CY 	

07-104952-41
11/29/07
JA

8. Proposed land use: **single family residential (R-5)**

9. Design features, including building height, number of stories and proposed exterior materials:
Not known at this time.

10. Other

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

Construction Spring/Summer 2008

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

Not at this time.

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

Geotechnical Report dated December 20, 2006 by Geotech Consultants Inc.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

**Preliminary Short Plat
Declaration of Lot Combination
Final Short Plat
Construction Permits
NPDES**

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

b. What is the steepest slope on the site (approximate percent slope)? > 40%

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.

Alderwood Gravelly Sandy Loam (AgC) per King County SCS mapping. There is no prime farmland on the site.

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

None known.

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

Trenching and excavation associated with utilities installation, road improvements, detention, etc. Estimated earthwork quantities: 7871 CY cut, 269 CY fill.

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

Yes, some erosion will occur during construction, erosion will be controlled.

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

Impervious surface will not exceed that allowed by City of Bellevue code.

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

Re-vegetate exposed soils or cover with impervious surfaces. During construction - construction exit, plastic cover, catch basin inserts.

*Impacts mitigated
by Bellevue City
Grade Code 23.76*

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.

Dust, auto emissions

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None at this time.

2H

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.

There is a stream, classified type N according to City of Bellevue, located on the eastern portion of the property.

- (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.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

No.

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

No, according to King County iMap, this site does not lie within a 100 year floodplain.

- (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.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater generated by the developed site will be collected and tightlined to a detention vault. The on-site system will discharge to the existing conveyance system within Lake Washington Blvd SE. The site is tributary to Lake Washington.

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

Unknown

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

Stormwater runoff from the site will be collected into a new stormwater system. This system will be reviewed for compliance with BCC 24.06.130, Surface Water Engineering Standards.

*Impacts mitigated
by Bellevue Creek
Grade code 23.7L*

4. Plants

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

Grass, trees and dense brush

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

None known.

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

Grass and landscaping with trees and shrubs.

Handwritten initials

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known.

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

Not that is known.

- 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 need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas

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

Not that is known.

- 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:

Standard energy conservation measures that are required by the Uniform Building Code for the construction of the houses.

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 environmental hazards are expected.

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

None beyond standard life safety services.

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

None at this time.

b. Noise

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

No significant noise impacts.

- (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.

Construction per City of Bellevue noise ordinance.

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

Observe City of Bellevue noise ordinance hours.

*Impacts mitigated
by BCC 9.18*

8. Land and Shoreline Use

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

Single family residential. The site is bound by Lake Washington Blvd SE to the west. The properties to the north and south are single family residential. The property to the east is currently undeveloped.

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

No

- c. Describe any structures on the site.

One single family residence and garage.

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

Yes, the single family home and garage will be demolished.

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

R.5, 7200 sq ft per lot

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

Single-Family High (SF-H)

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

N/A

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

The eastern portion of the site contains steep slopes as defined by the City of Bellevue CAO. There is also a type N stream located on the east side the property.

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

9+ residences/families

JWA

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

0

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

N/A

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

Meets land use code and comprehensive plan designation.

9. Housing

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

9 high income homes

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

1 middle income home

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

None at this time.

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?

Buildings will not exceed the allowable maximum building height as defined by the City of Bellevue land use code.

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

None known.

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

Houses will be constructed to meet City of Bellevue codes, Zoning and Comprehensive Plan.

11. Light and Glare

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

Porch, driveway and landscaping lights at night

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

No significant impact expected.

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

None known.

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

None at this time.

12. Recreation

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

Newport Hills Park. Newcastle Beach Park, Lake Heights Park

- 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.

Not that is known.

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

N/A

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

None

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.

The proposed properties will be accessed via (9) driveways off of a proposed private road connecting to Lake Washington Blvd SE.

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

Public transit is currently located along Lake Washington Blvd SE at the I-405 onramp, less than a quarter mile from the project site.

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

Completed project will provide 18-20 parking spaces. 2-3 parking spaces will be eliminated.

- 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. The proposal includes construction of a private road off of Lake Washington Blvd SE.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not that is known.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

18-20 during peak morning and afternoon/evening hours

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

Not at this time.

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.

General public services to accommodate (9) single family residences.

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

Payment of property taxes and other support fees.

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.

Storm water (connect to City of Bellevue drainage system) in addition to those listed above

Signature

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

Signature



Date Submitted **5/15/07**