



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

Proposal Name: **Hunter-Lindor PUD**

Proposal Address: 2008/2010 Kamber Road (140th Place S.E.)

Proposal Description: Proposed 15 Lot Single Family Planned Unit Development combined with a Preliminary Plat

File Number: **07-122186 LK**

Planner: Sally Nichols, Associate Planner

Applicant: John Harkness, Camwest Development

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

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

Carol V. Helland
Carol V. Helland, Environmental Coordinator

Director's Recommendation Approval, with Conditions

Carol V. Helland for
Matthew A. Terry, Director
Director, Dept of Planning & Community Development

Notice of Application July 5, 2007
Recommendation/
Bulletin Publication Date: January 24, 2008
Hearing Date: February 12, 2008

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. 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 Clerk's Office by 5 PM on the date noted for appeal of the decision.

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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: CamWest Development, Inc./John Harkness

LOCATION OF PROPOSAL: 4008/4010 Kamber Road

DESCRIPTION OF PROPOSAL: Proposal to construct a 15 lot, single-family detached residential community through a combined PUD (Planned Unit Development) and Preliminary Plat.

FILE NUMBERS: 07 122186-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 Feb. 7, 2008.
- 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 Steinfeld
 Environmental Coordinator

1-24-08
 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

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Attachments:

Exhibit A:	Project Plans
	Preliminary Plat – Sheets 1 & 2
	Boundary & Topographic Survey
	Slope Category Plan
	Site Plan B
	Preliminary Landscape Plan
	Preliminary Road Plan
	Preliminary Road Profile
	Preliminary Clearing & Grading
	Architectural Plans and Elevations

I. REQUEST/PROPOSAL DESCRIPTION

Request

The applicant proposes to construct a 15 lot single-family detached residential community on approximately 2.7 acres; comprised of two existing parcels located at 4008 and 4010 Kamber Road (also known as 140th Place S.E.) through a combined PUD (Planned Unit Development) and Preliminary Plat. A 20 foot wide paved private road is proposed to access all lots. The proposal will provide permanent open space and recreation areas for residents of the development.

Review Process

The PUD is a Process 1, quasi-judicial decision made by the Hearing Examiner, based on a threshold SEPA determination by the Environmental Coordinator and recommendation by the Director of the Planning and Community Development Department. Following the issuance of the Director's recommendation, a public hearing will be held before the City's Hearing Examiner. Following the public hearing, the Hearing Examiner will issue a written report which will set forth a decision to approve, approve with modifications, or deny the application. If an appeal has been filed regarding the SEPA Determination of Non-Significance (DNS), the Examiner's report will also include a final City decision on the DNS. The decision of the Hearing Examiner may be appealed to the City Council. The City Council's action deciding the appeal and approving, approving with modification, or denying the project is the final City decision on the application.

II. SITE DESCRIPTION AND CONTEXT

A. Proposal Description

Site Characteristics

The site is located in an older residential neighborhood in an R-5 zoning district in the Southeast Bellevue subarea. The project site contains two existing single family home lots. Each of the two lots is occupied by one single family residence, which would be demolished. **Refer to Condition of Approval in Section X of this report regarding demolition of the two existing homes.**

Adjacent properties are all in single family neighborhoods and all adjacent lots contain one single family home each. To the east, the lots are zoned R-1, and the adjacent property to the north is zoned R 2.5. Properties to the south and the properties across Kamber Road to the west are all zoned R-5. Kamber Road is a busy arterial connection between Richards Road to the west and 145th Place S.E. to the east.

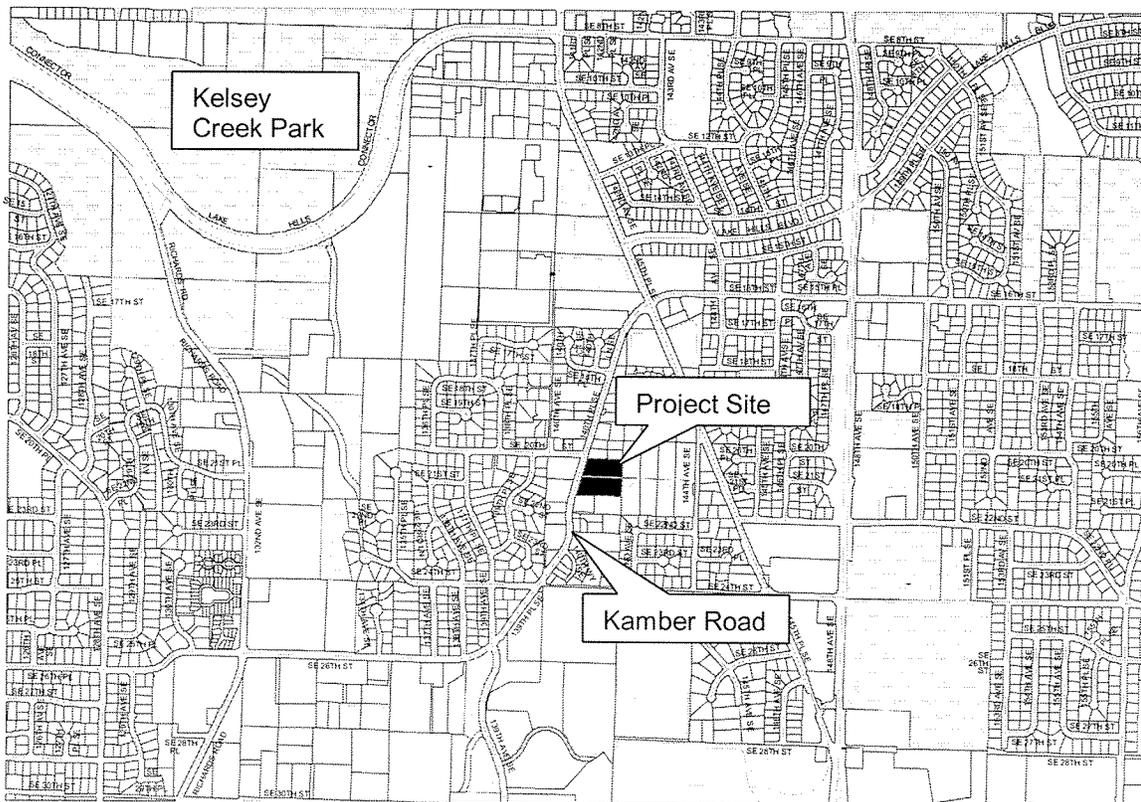
The site does not contain any protected or critical areas. However, it is heavily vegetated with mature trees, primarily significant Douglas Firs (*Pseudotsuga menzeisii*) and Big Leaf Maples (*Acer macrophyllum*). The northern half of the proposal site is relatively open and is covered with overgrown brush, small ornamental trees, and mature trees around the perimeter. On the southern half of the site, there is a large stand of mature, significant trees with native understory. The site topography slopes from a high point at an elevation of approximately 344 feet in the northeast corner to a low point of 284 feet in the southwest corner. The large stand of mature, significant trees mentioned above lies on the steepest

Kamber Road, including a new sidewalk, curb and gutter, landscaping and street trees, will be included in this project. There will be only one vehicular ingress/egress point off of Kamber Road into the proposed development via the new private road. Stormwater is proposed to be collected in an underground storm water vault located in the southwest corner of the site and treated in an underground storm filter prior to release to the existing storm system along Kamber Road.

The overall design intent has all of the houses, garages and front entries facing onto the private road. In addition, eleven of the fifteen homes will have either a direct physical and/or visual connection to the interior open space. Although the homes along Kamber Road will be oriented to face the private road to eliminate the need for driveways off of Kamber Road, they will visually address Kamber Road through enhanced architectural design and detailing. It is important that these homes do not completely turn their backs to this busy arterial street.

A large recreation / common open space area has been designed to provide attractive and safe areas for both active and passive recreation. The open space will be comprised of three separate Tracts, two landscape easements, and landscaped areas on the building lots. Tract A will be designated as a Storm Drainage/Recreation Space and Tracts B and C will be designated as Open Space. Over 33% of the site is maintained in these common open space tracts which are outside of the lot areas. This common open space area is.

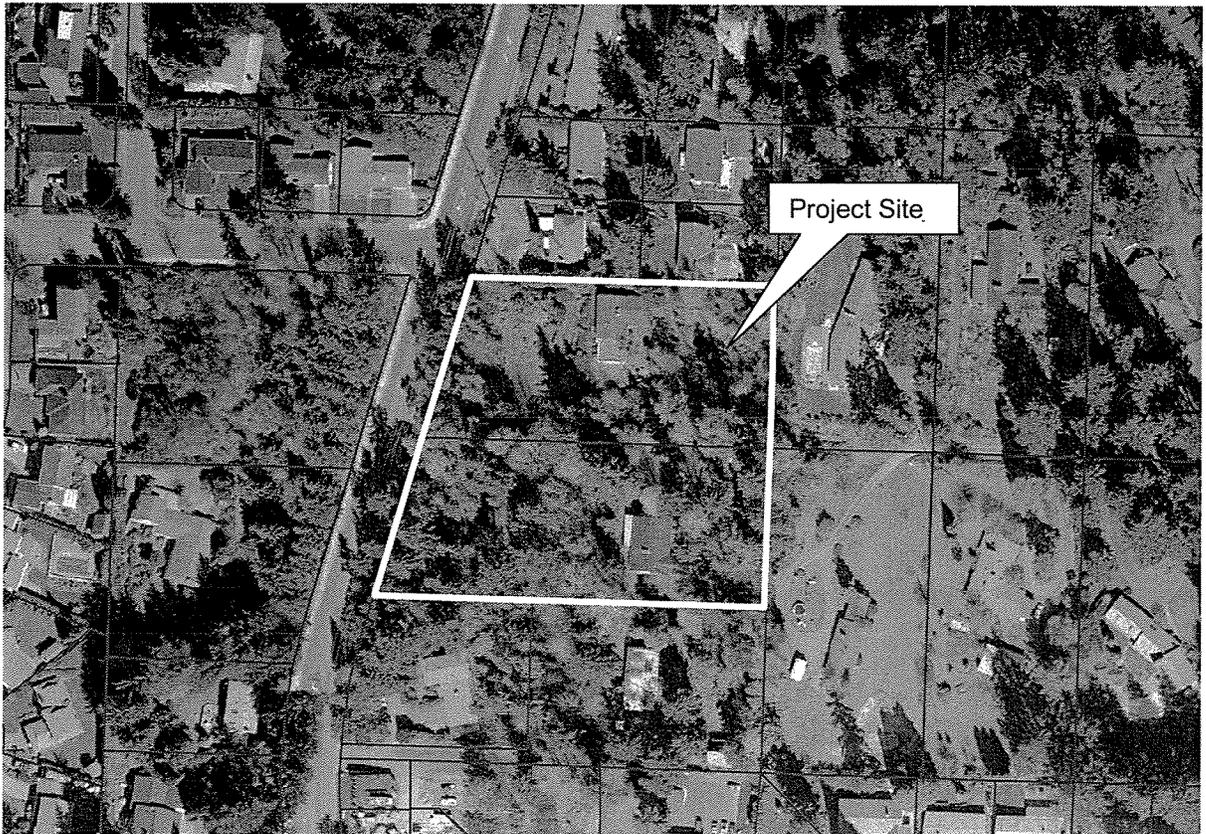
Vicinity Map/Site Context



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intended to create a focal point for the new community, thereby defining the new community, reducing the apparent density of the project and adding to the City of Bellevue's "City in a Park" goal as identified in the City's Comprehensive Plan. The open space is integrated throughout the site, running from the northeast corner of the site to the southwest corner, where the underground detention vault will be located. A pathway will wind throughout this entire space and will also provide the opportunity for an extension of this path system to properties to the northwest in the future. In addition, the site will feature a well-designed, centrally located recreation node that will include a tot lot, seating and enhanced native landscaping. The applicant has also saved a significant stand of trees that will be integrated into the entire open space system. The path will wind through this stand of trees.

Aerial Photograph



Building Design

The proposed homes range in size from approximately 2,700 to 3,700 gross square feet – including garages. There are five different building types and there are two variations for each type; each incorporating different exterior finishes and colors. The structures are what the applicant calls classic "Northwest" architecture and include elements such as varied exterior materials (stone, brick, vertical and horizontal siding and shake), decorative gables,

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varied roof lines and pitches, shutters, window grids, and significant articulation on all sides of the home. The variety of home types and exterior elevations (colors, materials, rooflines and details) help to provide an interesting streetscape. The homes have been designed and oriented with the interior open space in mind. Facades facing onto the proposed open space incorporate interesting forms, decks and variety of materials that enhance the natural open spaces.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

BASIC INFORMATION		
Zoning	R-5/Single Family Residential District/Southeast Bellevue Subarea	
Comprehensive Plan Designation	Single Family - High	
Gross Site Area	117,874 square feet (2.7 acres)	
SITE SPECIFIC CODE REQUIREMENTS		
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	Approximately 5 Units Per Acre (14 Units Allowed without bonus)	15 Units, See Density Section below for a discussion of density & bonus requested
Open Space	40% of 117,874 sq. ft. (gross site area) = 47,150 sq. ft.	40% of 117,874 sq. ft. (gross site area) = 47,150 sq. ft. 43,623 sq. ft. is in Tracts A, B, and C, and Landscape Easements A & B, and 3,527 sq. ft. is within the rear yards
Recreation Space	10% of 117, 874 sq. ft. (gross site area) = 11,790 sq. ft.	Over 10 % or 11,790 square feet (contained within Tract B)
Lot Area	7,200 Square Feet; (May be modified with PUD)	Minimum of 3,379 square feet to a maximum of 5,436 Square Feet*

ITEM	REQ'D/ALLOWED	PROPOSED			
<p>Lot Coverage by Structure</p> <p>Impervious Surface</p>	<p>40% for structures maximum (May be modified with PUD)</p> <p>Calculated after subtracting private road from gross land area: 117,874 sq. ft. – 15,480 sq. ft. (road area) = 102,394 sq. ft.</p> <p>55% maximum (May be modified with PUD)</p>	<p><u>Lot Coverage</u></p> <p>Lot 1: 44% *</p> <p>Lot 2: 57% *</p> <p>Lot 3: 39%</p> <p>Lot 4: 39%</p> <p>Lot 5: 33%</p> <p>Lot 6: 45% *</p> <p>Lot 7: 45% *</p> <p>Lot 8: 45% *</p> <p>Lot 9: 45% *</p> <p>Lot 10: 36%</p> <p>Lot 11: 34%</p> <p>Lot 12: 34%</p> <p>Lot 13: 50% *</p> <p>Lot 14: 59% *</p> <p><u>Lot 15: 43% *</u></p> <p>26,781 sq.ft = 26.2%</p>		<p><u>Impervious Surface</u></p> <p>57% *</p> <p>67% *</p> <p>46%</p> <p>60% *</p> <p>48%</p> <p>64% *</p> <p>67% *</p> <p>64% *</p> <p>67% *</p> <p>56% *</p> <p>44%</p> <p>44%</p> <p>64% *</p> <p>69% *</p> <p><u>52%</u></p> <p>35,761 sq. ft. + 15,480 sq. ft. (road area) = 43.4%</p>	
<p>Building Setbacks</p>	<p>Front: 20-feet Rear: 20-feet Side: 5-feet minimum 2 Side: 15-feet minimum (May be modified with PUD)</p>		<p><u>Front</u></p>	<p><u>Side</u></p>	<p><u>Rear</u></p>
<p>Building Height</p>	<p>30-feet from average finished grade; (May be modified with PUD) Note: This project will be vested per LUC 20.40.500. Ordinance # 5791 is not applicable.</p>	<p>All Homes (Lots 1-15): 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)</p>			
<p>Significant Tree Retention</p>	<p>Perimeter: 100% of total diameter inch Interior: 15% of total diameter inches</p>	<p>Perimeter: 158 diameter inches of 158 total diameter inches = 100% Interior: 318 diameter inches of 2,036 total diameter inches = 15.6%</p>			

ITEM	REQ'D/ALLOWED	PROPOSED		
Lot Width & Depth	Width: 60 feet (minimum) Depth: 80 feet (minimum) Street Frontage: 30 feet (minimum) (May be modified with PUD)	<u>Lot Width</u>	<u>Lot Depth</u>	<u>Street Frontage</u>
		Lot 1: 55 feet *	90 feet	40 feet
		Lot 2: 45 feet *	90 feet	45 feet
		Lot 3: 35 feet *	90 feet	37 feet
		Lot 4: 40 feet *	85 feet	35 feet
		Lot 5: 55 feet *	85 feet	50 feet
		Lot 6: 40 feet *	85 feet	40 feet
		Lot 7: 40 feet *	85 feet	40 feet
		Lot 8: 40 feet *	85 feet	40 feet
		Lot 9: 40 feet *	85 feet	40 feet
		Lot 10: 40 feet *	85 feet	25 feet *
		Lot 11: 69 feet	70 feet *	30 feet
		Lot 12: 68 feet	70 feet *	60 feet
		Lot 13: 40 feet *	95 feet	25 feet *
		Lot 14: 45 feet *	75 feet *	40 feet
		Lot 15: 50 feet *	75 feet *	55 feet

* Indicates modified R-5 Single Family Zoning District dimensional requirements. **Refer to Related Conditions of Approval in Section X of this report relating to dimensional modifications allowed under the PUD process, the rear setbacks of Lots 1-10, and variance/modification restrictions.**

Density

LUC Section 20.20.010 outlines how density is calculated. The Land Use Code identifies the minimum lot size in an R-5 zoning district to be 7,200 square feet in size. This lot size is used in calculating the density permitted on the site. LUC Section 20.30D.165, governing PUD's, allows a 10 percent bonus in the number of dwelling units allowed based on whether the design of the development offsets the impact of the increased density, and the increased density is compatible with existing uses in the immediate vicinity. The applicant has proposed a density bonus with this PUD application.

Gross Site Area	= 117,874 SF or (2.7 acres)
Road Area	= 15,480 SF
Net Site Area	= 117,874 – 15,480 = 102,394 SF
Minimum lot area in R-5	= 7,200 SF
Base Density	= 102,394 divided by 7,200 = 14.22
Bonus density of 10% with PUD	= 1.42 DU
Total allowed units	= 15.64 (rounded down) = 15 units

IV. SUMMARY OF TECHNICAL REVIEWS

A. Transportation Department

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 applied for prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department. **Refer to Right of Way-related Condition of Approval in Section X of this report.**

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. **Refer to Condition of Approval in Section X of this report regarding holiday construction and traffic restrictions.**

Easements

The applicant shall provide appropriate easements for all trails, frontage improvements, and private roadways located within the project site. In addition, slope easements shall be granted along the site's western boundary where needed by the City. **Refer to Condition of Approval in Section X of this report regarding transportation improvements.**

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The Hunter-Lindor PUD will be responsible for half-street improvements along the entire portion of 140th Place SE adjacent to the project site. These improvements include, but are not limited to, pavement widening for bike lanes, channelization, concrete sidewalk with planter strip and gutter, burying of all overhead power (unless PSE deems said power cannot be buried), and an ADA ramp at the intersection of SE 20th Street and 140th Place S.E.

Site Access

Access to the proposed project will be provided by private road (per DEV-8) ranging in width from 20 feet to 24 feet (depending upon roadside parking locations). The private road will connect to 140th Place SE with the city's standard driveway approach (per DEV-6) modified with tapers to enhance driveway operations. No other access connections are authorized for this project.

Sight distance at the access location has been designed to meet the required sight lines per BCC 14.60.240 and 14.60.241.

There is adequate street lighting near the access location (located directly opposite of the driveway approach across 140th Place SE).

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 has last been resurfaced. These three categories are, "Overlay Required," "Standard Trench Restoration," and "No Street Cuts Permitted." Each category has different trench restoration requirements associated with it. Damage to the street can be 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.

Near the development site 140th Place SE is classified as a "No Street Cuts Permitted" street. The applicant must obtain a waiver from the City's Right-of-Way Manager to trench into 140th Place SE. This waiver will be a component of the right-of-way permit required for this project. **Refer to Transportation-Related Conditions of Approval in Section X of this report.**

B. Utilities Department

Water, sewer and storm water service for the PUD will be accomplished by connection and extension to City of Bellevue owned mains by the developer. Potable water will connect into the Bellevue 520 pressure zone in 140th Place S.E. and will need to be extended onto the site. Sewer service for the site will connect into the 8" main in 140th Place S.E. and 8" sanitary sewer main extended onto the site. Both the water and sewer mains will become public owned mains after construction of the improvements. Storm water runoff and water quality control facilities will be required for the development. The use of a detention tank and storm filter vault have been conceptually shown in the preliminary plan review. Both the chosen water quality and detention methods shown on the conceptual plan meet the City of Bellevue requirements for storm water quality and detention requirements. Connection for storm drainage will be to the public storm system in 140th Place S.E. The storm water detention and water quality system constructed by the developer will be privately owned and operated by the remaining home owners association once the PUD is fully constructed.

Refer to Utilities-Related Conditions of Approval in Section X of this report.

C. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. As conditioned, this proposal will generally conform to these requirements. **Refer to Fire-Related Conditions of Approval in Section X of this report.**

D. Clearing & Grading Department

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this PUD application can be approved. Any rockeries that exceed 48 inches in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. **Refer to Clearing and Grading-Related Condition of Approval in Section X of this report.**

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

The environmental review indicates no probability of significant adverse impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the proposal. The Checklist can be viewed in the project file at the City Hall Records Office.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. The following adverse impacts will occur from the proposal. However, these impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

Noise

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed. Note: The Department Director, as outlined in the Noise Control Ordinance, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of BCC 9.18.020.C 1&2. **Refer to Condition of Approval in Section X of this report regarding construction hours permitted.**

Earth

The site contains slopes that exceed 15% in most places, with a very small portion exceeding 40%. However, according to criteria set forth in Land Use Code 20.25H.120.A.2, this area does not meet the requirements for a Critical Area.

Grading will occur to build the access road and to prepare building pads for the lots. A geotechnical report prepared by Associated Earth Sciences, Inc., dated May 31, 2007, provides recommendations on soil preparation and construction of building foundations. This report can be viewed in the project file at the City Hall Records Office.

Soil erosion on the site from water and wind is likely when the vegetation is removed for grading purposes. As required by Section 23.76.090 of the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. Therefore, no mitigation measures are recommended. Rockeries are proposed to work as retaining walls. Any rockery above 48 inches in height must be designed by a geotechnical engineer. **Refer to Condition of Approval in Section X of this report regarding the construction of rockeries.**

Air

During the project construction, heavy equipment operation and worker's vehicles will

generate exhaust emissions into the local air. Construction activity on the site could also stir up exposed soils and generate fugitive dust and particulate matter. In addition, the completed project would result in a minor increase in the amount of exhaust-related pollutants in the air from traffic related to the new homes. Typical residential use of lawn mowers, fireplaces and barbecues is also anticipated. However, these impacts are considered to be less than significant and therefore no mitigation is recommended.

Water

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 landscaped areas. However, the City of Bellevue's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants. Therefore, no mitigation measures are recommended.

Plants

The proposal would require removal of a portion of the site's existing trees and vegetation for the construction of roadways and to prepare building pads. However, tree retention will follow City Codes, and conditions have been added to protect the retained trees during construction. The proposal will also replant with large areas of native materials. **Refer to Conditions of Approval in Section X of this report related to tree retention and tree protection during construction.**

Transportation

A. Long Term Impacts

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan (TFP) Environmental Impact Statement (EIS). The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current TFP are in place. The TFP EIS divides the City into Transportation Analysis Zones (TAZ's) for analysis purposes. The Hunter-Lindor PUD lies within TAZ #115.

It is recognized that TFP projections fall short in this area in terms of residential land use; however, the TFP is updated every two years at which time land use projections will be adjusted to meet current growth trends, including the single family dwelling units created with this project. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted TFP. Fee payment is required at the time of building permit issuance for individual lots. **Refer to Condition of Approval in Section X of this report regarding traffic impact fees.**

B. Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Hunter-Lindor PUD will generate approximately 13 new P.M. peak hour trips which are below the threshold trigger for concurrency testing stated above. Therefore, a concurrency analysis is not required.

C. Short Term Operational Impacts

City staff analyzed the 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 is near the intersection of S.E. 20th Street (Residential Street) and 140th Place S.E. (Collector Arterial). Field observations during the a.m. peak hours (6-8 a.m.) and p.m. peak hours (4:30-6:30 p.m.) found that the existing background traffic volume at the intersection did not create queues that would conflict with the ingress and egress movements generated by the project. Vice versa, due to the low trip generation of the project, short term operational impacts generated by the Hunter-Lindor PUD will be minimal to existing traffic volumes adjacent to the site or at nearby intersections.

VI. PUBLIC COMMENTS

The notice of application was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on July 7, 2007. A public meeting regarding this proposal was held on July 19, 2007 at Bellevue City Hall. Seven citizens attended the meeting and staff received letters from nine citizens regarding the application. These letters and a list of meeting attendees are in the project file, available for viewing at the City Hall Records Office. The comments were generally informational regarding the proposed PUD. All comments were considered and addressed where appropriate in the review and conditioning of this proposal. The following is a summary of the main issues identified by the individuals, along with the City's response:

- 1. Question/Issue :** *Given the size of the property, will there be multi-family structures?*
Response: The property is in the R-5 land use zoning district and is identified as Single-Family High in the Comprehensive Plan. Although attached units could be supported through the PUD process, the applicant is proposing to construct detached, single family housing units.
- 2. Question/Issue:** *How will the proposal affect the quality of life and open space?*
Response: The proposal includes significant landscaping and common open space that are meant to enhance the livability of the development. Attention has been given to the design of the structures and circulation throughout the development. A sidewalk and other street improvements, including landscaping, will be provided along the new private roadway as well as along Kamber Road. In addition, the proposed open space may be accessed by the greater community via the new path system. A minimum of 15% of all the interior trees must be retained and there will be significant new landscaping

throughout the project and along Kamber Road. **Refer to Conditions of Approval in Section X of this report regarding tree protection, tree retention, landscape easements and open space tracts, street trees, perimeter fence and final landscape plan.**

3. **Question/Issue:** *Will the public be allowed into the project site/open space?*

Response: The public will be allowed to access the project site via the new path system. The path will connect to the new sidewalk along Kamber Road and will also provide an opportunity for future connections at the northeast corner of the site. The tot lot, that was originally proposed to be on top of the detention vault on Kamber Road has now been moved to the interior of the proposal site. Currently there is not a lot of pedestrian traffic along Kamber Road because it is such a busy arterial street. Therefore, it is anticipated that the amount of pedestrian traffic from the public through the site will be minimal.

4. **Question/Issue:** *What improvements will be made to the streetscape along Kamber Road?*

Response: The applicant will be required to provide a new curb, gutter and sidewalk along Kamber Road. There will also be a new six foot wood screening fence along the sidewalk. Between this sidewalk and fence, the applicant will plant low to medium shrubs. In addition, because trees contribute significantly to the overall value and required superior quality of a PUD, the applicant will be required to provide street trees along Kamber Road. **Refer to Conditions of Approval in Section X of this report regarding perimeter fencing and street trees.**

5. **Question/Issue:** *Will there still be a bicycle lane on Kamber Road after the required street improvements and new sidewalk are constructed with this project?*

Response: The new road section on Kamber Road (140th Place S.E.) will include a new, five foot wide bike lane. **Refer to Exhibit A – Project Plans (Preliminary Road Plan).**

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. A revised site plan was developed to provide a more integrated, contiguous open space throughout the development that now includes a centrally located active recreation space (tot lot area) for the development residents.
2. Additional passive recreational features, including provision for future pathway connections in the northeast corner of the site, connecting properties to the west with Kamber Road.
3. Relocation of buildings relative to the open space, thereby allowing a more integrated open space system and providing direct access from more of the housing units to this open space system.
4. Relocated maintenance access to the detention vault off of Kamber Road, eliminating the need for this maintenance drive to be located off of the new private road.

VIII. APPLICABLE DECISION CRITERIA

This section includes a discussion of the Decision Criteria for a Planned Unit Development and Preliminary Plat Approval. These are quasi-judicial decisions; the Hearing Examiner may approve or approve with conditions/modifications an application for a Planned Unit Development combined with a Preliminary Plat if the following approval criteria are met:

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.

POLICY S-SE-2. *Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.*

The residential character of the southwest subarea is enhanced by this development through an extensive, integral open space system that allows for possible connection to other development in the future, a majority of buildings that are oriented onto the public open space, extensive additional landscaping throughout the site, and high-quality architecture that employs a diversity of styles, colors and materials.

POLICY S-SE-28. *Develop a hard-surfaced walkway system along all arterial streets.*

A new sidewalk, landscaping and street trees are proposed in the right-of-way on Kamber Road.

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

The site is surrounded entirely with single-family development. This PUD proposes to add additional single-family, detached homes that are compatible in size and style with the surrounding neighborhoods.

POLICY HO-10. *Support housing with appropriate amenities for families with children.*

The size and the orientation of the homes onto the open space encourage ownership by families. In addition, the site is designed with family-friendly amenities, such as the centrally-located active recreation area, tot lot, a path that winds throughout the entire site, and the integrated passive open space system.

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.*

There are currently adequate public services serving this site. The infill with modestly-sized single family homes is compatible with the scale of the surrounding

single family neighborhood. The retention of over 15% of the trees on-site and the planting of additional native plant species will help to buffer the project from adjacent properties as well as tie into existing tree canopies.

POLICY HO-18. *Provide opportunities and incentives through the planned unit development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.*

There will be five distinctively different housing unit types on this site, with two variations for each type. The variations will incorporate different exterior detailing, materials and colors. Through the PUD process, the lots for the homes may be smaller than required for a traditional R-5 development. However, this dimensional flexibility makes it possible for at least 40% of the site to be maintained in open space. This centrally located, integrated open space provides active and passive recreation area for all of the resident. In addition, a majority of the homes are connected either physically and/or visually to this open space system.

POLICY UD-16. *Exemplify the Pacific Northwest character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs.*

A large stand of existing Douglas Fir trees will be retained in the southern portion of the site in open space Tract B. All of the trees within the site perimeter will be retained. In addition, extensive new plantings with Northwest native trees, shrubs and groundcovers will be provided throughout the site to enhance the existing wooded character of the site and the surrounding neighborhood.

POLICY UD-18. *Preserve significant trees and mature vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.*

See Policy UD-16 above.

POLICY UD-61. *Encourage the green and wooded character of existing neighborhoods.*

See Policy UD-16 above.

Finding: The overall density of the proposal is in compliance with the Southeast Bellevue Subarea Plan designation of the site as Single-Family High density and the above Comprehensive Plan policies are supported by the proposed development.

- B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development.**

Finding: The proposal includes features that would not likely be provided in a typical subdivisions, including the retention of open space and a landscape plan that would otherwise not be required. The plans also incorporate pedestrian friendly elements

such as a tot lot, sidewalks, pedestrian trails, and passive recreation features. In addition, a large part of a stand of existing significant trees will be preserved permanently within an Open Space/Recreation Space Tract. The individual homes and their respective lots have been site planned and designed to work with the topography. The majority of the homes connect directly - visually and/or physically - with the proposed open space. The site development and the architecture also works well with the context of the surrounding single family neighborhoods. **Refer to Conditions of Approval in Section X of this report regarding tree retention, tree protection, the final landscape plan, and landscape easements and open space tracts, and Exhibit A – Project Plans.**

- C. **The Planned Unit Development results in no greater burden on present and projected public utilities than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities.**

Finding: The project will be served by existing public facilities including streets, fire protection, and utilities. This infill development will efficiently take advantage of existing urban levels of service that has been established with adjacent residential communities.

- D. **The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes, but is not limited to, size, scale, mass and architectural design.**

Finding: The perimeter of the PUD is compatible with the existing residential land use in the area and is consistent with the single-family development located in the vicinity. The proposed design of the structures will be of a contemporary "Northwest" style similar to other newer development in the immediate vicinity and the maximum size of the structures will be approximately 3,700 square feet. The front entrances to the homes will all face on the new private road. The streetscape on Kamber Road will be enhanced by significant landscaping, street trees, fencing and a new sidewalk. The four homes along Kamber Road will be oriented onto the private road to eliminate driveway cuts onto this arterial roadway. However, architectural design and detailing to the rear facades of these homes and a decorative fence will enhance the streetscape. 100% of the existing significant trees will be required to be retained within the perimeter of the site. In addition, there will be additional intensive landscaping which will include trees, shrubs and groundcover. Significant landscaping with native plant materials will also be provided throughout the development interior.

The proposed lot sizes, mass, and architectural design of the single family homes are complementary to existing, neighboring development. Although some of the lot sizes have been reduced through the PUD process, the perception of increased density (relative to the existing surrounding development) has been mitigated through the inclusion of extensive perimeter landscaping, fencing and the integrated open space. In addition, the minimum rear setbacks have been reduced by only five

(5) feet to 15 feet. See Section VIII.E and H below for further discussion about perimeter compatibility characteristics.

- E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by the Code (Section 20.20.520) and enhances the visual compatibility of the development with the surrounding neighborhood.**

Finding: Although no perimeter landscaping is required in single family zoning districts, the applicant has incorporated extensive landscaping into the design in keeping with the surrounding wooded neighborhood context. 100% of the existing trees within the site perimeter are proposed to be retained. In addition, Land Use Code Section 20.20.900.E requires that at least 15 percent of the diameter inches of significant trees existing on the site interior be retained under a new PUD approval. The applicant is proposing to save 318 diameter inches or 15.6% (percent) of the total diameter inches of the existing interior trees. The enhanced landscaping results in superior vegetation within the interior and perimeter of the proposed development and enhances the visual compatibility of the development with the surrounding neighborhood. **Refer to Conditions of Approval in Section X of this report regarding tree protection, street trees, landscape easements and open space tracts, the final landscape plan and tree retention and Exhibit A - Project Plans.**

- 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 road that connects to an existing public right-of-way on Kamber Road. Pedestrians may access the site at this point via a newly constructed sidewalk. The site may also be accessed by pedestrians via a new path system that connects with the sidewalk along Kamber Road at the southwest corner of site. **Refer to Condition of Approval in Section X of this report regarding permanent access designation.**

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

Finding: The open space/recreational element proposed for this community is well integrated into the project. The open space was located so as to protect a large part of an existing stand of mature significant trees, to create a focal point the heart of the site for the new community, to provide passive and active community recreation space for children and families, and to provide a connection for a future pedestrian path at the northeast corner of the site. A path through the entire open space and a sidewalk along the private road also helps to connect the open space to the homes throughout the entire site. The remainder of the open space is located around the structures themselves and in the site perimeter. All open space will be enhanced by additional landscaping. This landscaping, primarily with native plant materials, will further serve to visually integrate the open spaces within the entire development. **Refer to Exhibit A – Project Plans (Preliminary Plat, Site Plan B and Preliminary Landscape Plan).**

- 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: All adjacent surrounding development is already similarly developed with single family detached homes. Extensive perimeter landscaping and street trees will help to serve as effective buffers. Surrounding properties are generally zoned R-5 and contain older homes ranging from around 1,000 to 2,000 square feet. By providing homes ranging from approximately 2,700 square feet to a maximum of 3,700 square feet, this development further responds to the existing character of the subject property and immediate vicinity. The applicant has provided architectural drawings of the proposed homes. As designed and conditioned, this development will complement and add diversity to the housing stock available in the vicinity.

To ensure that landscaping and landscape features are installed and maintained at an adequate level of quality, the applicant is required to provide landscape installation and maintenance assurance devices and provide construction drawings for the fence along Kamber Road to ensure that it is constructed of quality materials and has long-term durability. **Refer to Conditions of Approval in Section X of this report regarding the final landscape plan, landscape easements and open space tracts, and landscape installation and maintenance devices.**

- 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 single family districts. This project lies entirely within an R-5, single-family zoning district.

- J. **Roads and streets, whether public or private, within and contiguous to the site comply with Department of Transportation and Utilities guidelines for construction of streets.**

Finding: Proposed internal circulation meets or exceeds City standards. Access will be provided via a private access road from Kamber Road. The Transportation and Utilities Departments have reviewed the proposed plans and commented accordingly. In addition, these departments will be involved in the review process for the Clear and Grade permit. **Refer to Transportation and Utilities-Related Conditions of Approval in Section X of this report and Exhibit A – Project Plans.**

- K. **Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.**

Finding: A private road and sidewalk will serve this entire site, gaining access from Kamber Road. With approximately 13 new p.m. peak hour trips, this development is not subject to the City of Bellevue Traffic Standards Code; therefore, a concurrency analysis is not required. Sidewalk, curb and gutter, landscaping and other frontage improvements will be required along Kamber Road.

- L. **Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.**

Finding: No phasing is proposed with this application.

Planned Unit Development Plan – Conservation Feature and Recreation Space Requirement (LUC 20.30D.160)

1. **Through the conservation design features, the proposal must earn square footage credit totaling at least 40 percent of the gross land area;**

Finding: This proposal has fulfilled this requirement by earning credit with the following Conservation Design Features:

Tract A (Storm Drainage/Open Space) (landscaped area over detention vault):
Conservation Design Feature: Landscaped or grass open space in separate tract for active or passive recreation but only partially connected to soil below.
Conservation Factor: 1.0 (2,500 square foot area minimum)
Total Square Footage Credit: 7,520 square feet x 1.0 = 7,520

Tracts B:
Conservation Design Feature: Preservation of native soils and mature trees on required open space.
Conservation Factor: 1.1 (10,000 square foot area minimum)
Total Square Footage Credit: 23,524 square feet x 1.1 = 25,876 square feet

Tract C and Landscaped Open Space in Landscape Easements A & B (along the entire eastern property line and a portion of the northern property line):
Conservation Design Feature: Preservation of native soils and mature trees on required open space.
Conservation Factor: 1.1 (10,000 square foot area minimum)
Total Square Footage Credit: 12,579 square feet x 1.1 = 13,837 square feet

Total Conservation Design Features Credit:

Tract A:	7,520 square feet
Tract B:	25,876 square feet
Tract C:	<u>13,837 square feet</u>
Total:	47,233 square feet divided by 117,874 square feet (gross site area) = <u>40%</u>

Refer to Condition of Approval in Section X of this report related to landscape easements and open space tracts, and the final landscape plan.

2. **At least 10 percent of the gross land area of the subject property must be retained or developed as common recreation space as defined by LUC 20.50.044;**

Finding: Over 10% of the gross land area (a minimum of 11,784 square feet) has been retained or developed as common recreation space. The applicant has provided an active recreation space in the interior of the site for active recreation, including a play structure. A path with benches winds throughout the entire site, provided interesting walking opportunities.

3. **Recreation space may be included within non-critical area conservation design features if:**
 - a. **the common recreation space does not interfere with the purposes and functions of the conservation design feature; and**
 - b. **at least 20 percent of the gross land area is non-recreation open space.**

Finding: The common recreation space enhances the functions of the conservation design feature through extensive plantings of native tree, shrub and groundcover species and the placement of native soils. Over 20% of the gross land area (a minimum of 23,600 square feet) is contained in non-recreation open space. This space is located in Tracts A, C and the area containing the stand of existing Douglas Fir trees in Tract B.

4. **The area of the site devoted to pedestrian trails shall not be included in the required common recreation space unless public trails are specifically required by the City;**

Finding: The square footage of the trail that connects the open spaces throughout the site is not included in the common recreation space square footage.

5. **An outdoor children's play area meeting the requirements of LUC 20.20.540 may be included in the above-described common recreation space requirements; and**

Finding: The proposal provides a centrally located children's play area within the integrated open space system.

6. **For mixed use projects, the required open and recreation space shall be designed to meet the needs of both the residential and commercial uses.**

Finding: This proposal is not a mixed use project. Therefore, this requirement does not apply.

Preliminary Plat Decision Criteria(LUC 20.45A.130)

The City may approve or approve with modifications a Preliminary Plat if:

- A. The Preliminary 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, parks, playgrounds, sites for schools and school grounds; and**

Finding: City codes ensure public health, safety and general welfare through development code requirements. The project will be served by existing public facilities, including streets, fire protection and utilities. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements to service the drainage needs of the entire site. Prior to Final Plat Approval, the two existing single family homes will be demolished.

The site will gain access from Kamber Road, an improved public arterial street, at only one access point via a new private road. The new road profile will also include curbs, gutters and a five foot wide sidewalk. All of the homes within the project will be accessed from this road.

The proposal contains a well designed integrated open space system with 40% of the site permanently retained in open space tracts and landscape easements. The open space will provide both passive and active recreation opportunities. A playground that is centrally located from all of the homes is also being provided for the use of families with young children. Due to the schools proximity to existing schools within the Bellevue School District, no new school facilities will be required. **Refer to transportation, utilities and fire-related Conditions of Approval in Section X of this report and conditions regarding demolition of the existing homes and landscape easements.**

- B. The public use and interest is served by the platting of the subdivision; and**

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. **Refer to Section VIII.A of this report.**

- C. The preliminary plat appropriately considers the physical characteristics of the proposed subdivision site; and**

Finding: The site generally contains moderate slopes over 15% and has a large stand of existing mature, significant trees. Units are clustered together on the flatter portions of the site, enabling the applicant to leave a large part of the stand of mature trees as one of the dominant features of the major open space. The general grade of the site will be maintained and the roadway has been designed to work with the grade and provide a surface grade of 15 percent or less.

Significant Tree Retention: The tree retention requirements under LUC Section

20.20.900 to save 15 percent of significant trees on the site interior and 100% of the trees along the perimeter apply to this proposal. The applicant has identified 152 significant trees on the site with a total of 2,194 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain a minimum of 329 diameter inches of significant trees. As proposed, the applicant will be saving 476 diameter inches, or 21.7 percent. 100% of the perimeter trees will be retained. In order to ensure the installation and maintenance of the proposed landscaping, securities will be required prior to the issuance of the plat clearing and grading permit. With the Landscaping Plan as proposed in Exhibit A, the proposal meets this criteria. **Refer to Conditions of Approval in Section X of this report related to tree retention, tree protection and landscape installation and maintenance assurance devices.**

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

Finding:

Development Standards: The proposal complies with the Land Use Code requirements for R-5 zoning as modified through the PUD criteria, as well as the Utility Code and the City of Bellevue Development Standards as conditioned.

Construction Hours: The proposed development must comply with the provisions of BCC 9.18, which allows for noise related to construction between the hours of 7:00am and 6:00pm, Monday through Friday and 9:00am to 6:00pm on Saturdays. **Refer to Condition of Approval in Section X of this report regarding construction hours.**

- E. **The proposal is in accord with the Comprehensive Plan (BCC Title 21); and**

Finding: The site is located within the Southeast Bellevue Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family urban residential development for this property. **Refer to PUD Decision Criteria A in Section VIII.A of this report .**

- F. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary plat so long as the resulting lots may each be developed without individually requiring a variance; and**

Finding: Each lot can reasonably be developed to current R-5 zoning standards as modified per the PUD decision criteria without requiring a variance. There are no environmental factors which further inhibit the development of this property that would warrant a variance. **Refer to Conditions of Approval in Section X of this report regarding variance/modification restrictions and PUD recording.**

- G. 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. **Refer to Utilities and Transportation-Related Conditions of Approval in Section X of this report.**

IX. 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 **Hunter-Lindor Planned Unit Development and Preliminary Plat** with the following **CONDITIONS** to the Hearing Examiner:

X. CONDITIONS OF APPROVAL

The following conditions are imposed by referenced Permit Authorities to ensure compliance with the Planned Unit Development and Preliminary Plat criteria, with provisions of Code as cited, or to mitigate adverse impacts that are otherwise not addressed through an applicable Code provision.

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Ordinances

Clearing & Grading Code – BCC 23.76
Construction Codes – BCC Title 23
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Noise Control – BCC 9.18
Sign Code – BCC Title 22
Transportation Code – BCC 14.60
Transportation Code – BCC 14.30
Utility Code – BCC Title 24

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A. GENERAL CONDITIONS

1. Noise/Construction Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to

9.18.020C. when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during construction. In order to minimize detriment on residential uses in the immediate vicinity of the Hunter-Lindor PUD/Short Plat, allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of construction, a written request for exemption from the Noise Control Code must be submitted no later than two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: Bellevue City Code (BCC) 9.18.020
REVIEWER: Sally Nichols

2. Holiday 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. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

AUTHORITY: BCC 14.30.060
REVIEWER: Jon Regalia

3. Permanent Access Designation

A note stating that no other access connection to city right-of-way is authorized, other than the access location approved herein must be shown on the face of the Final Plat map.

AUTHORITY: Bellevue City Code 14.60.130; 14.60.150
REVIEWER: Ray Godinez

4. Utility Conditions of Approval

The Utilities Department conditions of approval for the Hunter Lindor PUD and Preliminary Plat application is based on the conceptual utility design agreed on during preliminary review. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes. Application, and completion of water, sewer and storm drainage developer extension agreements will be required prior to final plat approval.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey

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

1. Fire Hydrants/Fire Flow

Provide fire hydrants within 300 feet of each home for non-sprinklered homes and 600 feet for sprinklered homes. Provide a minimum fire flow of 1,000 gallons per minute for each hydrant. Automatic fire sprinklers may be required in any home built depending on the available fire flow and the gross square footage of the home.

Homes greater than 3,600 gross square feet will require a fire flow over 1,300 gallons per minute.

AUTHORITY: International Fire Code (IFC) 508 & BCC 5749

REVIEWER: Adrian Jones

2. Fire Turn-Around

Both legs of the turn-around shall be sixty (60) feet long.

AUTHORITY: Bellevue Fire Department Development Standards (BFDDS)

REVIEWER: Adrian Jones

3. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Sally Nichols

4. Rockeries

Rockeries that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit.

AUTHORITY: BCC/Clear and Grade Code 23.76.085

REVIEWER: Savina Uzunow

5. 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 Requirements.
- l) Street Cut Waiver.

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

6. Site (Civil 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 and the Transportation Development Code, and the provisions of the Transportation Department Design Manual.

AUTHORITY: Bellevue City Code 14.60.210; Transportation Department Design Manual
REVIEWER: Ray Godinez

7. Street Trees

Street trees must be provided along Kamber Road between the new sidewalk and the proposed fence. The type of tree and tree locations shall be show on the Final Landscape Plan.

AUTHORITY: Land Use Code 20.30D.150.E
REVIEWER: Sally Nichols

8. Landscape Easements/Open Space Tracts

The Site Plan and Landscape Plan shall be revised to change the designation of Easement A and Easement B to "Landscape Easement A" and "Landscape

Easement B". The landscape easements and open space tracts shall also be recorded on the Final Plat Map, with the following requirement:

a) The project landscape architect shall inspect each Tract and landscape easement during the fall of the first two (2) years after installation and submit a letter to the Land Use Division which summarizes the exact number and types of plants that need to be replaced. Each plant identified for replacement shall be replaced with the same size and type of plant between November 1st and December 15th.

AUTHORITY: Land Use Code 20.20.900 and 20.30D.150.D & E
REVIEWER: Sally Nichols

9. Final Landscape Plan

A Final Landscape Plan must be submitted to and approved by the Department of Planning and Community Development prior to the completion of Plat Engineering. All vegetation in the Open Space and Recreation tracts (Tracts A, B, and C) and in the RVA easements shall conform with the Preliminary Landscape Plan found in Exhibit A. Additional native plant species shall be added in Tract B.

AUTHORITY: Land Use Code 20.20.520.C & I and 20.20.900
REVIEWER: Sally Nichols

C. PRIOR TO FINAL PLAT/PUD APPROVAL

1. Existing Structures to Demolish

The applicant shall remove the existing houses and any detached accessory structures prior to final plat approval and shall provide a survey to verify that these structures have been removed.

AUTHORITY: Land Use Code 20.20.010
REVIEWER: Sally Nichols

2. Tree Retention

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 318 diameter inches (or 15% of the total diameter inches) of existing significant trees within the site interior to remain, as proposed, and 158 diameter inches, or 100% (percent) of the perimeter trees to be retained. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). The Tree Preservation Plan must contain the following note:

"Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land

alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

AUTHORITY: Land Use Code 20.20.900
REVIEWER: Sally Nichols

3. Landscape Installation Assurance Device

All of the required landscaping must be installed and approved (per the approved Final Landscape Plan – see Condition B.9) prior to final plat recording. If building permits and/or building occupancy on any of the homes are requested prior to completion of the landscape installation for the entire site, the applicant shall file with PCD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols

4. Landscape Maintenance Assurance Device

All of the required landscaping must be installed and approved (per the approved Final Landscape Plan – see Condition B.9) prior to final plat recording. At the time of inspection of the installation of the landscape plantings a Landscape Maintenance Security will be required in the amount of 20 percent of the cost of materials and labor required for installation. This security will be held for one year following installation. Should any of the required plantings die during this period, replacement is required, or the security may be required to be forfeited.

AUTHORITY: Land Use Code 20.20.520.K, and 20.20.520.L.1 and 2
REVIEWER: Sally Nichols

5. Transportation Improvements

All street frontage improvements and other required transportation elements including street lighting must be constructed by the applicant and accepted by the Transportation Department prior to final plat approval, except as provided for in BCC 20.40.490. Specific requirements are detailed below:

A. Site Specific Items:

1. Pavement widening for 5 foot wide bike lanes with channelization.
2. 6 foot wide concrete sidewalk, with planter strip and gutter.
3. ADA ramp at the intersection of 140th Place SE and SE 20th Street.
4. Undergrounding of all overhead utilities (may be eliminated dependent upon PSE requirements).
5. Slope, rockery modifications, vegetation removal to meet sight distance code (14.60.240 and 14.60.241).
6. Streetscape vegetation (street trees, low growth, vegetation within the

- planter strip).
7. Private road per DEV-8 (width ranging from 20 to 24 feet) with 5 foot wide concrete sidewalk, curb and gutter.
 8. Site internal pedestrian trails (per Land Use requirements).
 9. Pedestrian easements for all internal pedestrian trail connections.
 10. Pedestrian, slope and maintenance easements along the frontage of the project site where applicable.

B. Miscellaneous:

1. Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Private road grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
2. The maximum longitudinal and cross-sectional grades shall not exceed 8%.
3. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
4. The private road shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.
5. The maintenance and repair responsibility associated with the private road (including all lighting located roadside) shall be the shared responsibility of property owners within the Hunter-Lindor PUD. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez

6. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

140th Place SE: This street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21

REVIEWER: Ray Godinez

7. Parking

Parking is prohibited on the 20 foot wide access road except in the approved parking spaces provided. The access road shall be posted and marked "No Parking" per Bellevue Fire Department Standards.

AUTHORITY: International Fire Code (IFC) 503, IFC Appendix D103.6

REVIEWER: Adrian Jones

8. Addressing

Addresses for all of the homes on the access road shall be clearly identified at the entrance to the access road.

AUTHORITY: International Fire Code 505 and Bellevue Fire Dept Development Standards

REVIEWER: Adrian Jones

9. Setbacks on Lots 1-10 and Setback Deviations

All final Site Plans and Landscape Plans shall show the rear setbacks for Lots 1-10 as 15 feet from the property line. The City will not approve future requests for deviations from the setbacks shown on the attached plans. This includes accommodation for elements that may not be shown on the attached plans, including minor building elements and upper level decks.

AUTHORITY: LUC 20.20.010, 20.30D.285.A&B

REVIEWER: Sally Nichols

10. Variance/Modification Restriction

A note restricting any future Variances must be placed on the Final Plat map. No building permit will be granted a variance from the approved setback/dimensional standards found in the project documents and outlined in Section III of this Staff Report in order to accommodate a building larger than will fit within the boundaries indicated on each approved lot.

AUTHORITY: LUC 20.45A.130A.6

REVIEWER: Sally Nichols

D. PRIOR TO BUILDING PERMIT ISSUANCE

1. Perimeter Fence

A minimum six (6) foot tall perimeter fence shall be constructed. The finished face of the fence shall face the streetscape on Kamber Road. Details submitted with the Building Permit plan set shall ensure long term durability of 25-30 years.

AUTHORITY: Land Use Code 20.20.520

REVIEWER: Sally Nichols

2. Traffic Impact Fee

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$402.67 per new dwelling for development in impact area #8. 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

3. PUD Recording

The approval of the Planned Unit Development plan constitutes the City's acceptance of the general project, including its density, arrangement and design. Upon final City approval of the Planned Unit Development, the applicant shall forward the approved Planned Unit Development to King County Department of Records and Elections for recording. No administrative approval of a Planned Unit Development is deemed final until the Planned Unit Development is recorded and proof of recording is received by the Department of Planning and Community Development. See Land Use Code Chapter 20.45 for recording requirements of Planned Unit Developments merged with subdivisions.

AUTHORITY: Land Use Code 20.30D.200.A

REVIEWER: Sally Nichols

Attachments:

Exhibit A: Project Plans

DATE	APRIL 2007
DESIGNED BY	JAMES A. OLSEN, P.E.
DRAWN BY	LFB
PROJECT NUMBER	05126
SHEET	2
OF	2



ENGINEERING - PLANNING - SURVEYING
CORE DESIGN
 12711 NE 20th
 Bellevue, WA 98005
 425.852.5272

HUNTER ANDOR PROPERTY
PRELIMINARY PLAT
CAMWES ESTATE DEVELOPMENT CO.
 N.E. 120TH PL., SUITE 100
 KIRKLAND, WASHINGTON 98034

DATE	APRIL 2007
DESIGNED BY	JAMES A. OLSEN, P.E.
DRAWN BY	LFB
PROJECT NUMBER	05126
SHEET	2
OF	2



SCALE: 1" = 30'

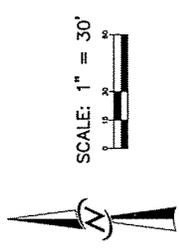
BASIS OF BEARINGS
 NATIONAL GRID FOR THE CONTOUR ROAD ALIGNMENT AT
 THE INTERSECTION OF THE CENTERLINE OF SECTION 12 AND THE CITY OF BELLEVUE
 CONVENTIONAL CONTROL POINT FOR THE JOB

VERTICAL DATUM
 NAVD 83 PER CITY OF BELLEVUE VERTICAL CONTROL

BENCH MARK
 CITY OF BELLEVUE BENCH MARK 103
 MONUMENT LOCATED ON THE EAST SIDE OF NORTH EDDY ROAD
 AT THE INTERSECTION OF NORTH EDDY ROAD AND THE CENTERLINE OF
 THE CONTOUR ROAD

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. PRIVATE SEWER LATERALS ARE SHOWN AT
 10' DEPTH UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

21B



OWNER
 JAMES LINDOR
 2008 120TH PL. SE
 BELLEVUE WA 98007
 CONTACT: JAMES LINDOR

APPLICANT
 HUNTI NDOR PROPERTY
 120 N.E. 120TH PL., SUITE 100
 KIRKLAND, WASHINGTON 98034
 CONTACT: JOHN HANCOCK

PLANNER/ENGINEER/SURVEYOR
 CORE DESIGN INC.
 10111 N.E. 42585TH AVE.
 KIRKLAND, WASHINGTON 98034
 CONTACT: JAMES A. CORE, P.E., PLANNER
 STEPHEN J. SCHREI, P.L.A., SURVEYOR

SLOPE LEGEND

[Symbol]	LESS THAN 0
[Symbol]	0 - 2%
[Symbol]	2% - 4%
[Symbol]	4% AND GREATER

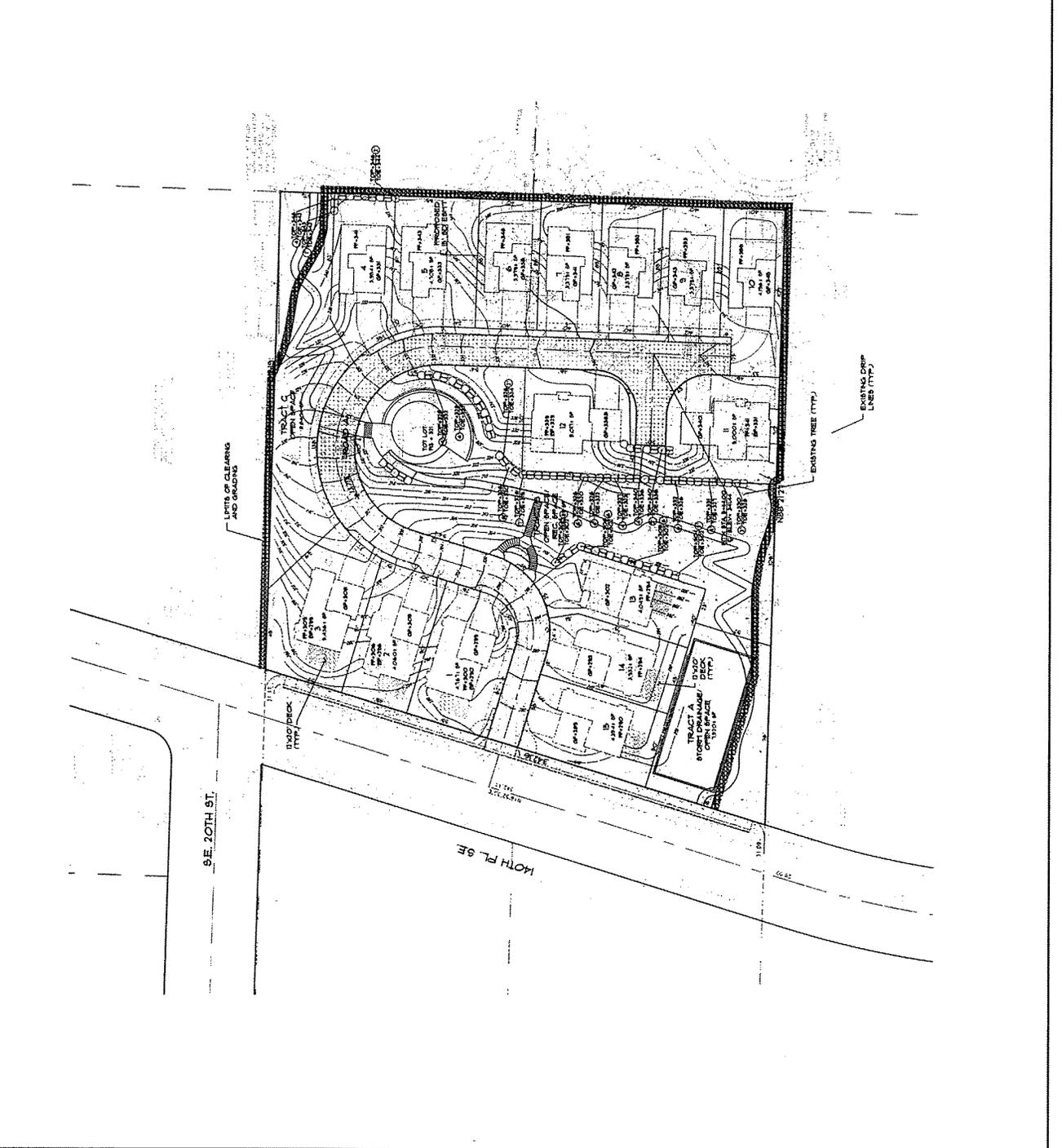


OWNER
 JAMES LINDOR
 3008 120TH PL. SE
 BELLEVUE, WA 98007
 JAMES LINDOR - SURVEYOR P.L. ME
 18000 120TH PL. SE
 BELLEVUE, WA 98007

APPLICANT
 JAMES LINDOR
 3008 120TH PL. SE
 BELLEVUE, WA 98007
 CONTACT: JOHN HANROSEN

PLANNER/ENGINEER/SURVEYOR
 CORE DESIGN INC.
 4011 NE 29TH PLACE, SUITE 101
 CASH AND 3RD ST.
 CASH AND 3RD ST.
 CONTACT: JAMES A. CLARK, P.E., ENGINEER
 STEPHEN J. SCHMEL, P.L.A., SURVEYOR

SCALE: 1" = 30'

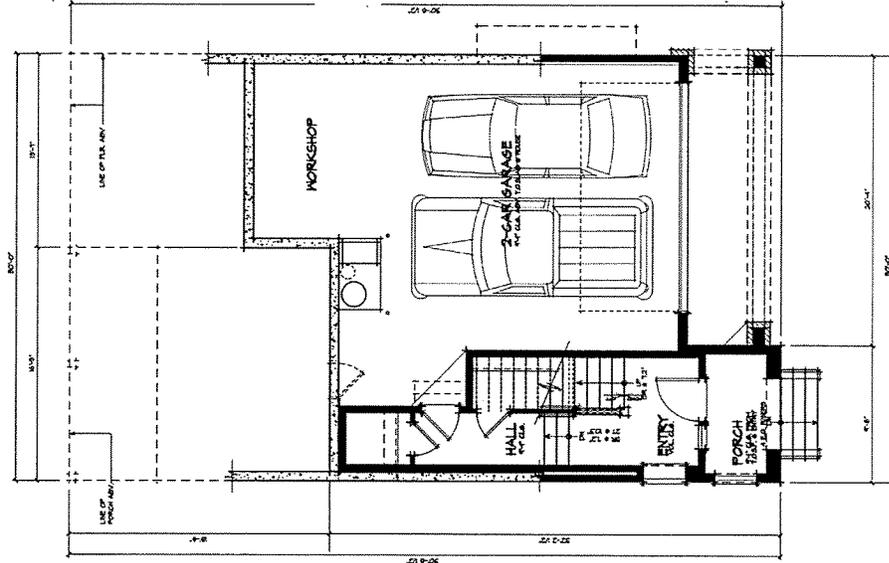
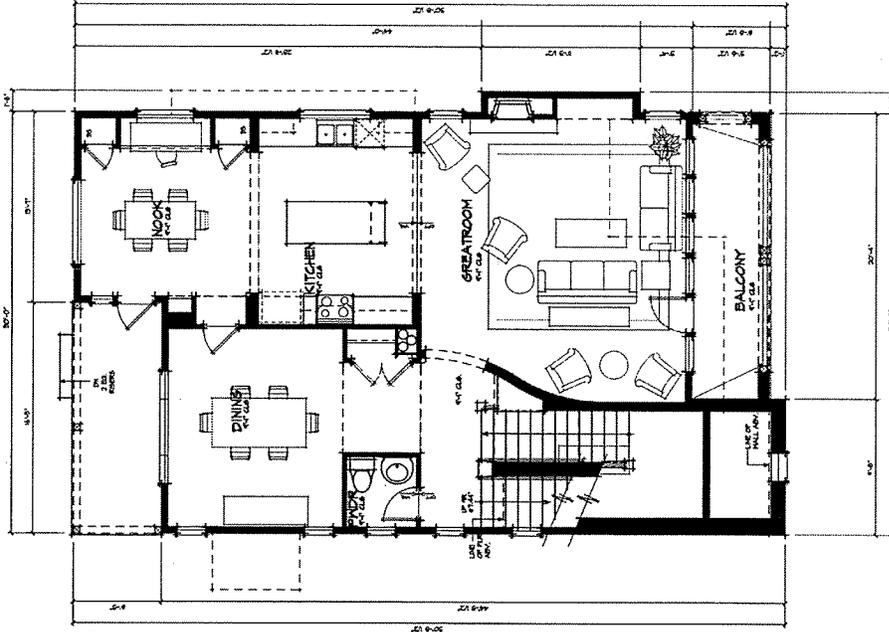
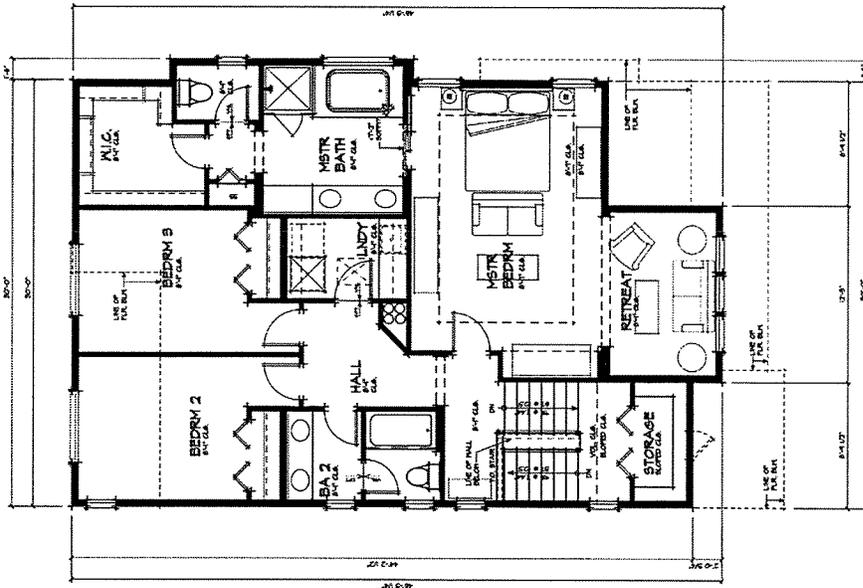


15B

RECEIVED
 NOV 09 2007
 PERMIT PROCESSING

Requirements and Standards for Lots/Bldgs	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5	Proposed Lot 6	Proposed Lot 7	Proposed Lot 8	Proposed Lot 9	Proposed Lot 10	Proposed Lot 11	Proposed Lot 12	Proposed Lot 13	Proposed Lot 14	Proposed Lot 15
Plan Number	1239	1240	1239	1227	1229	1227	1229	1227	1229	1227	1229	1305	1305	1229	1239
Plan SF (For Coverage)	1855	2062	1855	1530	1530	1530	1530	1530	1530	1530	1530	1706	1706	1770	2062
Type of Lot	Basement	Basement	Basement	Upslope	Basement	Basement	Basement	Flat	Flat						
Deck/Patio	Deck	Deck	Deck	Patio	Deck	Deck	Deck	Deck	Deck						
Deck Area (SF)	240	240	240												
Patio Area (SF)				240	240	240	240	240	240	240	240	240	240	240	240
Driveway/Walkways Area (SF)	600	400	400	600	500	400	500	400	500	400	500	500	600	400	400
Total Impervious Area	2695	2702	2495	2370	2270	2170	2270	2170	2270	2370	2206	2206	2610	2702	2255
Total Coverage Area	2095	2302	2095	1530	1530	1530	1530	1530	1530	1530	1706	1706	2010	2302	1855
Minimum Lot Size (SF)	4767	4060	5103	3775	4705	3379	3379	3379	3379	4196	4625	4637	4049	3932	4594
Lot Coverage (SF)	44%	57%	41%	41%	33%	45%	45%	45%	45%	36%	37%	37%	50%	59%	40%
Max. Impervious Area (SF)	57%	67%	49%	63%	48%	64%	67%	64%	67%	56%	48%	48%	64%	69%	49%
Minimum Setbacks:															
* Front	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
* Rear	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
* Each Side/ Combined	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'	5/10'
Max Bldg. Height	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
Min. Lot Width	55'	45'	35'	40'	55'	40'	40'	40'	40'	40'	69'	68'	40'	45'	50'
Min. Lot Depth	80'	90'	90'	85'	85'	85'	85'	85'	85'	70'	70'	70'	95'	75'	75'
Min. Street Frontage	30'	45'	32'	30'	50'	40'	40'	40'	40'	25'	30'	30'	25'	40'	55'

14B



SECOND FLOOR PLAN

FIRST FLOOR PLAN

BASEMENT PLAN

PLAN 1227-0

0 4 8 16

May 24, 2007

Project No. 1113.148

DAHLIN GROUP
ARCHITECTURE

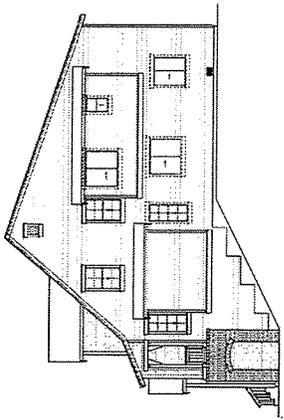
5865 Owens Drive
Pleasanton, CA 94588
925.231.7200
925.231.7271 Fax

BELLEVUE, WASHINGTON

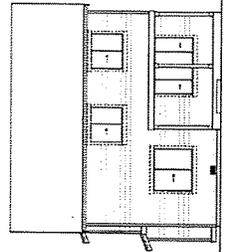
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CAM WEST DEVELOPMENTS, INC.

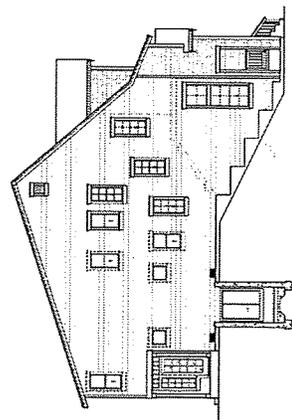
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RIGHT



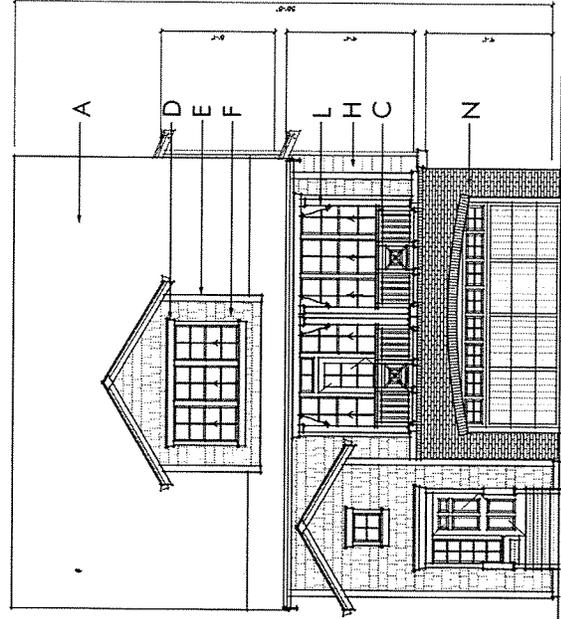
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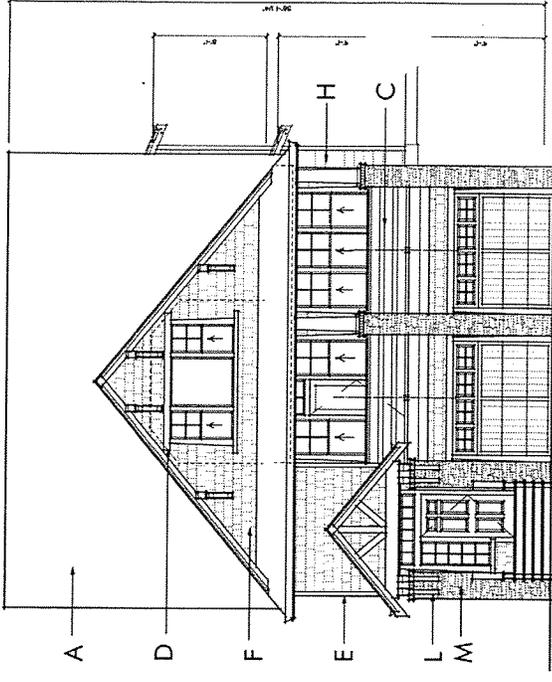
LEFT

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHELF



FRONT ELEVATION "B"



FRONT ELEVATION "A"

- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN' 1x LAP SIDING BOARDS
- T. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD
- U. 'SMOOTH' FIBER CEMENT BOARD

PLAN 1227-0
ELEVATIONS



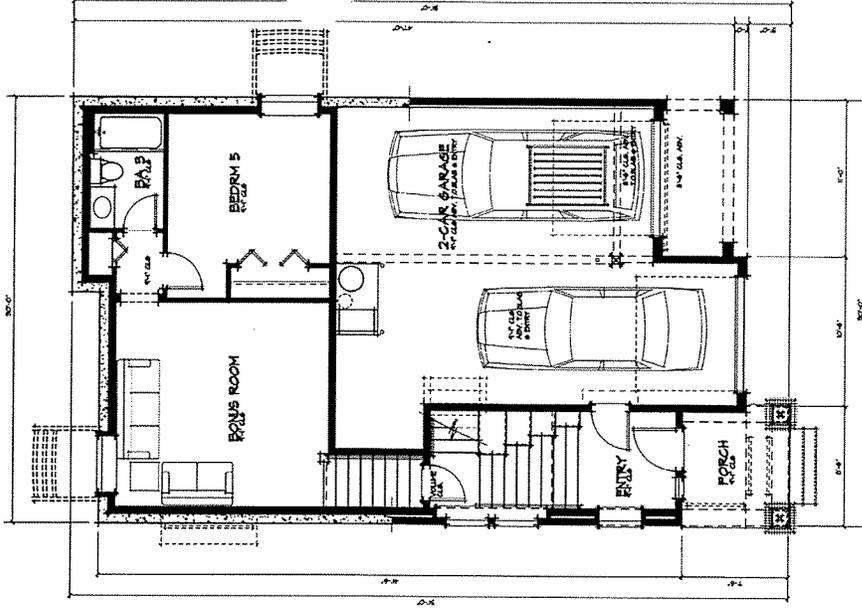
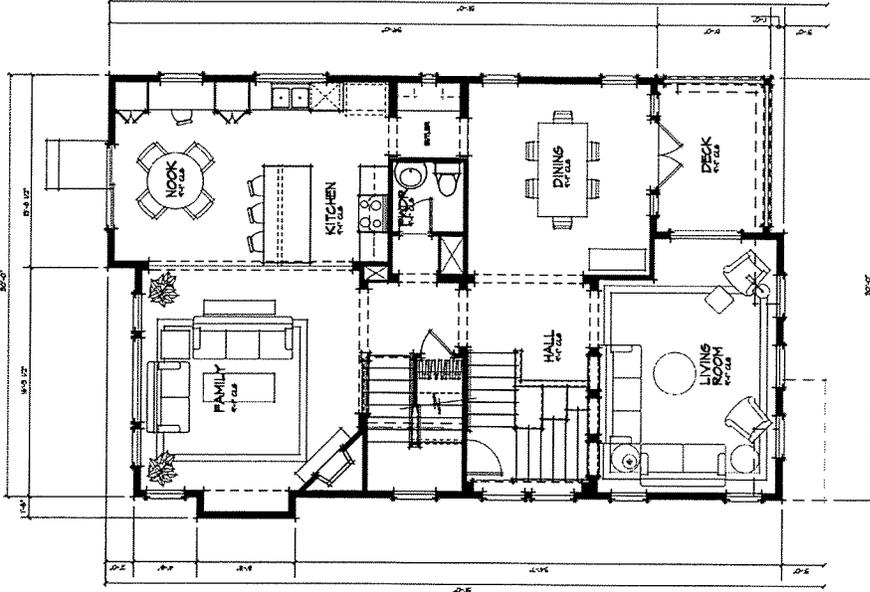
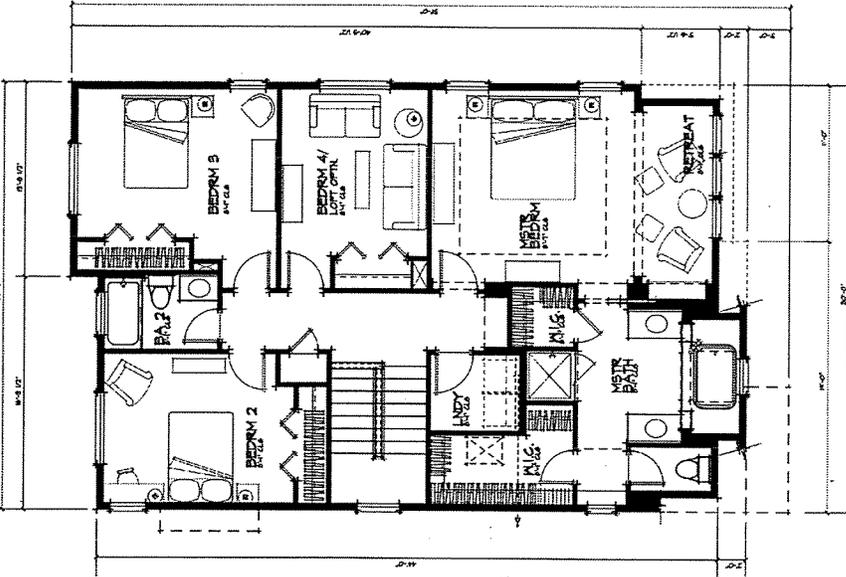
May 24, 2007
Project No. 112.158
DAHLIN GROUP
ARCHITECTS

5805 Orient Drive
Bellevue, WA 98008
925.251.776
925.251.771 fax

HUNTER LINDOR PROPERTY
BELLEVUE, WASHINGTON

CAM WEST DEVELOPMENTS, INC.

12b



HUNTER LINDOR PROPERTY
CAMWEST DEVELOPMENT, INC.

BELLEVUE, WASHINGTON

FIRST FLOOR PLAN

181.50 FT. TOTAL, 2,609.50 FT.

PLAN 1229-0

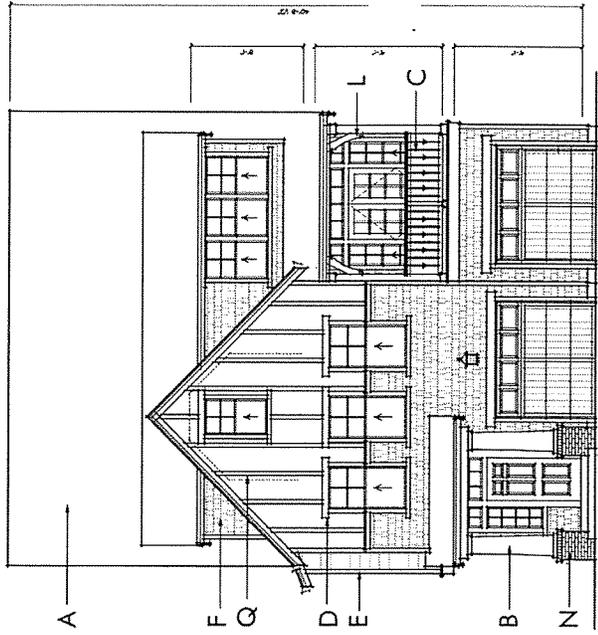
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Project No: 112.168
May 24, 2007

DAHLIN GROUP
ARCHITECTS

5805 Owens Drive
Bellevue, WA 98006
206.461.1100
920.231.221 Fax

11B

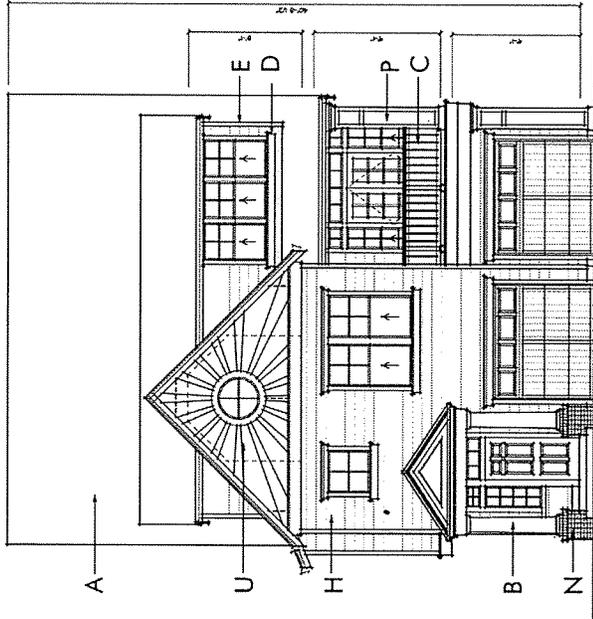


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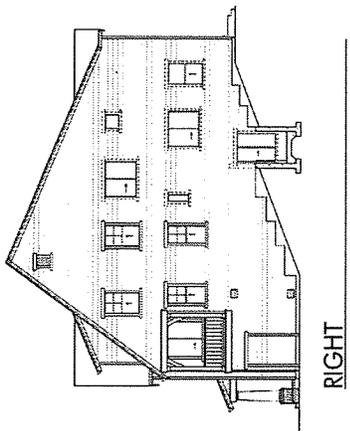
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN'
- T. 1x LAP SIDING BOARDS
- U. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD
- TX BOARDS OVER 'SMOOTH' FIBER CEMENT BOARD

MATERIAL LEGEND

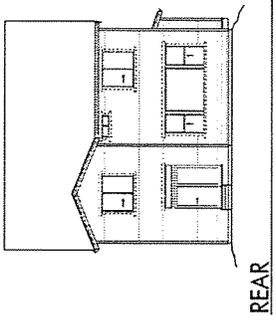
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- D. 2x WOOD TRIM
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- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHELF



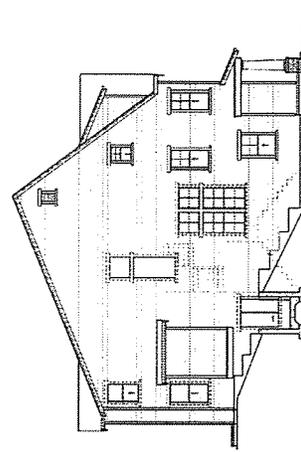
FRONT ELEVATION "B"



RIGHT



REAR



LEFT

PLAN 1229-0
ELEVATIONS



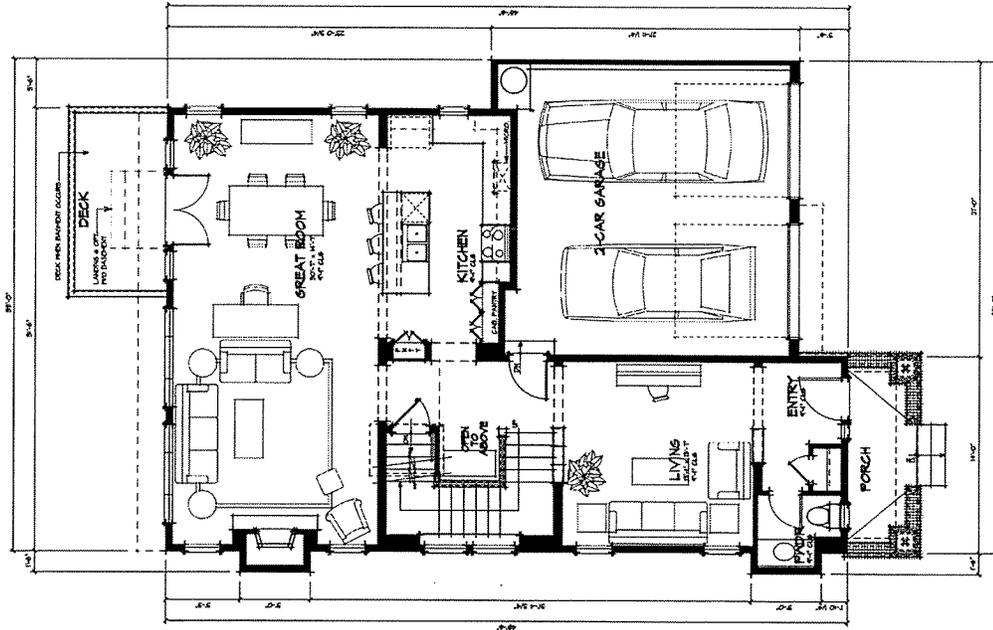
Project No: 113,168
DAFLIN GROUP
ARCHITECTS

5855 Owens Drive
Fresno, CA 94388
932.251.7900
925.251.1271 Fax

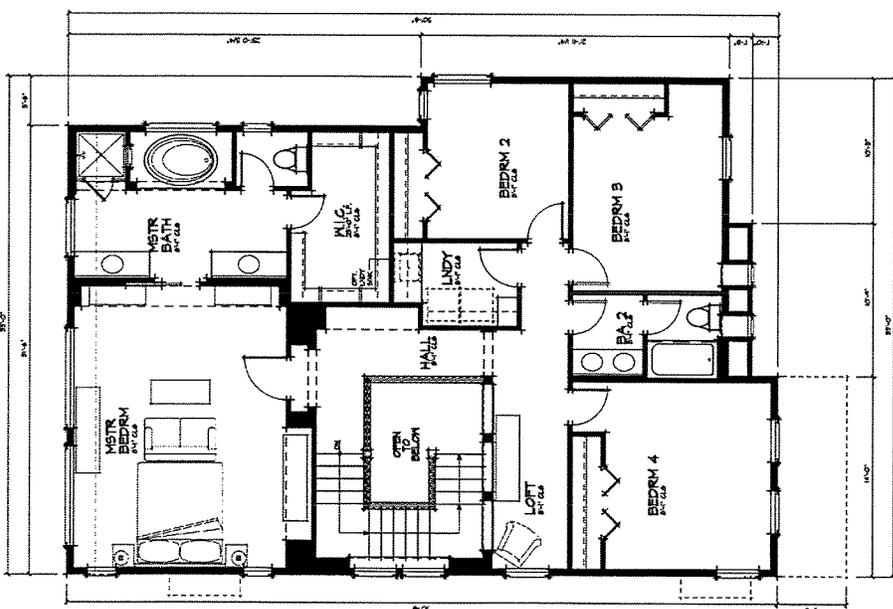
HUNTER LINDOR PROPERTY BELLEVUE, WASHINGTON

CAM WEST DEVELOPMENTS, INC.

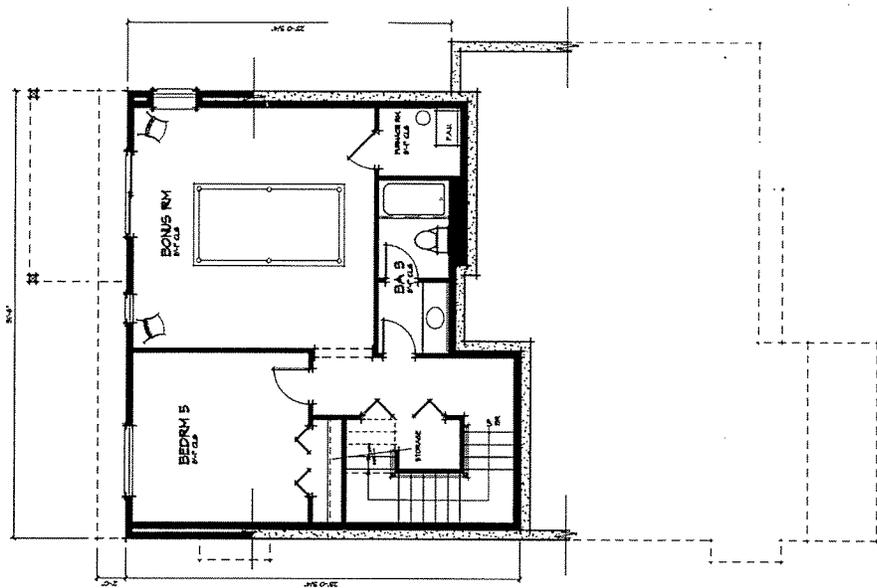
10B



FIRST FLOOR PLAN
1277 Sq. Ft.
TOTAL: 3669 Sq. Ft.



SECOND FLOOR PLAN
1624 Sq. Ft.



BASEMENT FLOOR PLAN
652 Sq. Ft.

PLAN 1239-0
0 4 8 16
May 24, 2007
Project No. 113.168



5805 Owen Drive
Bellevue, WA 98006
933.251.7211 Fax
933.251.7211 For

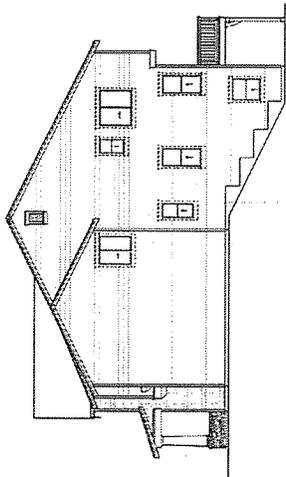
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BELLEVUE, WASHINGTON

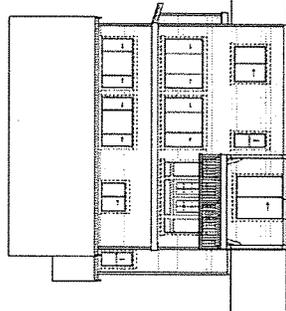
HUNTER LINDOR PROPERTY

CAMWEST DEVELOPMENT, INC.

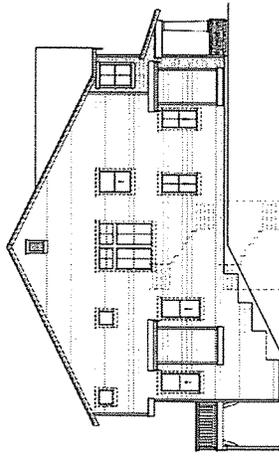
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RIGHT



REAR

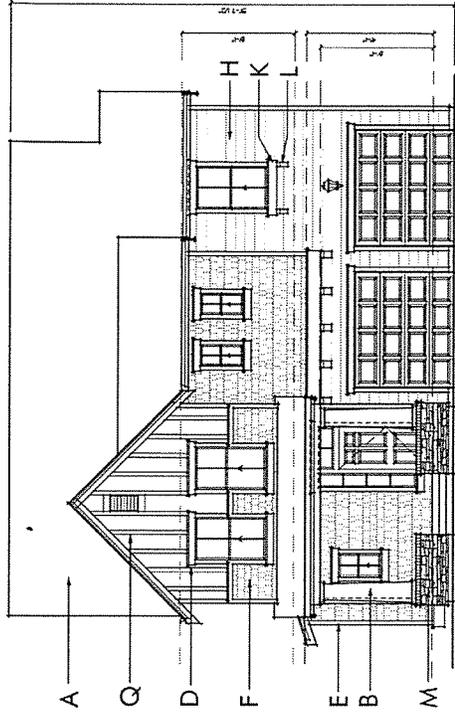


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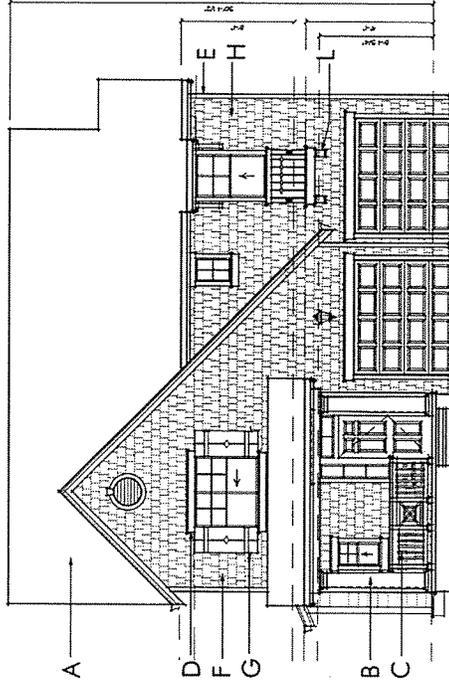


HUNTER LINDOR PROPERTY

CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHIELD
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN'
- R. 1x LAP SIDING BOARDS
- S. WOOD LATTICE OVER
- T. 'SMOOTH' FIBER CEMENT BOARD

PLAN 1239-0
ELEVATIONS

May 24, 2007

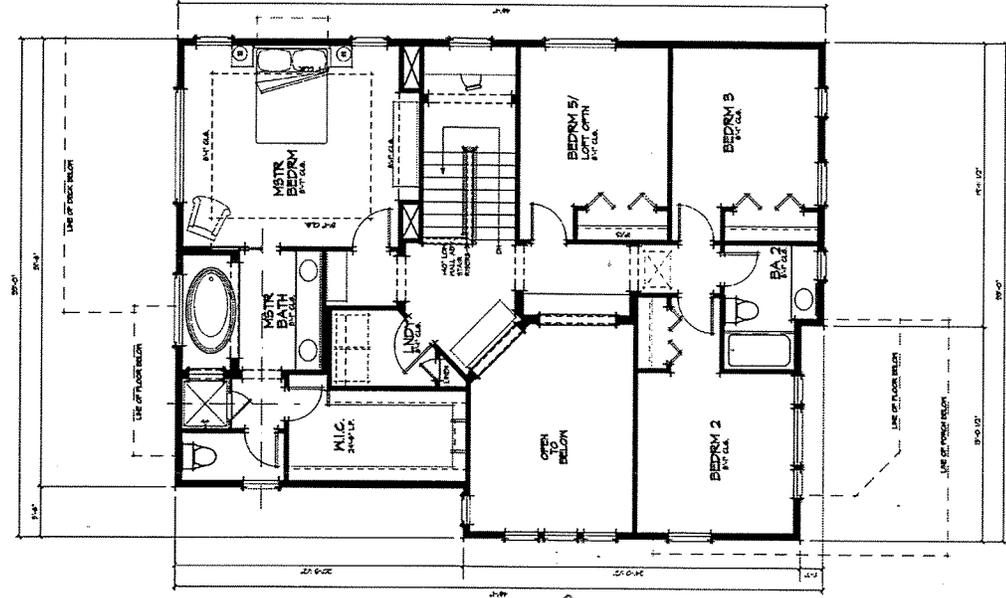
Project No. 113.148



5865 Owens Drive
Fresno, CA 94488
925.251.2500
925.251.2717 fax

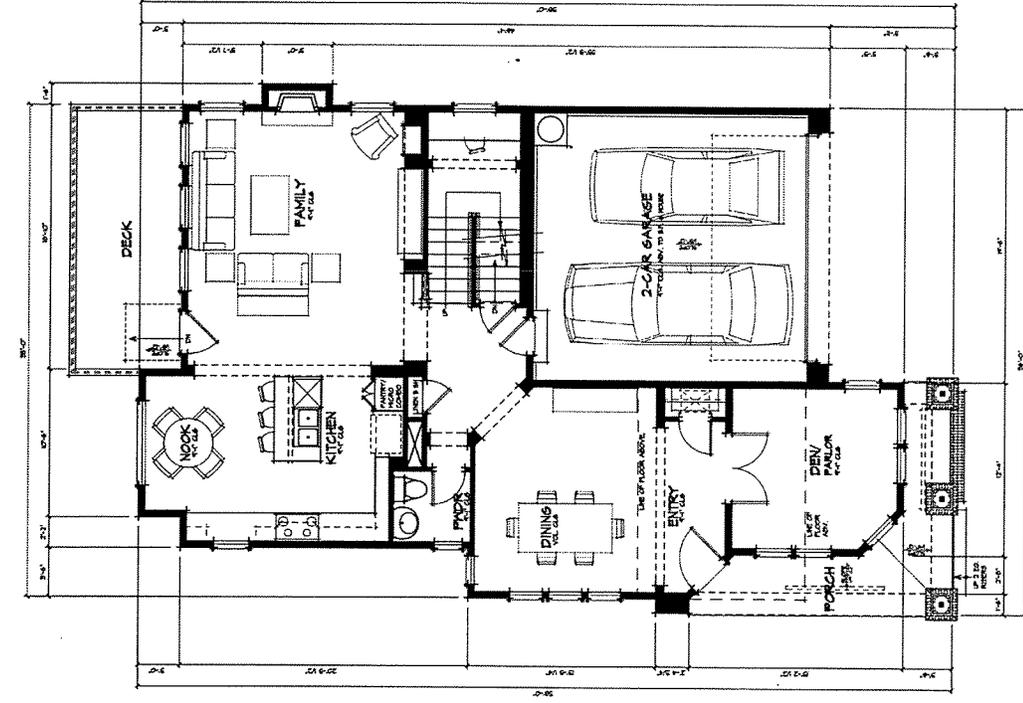
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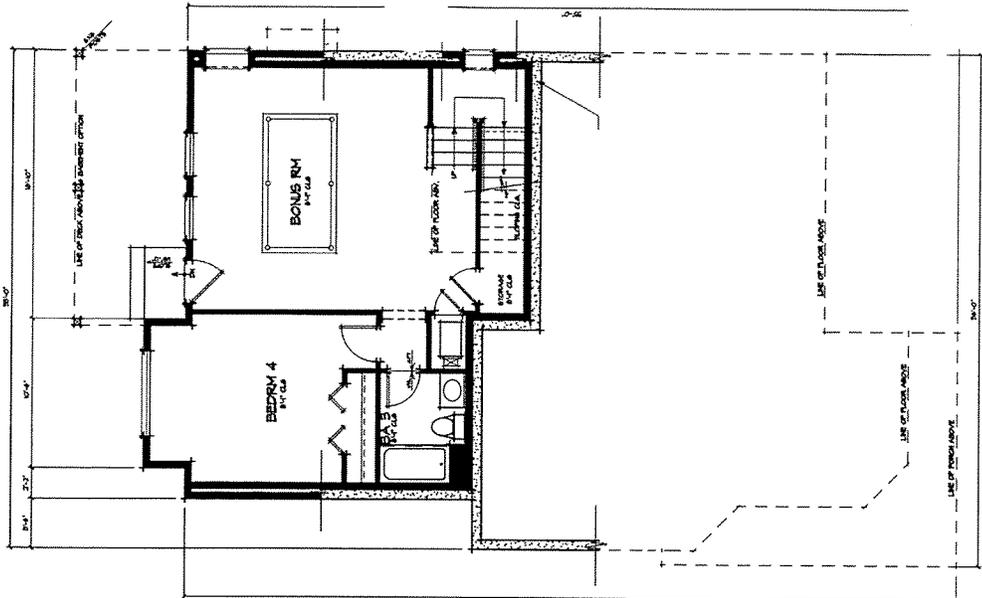
SECOND FLOOR PLAN

1421 SQ. FT.



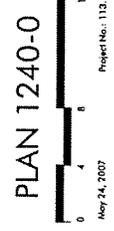
FIRST FLOOR PLAN

1492 SQ. FT.
TOTAL 2913 SQ. FT.



BASEMENT FLOOR PLAN

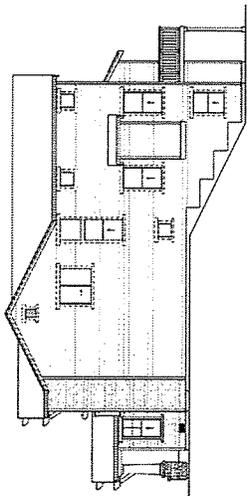
790 SQ. FT.



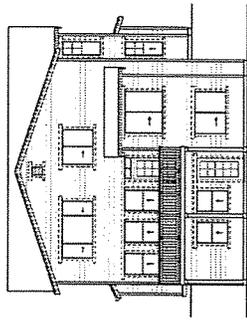
Project No.: 113.168
May 24, 2007



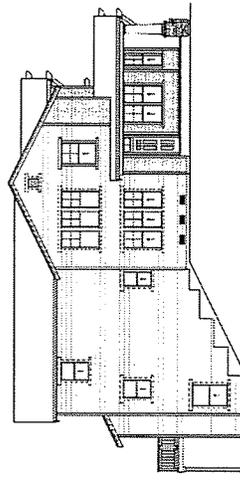
5865 Owens Drive
Pleasanton, CA 94568
925.231.7200
925.231.7271 Fax



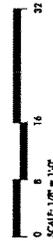
RIGHT



REAR

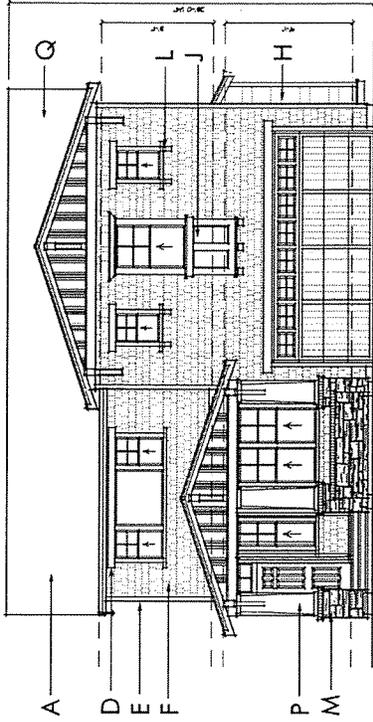


LEFT

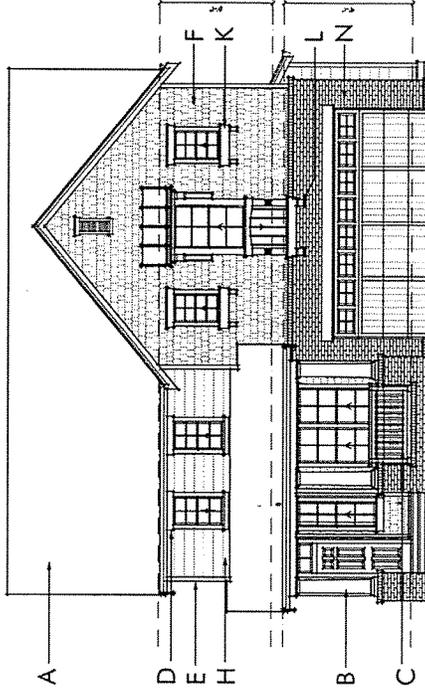


MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHELF
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN' 1x LAP SIDING BOARDS
- R. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



FRONT ELEVATION "A"



FRONT ELEVATION "B"



**PLAN 1240-0
ELEVATIONS**

May 24, 2007

Project No. 113.148



5835 Owerth Drive
Fremont, CA 94538
772.211.1119
925.251.7211

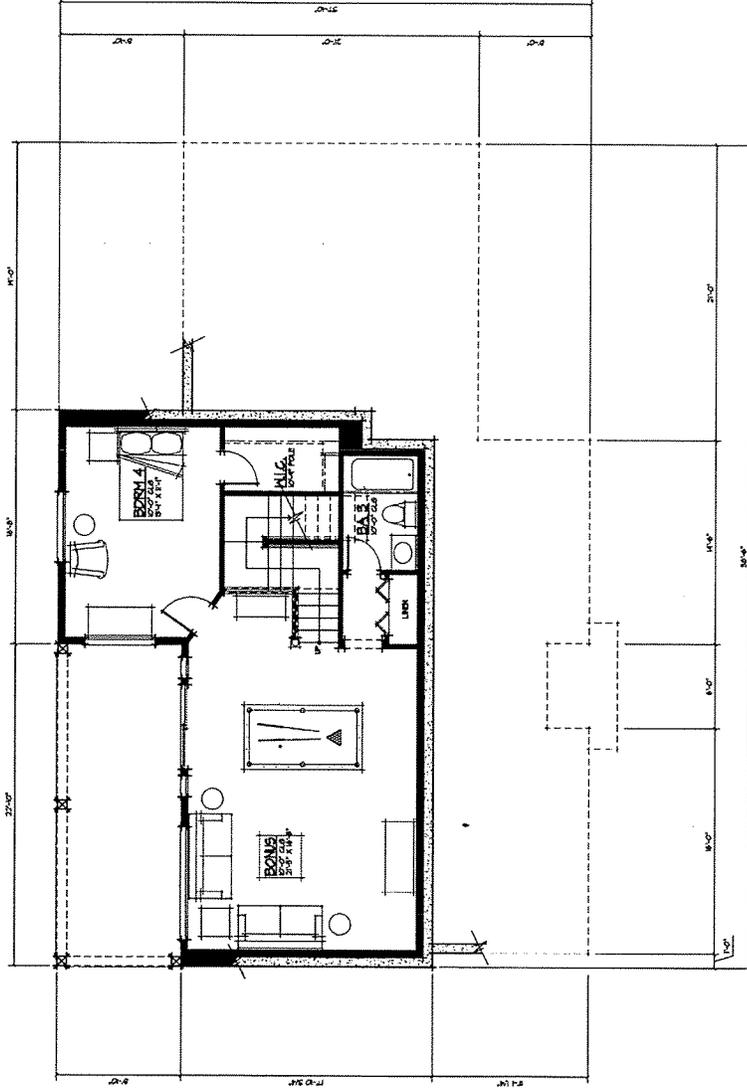
BELLEVUE, WASHINGTON

HUNTER LINDOR PROPERTY

CAMWEST DEVELOPMENT, INC.

66

5B



BASEMENT FLOOR PLAN

PLAN 1305-0



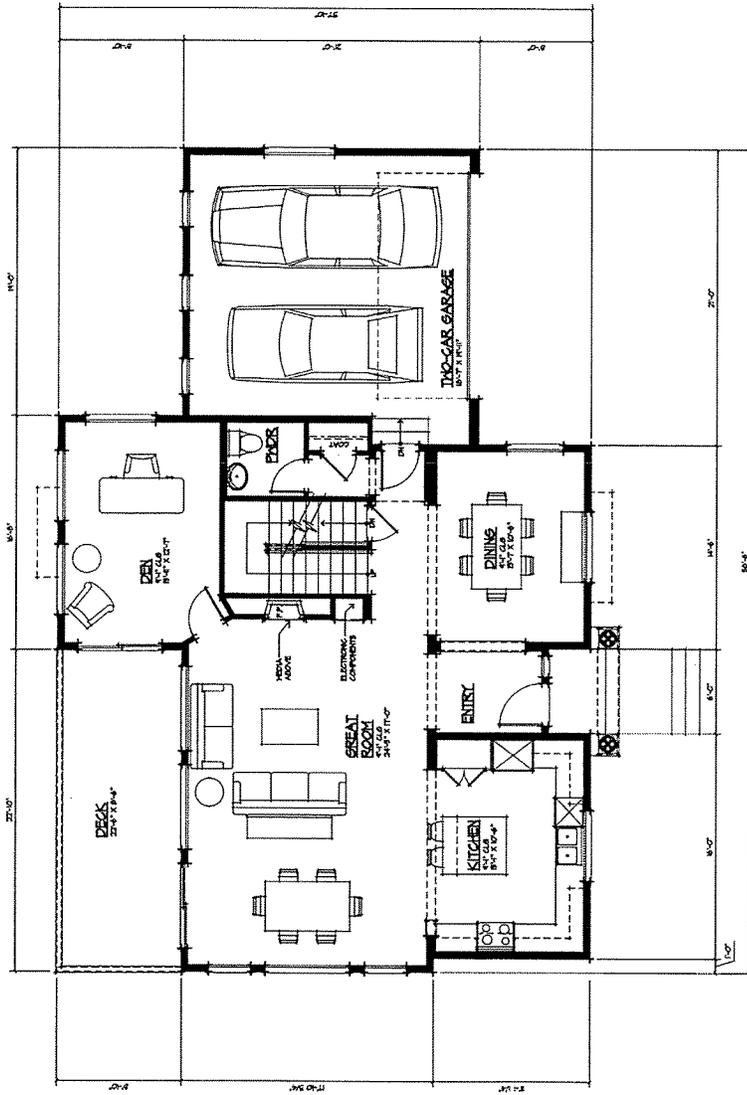
October 19, 2007 Project No. 113.166

DAHLIN GROUP
ARCHITECTURE

5665 Owens Drive
Menlo Park, CA 94028
Tel: 650.321.7200 Fax: 650.321.7201

HUNTER LINDOR PROPERTY BELLEVUE, WASHINGTON

CAMWEST DEVELOPMENT, INC.



FIRST FLOOR PLAN (FAMILY AT ENTRY)

FIRST FLOOR	1344 SF
SECOND FLOOR	1210 SF
BASEMENT	650 SF
TOTAL W/ BASEMENT	3204 SF
TOTAL W/O BASEMENT	2752 SF
GARAGE	414 SF

PLAN 1305-0



October 19, 2007 Project No. 113.1166

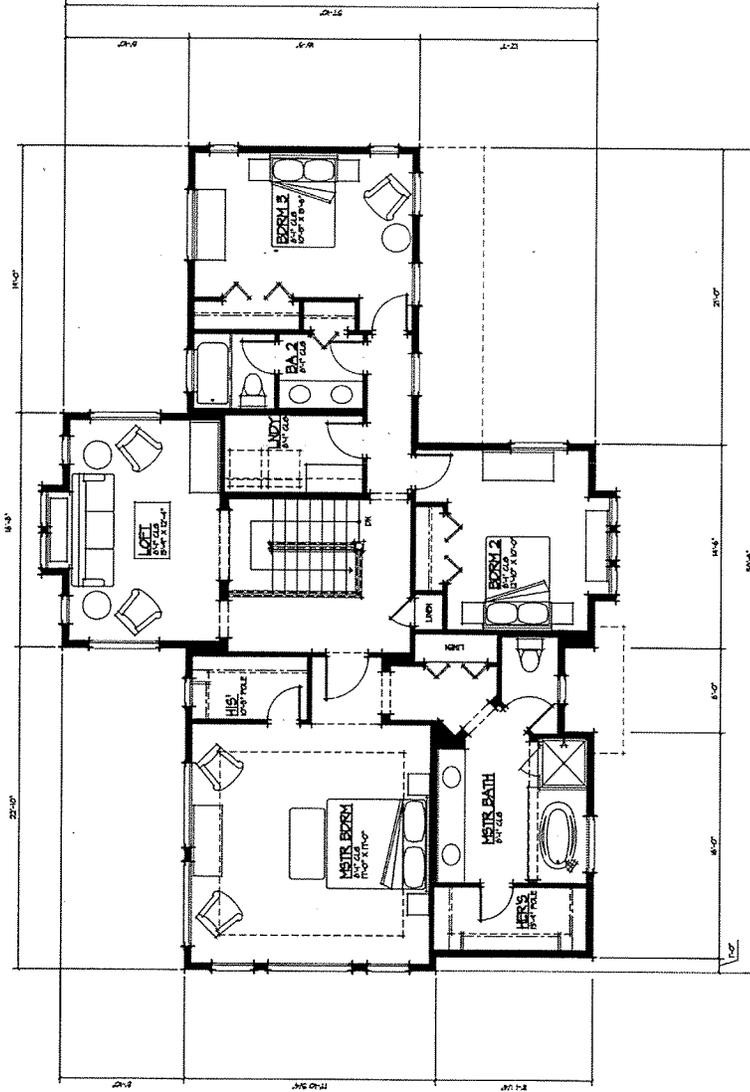


5835 Owens Drive
 Redwood City, CA 94068
 650.961.1100
 925.231.2201 Fax

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CAMWEST DEVELOPMENT, INC.

413



SECOND FLOOR PLAN

PLAN 1305-0



October 19, 2007 Project No. 133.168

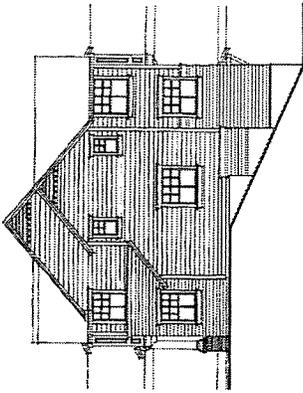


5635 Owens Drive
 Redwood City, CA 94068
 650.937.1300
 650.937.1301

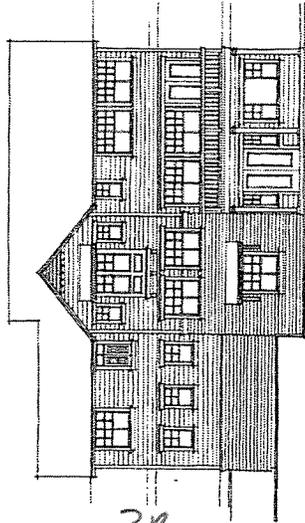
BELLEVUE, WASHINGTON

HUNTER LINDOR PROPERTY

CAMWEST DEVELOPMENT, INC.

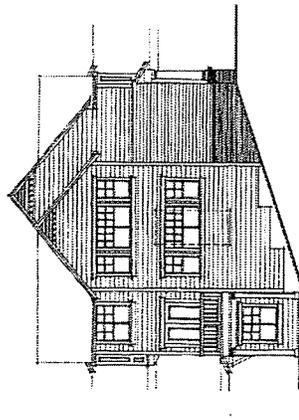


RIGHT

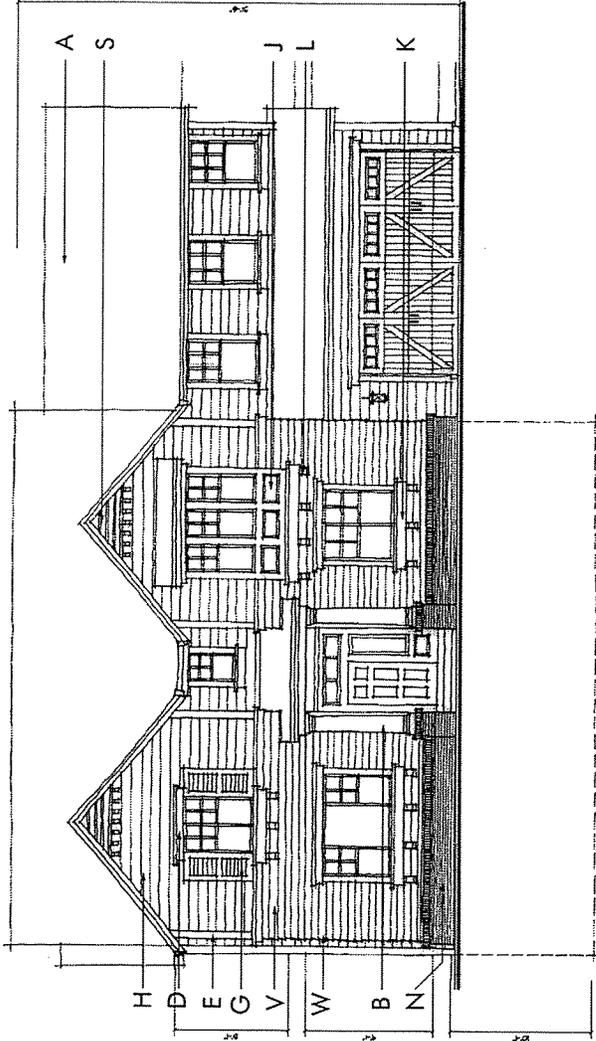


REAR

2B



LEFT



FRONT ELEVATION "A"

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMN*
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHELF
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN'
- T. 1x LAP SIDING BOARDS
- U. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD
- V. 1x BOARDS OVER 'SMOOTH' FIBER CEMENT BOARD
- W. 6" LAP SIDING GSM COVERED MITERED CORNER

PLAN 1305-0
ELEVATION "A"



October 19, 2007 Project No. 113.168



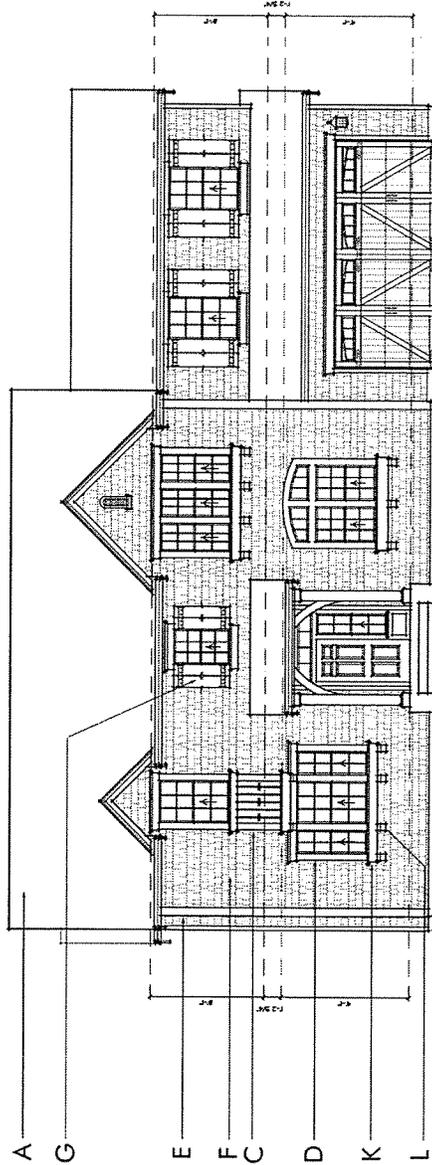
3885 Owens Drive
Bellevue, WA 98005
925.251.7200
925.251.7211 Fax

HUNTER LINDOR PROPERTY BELLEVUE, WASHINGTON

CAM WEST DEVELOPMENTS, INC.

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD 1x1M
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHELF
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN'
- T. 1x LAP SIDING BOARDS
- U. 'SMOOTH' FIBER CEMENT BOARD 1x BOARDS OVER
- V. 'SMOOTH' FIBER CEMENT BOARD 6" LAP SIDING
- W. GSM COVERED MITERED CORNER



FRONT ELEVATION "B"

PLAN 1305-0
ELEVATION "B"



DAHLIN GROUP
ARCHITECTURE
P.L.L.C.

5465 Oriole Drive
Palo Alto, CA 94306
925.951.7200
925.951.7211 Fax

HUNTER LINDOR PROPERTY
BELLEVUE, WASHINGTON

CAM WEST DEVELOPMENTS, INC.

1B