



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jack Zheng, West Pacific Development

LOCATION OF PROPOSAL: 16226 Northup Way

DESCRIPTION OF PROPOSAL: Proposal to rezone a 24,909 SF (0.57 acres) site from single family zoning R-5 to single family zoning R-7.5 in a Single Family-Urban Residential Land Use District in the Crossroads subarea of the Comprehensive Plan.

FILE NUMBERS: 08-122538-LQ

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 Aug. 28, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carve Wylland
 Environmental Coordinator

8/14/08
 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



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Zheng Rezone

Proposal Address: 16226 Northup Way NE

Proposal Description: Application to change the zoning on a 24,909 square foot (0.57 acres) site from R-5 to R-7.5 in order to facilitate future single family residential development.

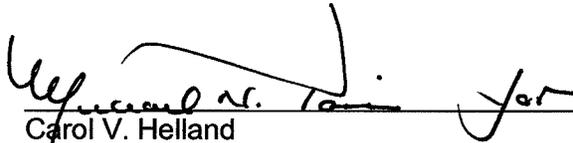
File Number: 08-122538-LQ

Applicant: Jack Zheng, West Pacific Development LLC

Decisions Included: Process III, Rezone

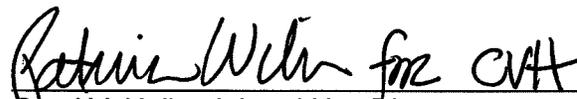
Planner: Sally Nichols

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



Carol V. Helland
Environmental Coordinator

Director's Recommendation: **Approval with Conditions**



Carol V. Helland, Land Use Director
Development Services Department

Notice of Application: July 3, 2008
Notice of Recommendation: August 14, 2008
Deadline for Appeal of DNS: August 28, 2008
Public Hearing Date: September 4, 2008

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. 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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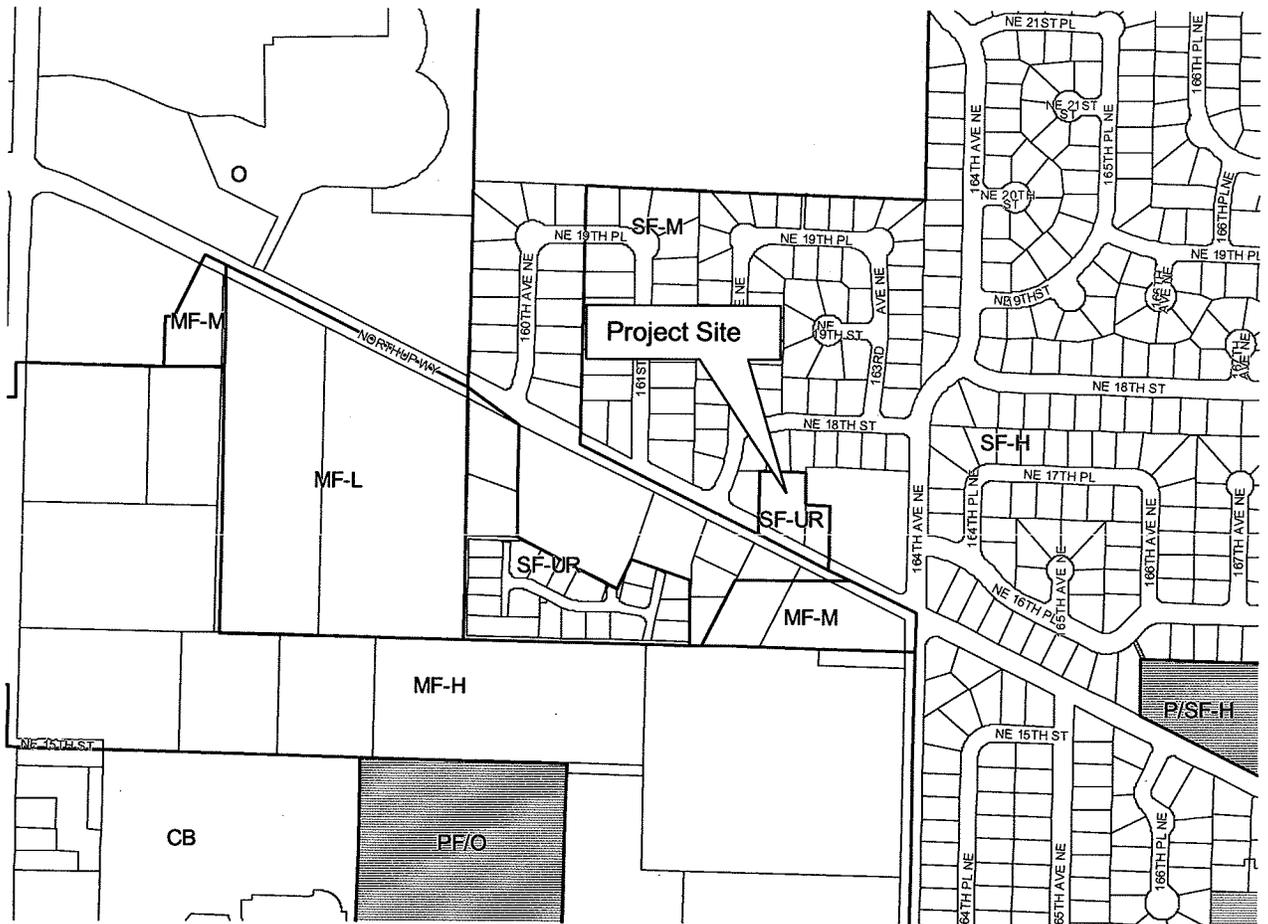
I. PROPOSAL DESCRIPTION

The applicant requests to rezone a 24,909 square foot (0.57 acres) parcel from R-5 to R-7.5 in order to facilitate a future residential short subdivision and construction of single family homes.

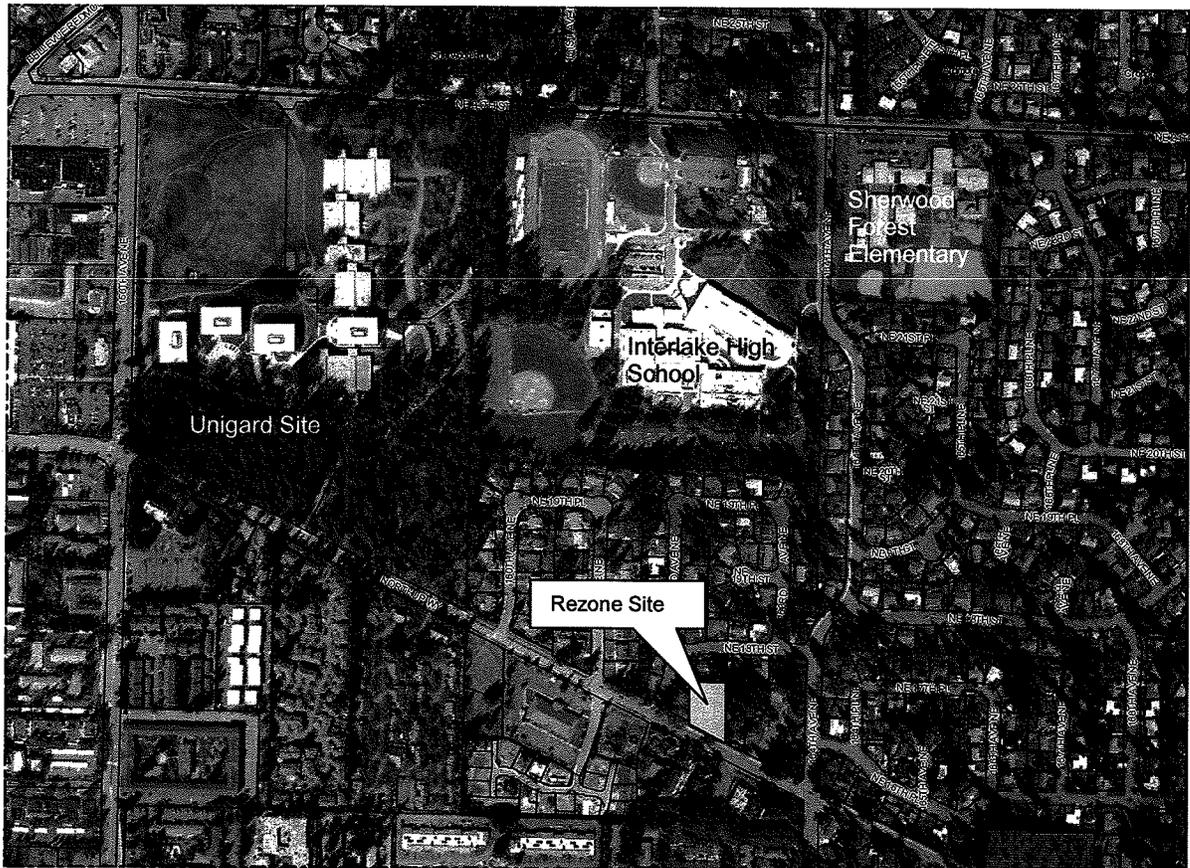
Reason for the Proposal

On December 14, 1998, the City Council approved a Comprehensive Plan Amendment (File # 98-001576-AC and Ordinance# 5120) to update the Crossroads Subarea Plan Map and change the land use designation on this site. The designation was changed from Single Family-High (with a permitted density of 5 units per acre) to Single Family-Urban Residential (with a permitted density of 7.5 units per acre), making the proposed rezone possible. This Comprehensive Plan Amendment also included the parcel directly adjacent to this site at 16238 Northup Way. However, the adjacent property is not part of this rezone proposal.

Comprehensive Plan Designation



Vicinity Map



Required Land Use Approvals

Rezoning is a Process III decision (Land Use Code 30.35.300), which is a quasi-judicial decision made by the City Council. Decision criteria and decision criteria compliance is discussed in Section VIII of this report. The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal and recommends an action to the City Council. Then, the City Council makes a final decision based on the record established by the Hearing Examiner.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

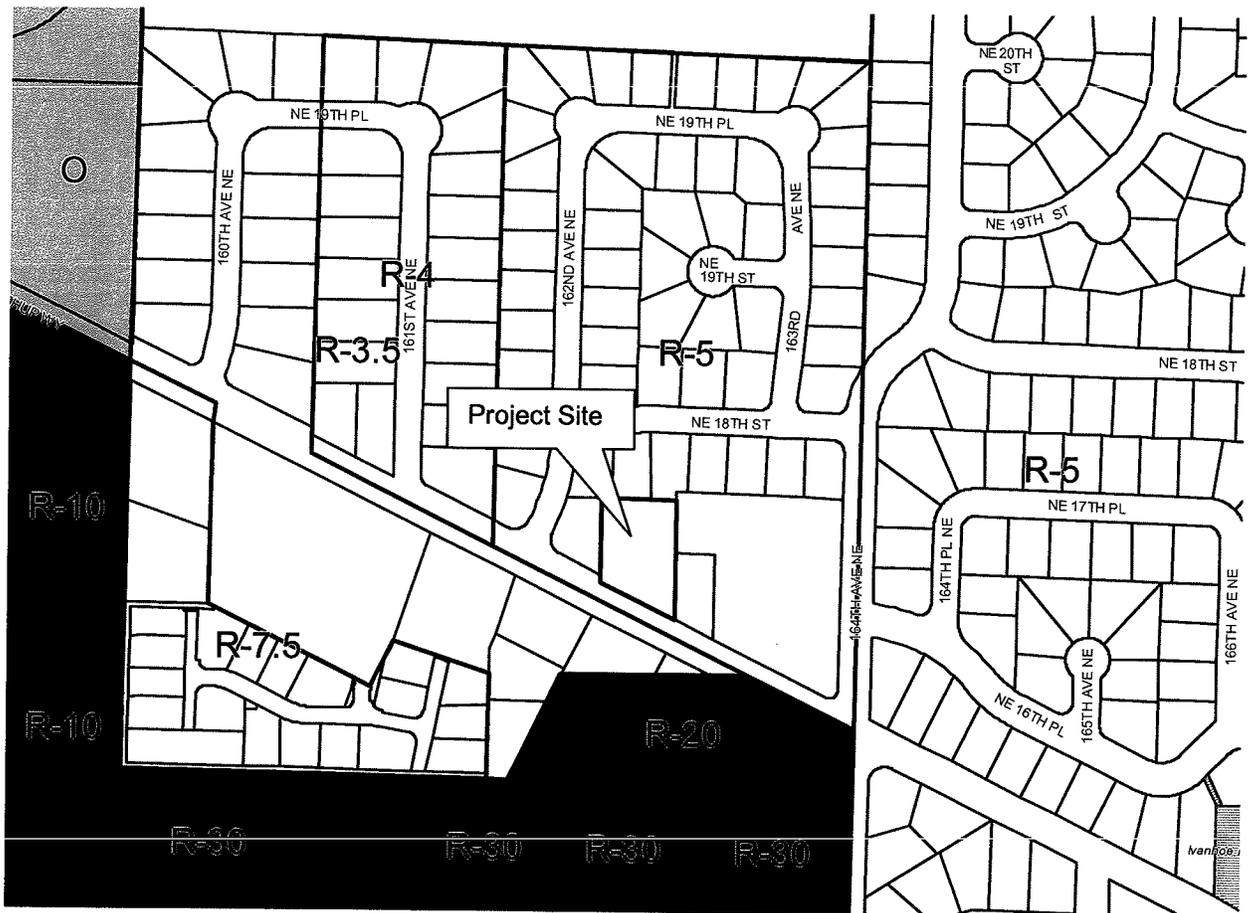
A. Site Description

The project site currently is comprised of one, single family lot located on Northrup Way, a minor arterial street. The proposed rezone site is 24,909 square feet (0.57 acres) within the Crossroads Subarea. The lot is occupied by one small, older 950 square foot single family home and a detached two-car garage. There are a number of significant trees on the site, including some large Douglas Fir trees and Cottonwoods. The site is generally level and there are no critical areas on the property.

B. Context and Zoning

The property is currently zoned R-5, single family residential. The site lies within an R-5 neighborhood north of Northrup Way. Directly to the south, across Northrup Way is a mix of residential zoning, including R-7.5 and R-20, multi-family residential.

Zoning Map



The surrounding zoning and land use is as follows:

North: R-5, single family homes

South: R-7.5 and R-20. Directly across Northrup Way NE is one single family home in the R-7.5 zone. Adjacent to this home to the south and east is a multi-family condominium development in the R-20 zone.

West: R-5, single family home

East: R-5, consisting of two parcels owned by the Medina Academy.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Dimensional Requirements

The site can be developed in conformance with the general provisions of the Land Use Code. A detailed discussion of applicable Land Use Code elements is included below:

Zoning	Existing R-5	Proposed R-7.5
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Project Limit	No minimum	24,909 SF
Dwellings/Acre	5/acre 2 allowed on this site	7.5/acre 4 allowed on this site
Min. Lot Area	7,200 SF	4,700 SF
Lot Coverage	40%	40%
Building Setbacks Front Side(s) Rear	20 FT 25 FT 5/15 FT	20 FT 20 FT 5/10 FT
Building Height	30 FT from average existing grade	30 FT from average existing grade

Note: If this site is developed under the Planned Unit Development (PUD) process, the dimensional requirements can be modified if the proposal meets the PUD decision criteria pursuant to LUC 20.30D.150.

IV. PUBLIC NOTICE AND COMMENT

Application Date: June 4, 2008
 Notice of Application: July 3, 2008
 Public Notice Sign: July 3, 2008
 Minimum Comment Period: July 17, 2008
 Public Meeting: July 23, 2008 at 6:00 p.m. at City Hall

Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on July 3, 2008. It was mailed to property owners within 500 feet of the project site and a two-sided Public Information Sign was installed on the project site on the same day. A public meeting was held on July 23, 2008. There were no attendees.

V. TECHNICAL REVIEW

A. Utility Department

The Utilities Department technical staff confirms that there is sufficient capacity in existing utilities to provide service to this site, and there are no utilities related conditions regarding the proposed Rezone.

B. Transportation Department

The Transportation Department recommends approval of this rezone application. Existing capacity of the City's transportation system is sufficient to accommodate the anticipated one or two additional p.m. peak hour trips.

Per Ordinance 5120, any future development on this property shall be limited to one access location (curb cut) on Northup Way. **Refer to Condition of Approval regarding the access location in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2006-2017 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated November, 2006. This document is available in the Development Services Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with the Zheng Rezone project are consistent with the potential projected impacts analyzed in the 2006-2017 TFP EIS.

An Environmental Checklist and Supplemental Sheet for Nonproject Action have been reviewed and the annotated checklists are available for public viewing in the project file at City Hall. Adverse impacts which are less than significant are usually subject to City Codes 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 Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

None. Circumstances related to this rezone were fully evaluated at the Comprehensive Plan Amendment stage.

VIII. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for a Rezone if the following decision criteria listed in LUC Section 20.30A.140 can be met :

A. The rezone is consistent with the Comprehensive Plan.

The following is a summary of relevant Comprehensive Plan policies:

Land Use Element Policies:

Policy LU-5: Ensure enough properly zoned land to provide for Bellevue's share of the regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.

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

Finding: The proposal is consistent with the Land Use Element Policies. The rezone will allow the city to continue an incremental increase in density that is compatible with the existing surrounding neighborhood and is of similar single family design and function. The rezone supports Bellevue's commitment to accommodate regional growth.

Housing Element Policies:

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.

Finding: A basic development capacity analysis done by staff indicates that the proposed rezone to R-7.5 could potentially add two additional units (for a total of four) beyond the two that would be allowed under existing R-5 zoning. The use, single family housing, will be compatible with the surrounding single family neighborhoods and the site currently has adequate existing urban services including utilities and transportation.

B. The rezone bears a substantial relation to the public health, safety, or welfare.

The rezone proposal promotes the public welfare by permitting additional infill housing that is close to employment centers and urban services consistent with the adopted Comprehensive Plan designation. The development will not require new public facilities; there is capacity within the transportation network, the utility system, and other public services such as fire and police to accommodate additional development. The subject parcel can provide for an appropriate level of increased density in a manner that is compatible with the neighborhood character of the existing, surrounding Crossroads and Northeast Bellevue single family development.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.

A rezone is warranted to achieve consistency with the Comprehensive Plan. On December 14, 1998, the City Council amended the Comprehensive Plan designation of the site in the from Single Family-High (SF-H) to Single Family-Urban Residential (SF-UR). Approval of the rezone will provide consistency between the Comprehensive Plan Crossroad Subarea Map designation and the zoning designation.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Development under the proposed R-7.5 zoning is consistent and compatible with the surrounding residential neighborhoods and achieves many of the City of Bellevue's goals and policies as described in this report. On this site, the proposed rezone to R-7.5 could potentially add two (2) additional units beyond the two that would be allowed under the existing R-5 zoning. To lessen the traffic impacts of any new development on the site, and as a result of Ordinance #5120, only one curb cut will be allowed along Northup Way. **Refer to Condition of Approval regarding the access location in Section X of this report.**

E. The rezone has merit and value for the community as a whole.

Forecasts predict that Bellevue will continue to attract new jobs and this will consequently result in an increased need for housing. Increasing the housing supply in close proximity to existing services is important to reduce the number of and length of vehicle trips and provides for increased choice in home selection. Infill development lowers the public cost of extending expensive infrastructure improvements to areas that are not currently devoid of urban development.

IX. RECOMMENDATION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby **RECOMMEND APPROVAL** of the Zheng rezone proposal.

X. CONDITIONS OF APPROVAL

1. Access Location (Curb Cut)

Any future development on this property shall be limited to one access location (curb cut) on Northup Way. Individual, private driveways will not be allowed.

AUTHORITY: City of Bellevue Ordinance #5120

REVIEWER: Ray Godinez, Transportation

Gally Nichols 7/14/08
see sheet 25 - Supp. sheet for Non-Project Action (attached)

City of Bellevue Submittal Requirements 27a

ENVIRONMENTAL CHECKLIST *not: still need supplemental sheet for Non-Project Action #28* 4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: **JACK ZHENG, WEST PACIFIC DEVELOPMENT, LLC** ✓
 Proponent:
 Contact Person:
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)
 Address: **4957 LAKE MONT BLVD SE, SUITE C-4 PMB 323** ✓
BELLEVUE, WA 98006 ✓
 Phone: **425-649-9628** *wpdevelopment@comcast.net* ✓

Proposal Title: **ZHENG REZONE ~~AND REDEVELOP~~ ~~PROJECT~~** ✓
 Proposal Location: **16228 NORTHROP WAY, BELLEVUE 98008** ✓
 (Street address and nearest cross street or intersection) Provide a legal description if available. ✓
SEE ATTACHED ✓
 Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

- Give an accurate, brief description of the proposal's scope and nature: *in order to*
1. General description: **REZONE FROM R5 TO R7.5 ~~AND~~ SUBDIVISION INTO FOUR SINGLE FAMILY RESIDENCE SITES** ✓
 2. Acreage of site: **0.57 AC**
 3. Number of dwelling units/buildings to be demolished: **ONE PLUS GARAGE** ✓
 4. Number of dwelling units/buildings to be constructed: **FOUR** ✓
 5. Square footage of buildings to be demolished: **2282 SF** ✓
 6. Square footage of buildings to be constructed: **4 BUILDINGS AT ± 9,000 SF** ✓
 7. Quantity of earth movement (in cubic yards): **± 300 CU. YDS. FOR PRIVATE ROAD** ✓
± 130 CU. YDS. FOR EACH RESIDENCE ✓
± 820 CU. YDS. TOTAL
 8. Proposed land use: **SINGLE FAMILY RESIDENCE** ✓
 9. Design features, including building height, number of stories and proposed exterior materials: ✓
TYPICAL: 2 STORY SINGLE FAMILY RESIDENCES WITH WOOD SIDING
 10. Other

RECEIVED

JUN 04 2008

PERMIT PROCESSING

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Estimated date of completion of the proposal or timing of phasing: JUNE 2009 ✓

Rezone - Fall 2008

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No ✓

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. TOPOGRAPHIC SURVEY BY ALLIANT ENGINEERING DATED 5/28/08 ✓

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. NONE KNOWN ✓

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. ① REZONE 1. Rezone
② SHORT PLAT 2. Preliminary short plat
③ BUILDING PERMITS 3. GE/VE 3 plat engineering
4. Final short plat
5. Necessary bldg permits. ✓

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning ✓
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other ✓
- b. What is the steepest slope on the site (approximate percent slope)? 7% ✓
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. ✓

ALDENWOOD GRAVELLY SANDY LOAM

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

No.

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

Grading will be required for private roads, driveways, utility improvements and future residence construction. We estimate onsite cuts and fills to be approximately 800 cu. yds. Some imported rock from local gravel pits will be required for road and driveways construction.

Geotech analysis will be req'd for prelim short plat

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

Erosion could occur during clearing and construction, but will be controlled by conventional erosion/sedimentation control facilities (silt fencing and ponds) constructed in accordance with current standards of practice.

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

We estimate that approximately 55% of the site will be impervious after construction of driveways and residences.

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

During construction, erosion and sediment control facilities will be installed and maintained in accordance with current standards of practice. After construction, cleared areas will be seeded with native grasses and/or lawns, trees and shrubs indigenous to suburban residential areas.

BCC 23.76 Erosion & Sed. Control C & G code

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*Temporary dust from clearing debris during construction.
Permanent additional smoke from the fireplaces of the future residences and exhaust fumes from future residents automobiles.*

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

We do not know of any off-site odors affecting this proposal.

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

Air impacts are mitigated by adhering to current building codes and auto exhaust regulations.

Construction Dust suppression BCC 23.76

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flow into.

There area no streams, wetlands or floodplains within 200 feet of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? ✓
If yes, please describe and attach available plans.

No

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

Does not apply.

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

No surface water withdrawals or diversions are required.

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

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipate volume of discharge. ✓

Small amount of oils and other contaminants from the roadways may enter the surface waters. The surface water from the roads will be directed through oil/water separators and a grass lined swale prior to release to the downstream drainage system..

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? ✓
Give general description, purpose, and approximate quantities if known.

No

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

none expected.

c. Water runoff (including storm water)

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

Runoff will be collected in storm drains and directed through an oil/water separator and grass lined swale prior to release to the downstream drainage system.

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

The potential for waste materials entering ground or surface waters does not appear significant.

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

All surface water drainage facilities will be design and installed in accordance with the City of Bellevue requirements.

City code 23.76
TSC site plan
and details

4. Plants

- a. check or underline types of vegetation found on the site:

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

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

All vegetation in the road right of way and building sites will be removed for construction of driveways, utilities, drainage facilities and residences, except tree removal will be minimized where possible.

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

None known.

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

All disturbed areas will be seeded with native grasses or otherwise landscaped.

no critical areas
on site

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5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other: blackbirds,
mammals: deer, bear, elk, beaver, other: squirrels, moles, humans
fish: bass, salmon, trout, herring, shellfish, other; _____
other:

✓
Animals typ. to lowland forest.

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

None known.

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

Do not know.

✓ Pacific flyway which includes entire Puget Sound

- d. Proposed measures to preserve or enhance wildlife, if any.

See item 4.d above

6. **Energy and Natural Resources**

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

Electric, natural gas, wood stove, solar to be used for heating and other residential uses.

✓ All exist utilities exist to serve future ~~uses~~ res: gas uses on site

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

No.

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

Future residences will be constructed in accordance with current energy and building codes.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? ✓
If so, describe.

Possible house and auto fires. There is an existing septic tank on the site.

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

Fire, Police, Ambulance

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

All housing will be designed and constructed in accordance with the City of Bellevue Building Codes. The existing septic tank will be pumped out and removed per state and local codes.

✓ Septic will be removed w/ future development

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b. Noise

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

*Traffic noise from adjoining streets;
and domestic pet and other noises from nearby single family residences.*

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

*Short term construction noise between 7 am and 10 pm on weekdays and 9 am to 10 pm on weekends.
Long term noises associated with the residents in the addition homes.*

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

Construction activity will be limited to the times described above in section 7.b.2.

City noise Ordinance BCC 9.18

8. Land and Shoreline Use

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

The subject site is currently used for one single family residence. The adjacent properties to the north, west and south are developed with single family residences. The property to the east is an abandoned single family residence.

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

No.

c. Describe any structures on the site. ✓

One single family residence, a detached garage and well house.

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

Yes, all existing structures.

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

Residential Single Family (R-5)

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

SF-UR

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

N/A.

h. Has any part of the site been classified as an "environmentally sensitive" area? ✓

If so, specify.

No.

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

12 people.

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

None. The existing house is vacant.

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

None.

based on 4 homes built home for rent. may displace renters

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

*The site will be developed in accordance with all current zoning and building code requirements.
No future subdivision of the site will be allowed unless formally approved by the City of Bellevue.*

To be developed, property must go thru short subdivision process LUC 20.45B.

9. Housing

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

Total of 4 single family residences; middle income

no def in code

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

One middle income house will be eliminated.

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

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed? ✓

*Building heights will be controlled by the current zoning code (max. 30').
The principle exterior building material(s) will be wood and brick.*

30' LUC 20.20.010

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

The existing site will be changed from one to four single family residences.

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

Additional landscape tree will be planted around the site.

*landscape studs LUC 20.20.520
Tree Retention LUC 20.20.900
one curb cut - condition of staff report. & Ordinance 5120*

11. Light and Glare

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

Night time use of auto and home lights.

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

No more than any other residential neighborhood.

SN 7/14/08

- c. What existing off-site sources of light or glare may affect your proposal?
Auto and home lights from adjoining streets and residences.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None.

Light and Glare
Code - LUC 20.20.522
✓
✓ 1 High school (Interlake)
✓ 1 elementary school (Shenwood Forest)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:
None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Residences will access onto new private street connected to Northrup Way
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Bus service is available along Northrup Way.
- c. How many parking spaces would the completed project have?
How many would the project eliminate?
Approximately 4 spaces per residence for a total of 16 parking spaces. Approx. one-half of these will be in garages. Four eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
A private road will be constructed for access to the lots.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

✓
One curb cut per Ord. 5120 and condition of staff report
✓
one curb cut

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

Approximately 40 vehicular trips per day. Peaks at 8 am and 5 pm.

*R.O.W use permit
for construction
BCC 14.30*

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

Driveway accesses will be limited to the new private road.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, proposed additional residences will require all normal services.

existing

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

Mitigation taxes and additional property taxes will be paid to the city for each new residence constructed.

16. Utilities

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

*storm detention
per BCC 24.06
Utility Code*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

electricity; Puget Power
 natural gas; Washington Natural Gas
 water; Bellevue
 refuse service; Waste Management Northwest (Aured)
 telephone; GTE
 sewer; Bellevue

C. SIGNATURE

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

Signature 

Date submitted June 3, 2008



EXPIRES 10/4/

*sw
7/14/08*

Sally Nichols
July 29, 2008

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? ✓

The surface water runoff increases due to the increased impervious area after development will be mitigated by controlling the rate of runoff from the project using methods and procedure prescribed by City of Bellevue regulations and current standards of practice. Soil erosion and silt laden water leaving the site will be prevented by application of Best Management Practices outline in local and state regulations. Dust during construction will be controlled use water. Fireplaces will be gas, not wood burning. Auto exhaust emissions are regulated by state regulations. Increases in Noise levels and air emissions will be partially mitigated by seeding disturbed soils with native grasses and/or planting new trees and shrubs indigenous to suburban residential areas.

Proposed measures to avoid or reduce such increases are: *Rezone itself does not affect this. 2 new homes not significant.*

none *The amount of surface water runoff could increase due to the increased impervious area after development of the project. Soil erosion could occur during clearing and construction with silt laden water leaving the site. Air quality could be affected by temporary dust from clearing debris during construction could occur. Permanent additional smoke from the fireplaces of the future residences and exhaust fumes from future residents automobiles. Noise levels will increase on the site due to the increased number of residences on the site.*

Increase from R. 4.5 - R7.5 allows 2 add'l homes. 2 w/R.5 4 w/R7.5

2. How would the proposal be likely to affect plants, animals, fish, or marine life? ✓

All of the vegetation on the site will likely be disturbed during construction of the new residences and roadway. There will have an effect on birds on the site due to the removal of the cottonwood trees. Fish or marine life will not likely be affected by the project with utilization of adequate surface water and erosion controls. Rezone does not significantly change amt. veg. retained. Any redevelopment would have same

none *Proposed measures to protect or conserve plants, animals, fish, or marine life are: rules, whether R5 or 7.5*

The existing 32" fir tree on the site road frontage will be protected and left undisturbed. Additional street trees will be planted and the areas around the residences will be planted with trees and shrubs.

Rezone does not change # trees that would need to be retained. Same for R.5 or 7.5 and any short plat lock @ entire site.

3. How would the proposal be likely to deplete energy or natural resources? ✓

no *Electric and natural gas will be used for heating and other residential uses.*

none *These utilities are already on site.*

Proposed measures to protect or conserve energy or natural resources are:

Future residences will be constructed in accordance with current energy and building codes.

Sally Nichols
July 29, 2008

CITY OF BELLEVUE, WASHINGTON
ORDINANCE NO. 5120

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended, (chapter 36.70A RCW); adopting a Phase II 1998 amendment to the Comprehensive Plan; amending the Crossroads Land Use Plan map designation for the Saxon property located at 16226 and 16238 Northup Way from Single Family-High (SF-H) to Urban Residential (SF-UR); amending the Crossroads Subarea Plan by the addition of a new Policy S-CR-50a; and establishing an effective date. (Saxon CPA-97-7102)

WHEREAS, the owner of the Saxon property located at 16226 and 16238 Northup Way initiated a Comprehensive Plan Amendment (Saxon CPA-97-7102) to modify the Crossroads Land Use Plan map designation for such property from Single Family-High (SF-H) to Urban Residential (SF-UR) ; and

WHEREAS, the Planning Commission held a public hearing on July 8, 1998 with regard to such proposed amendment; and

WHEREAS, the Planning Commission recommends that the City Council approve such amendment to the Crossroads Land Use Plan map and also the addition of a new Policy S-CR-50a to the Crossroads Subarea Plan; and

WHEREAS, the City Council desires to adopt these amendments as part of the City's 1998 amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered these amendments concurrently with the other 1998 amendments; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Crossroads Subarea Plan and the Crossroads Land Use Plan map (Figure S-CR.1) are amended to modify the land use plan designation for the Saxon property located at 16226 and 16238 Northup Way from Single Family-High (SF-H) to Urban Residential (SF-UR) , as shown in Attachment A.

Section 2. The Crossroads Subarea Plan is amended by the addition of a new Policy S-CR-50a to read as follows:
POLICY S-CR-50a. Minimize the number of curb cuts from the residential areas onto Northup Way to enhance vehicular circulation and pedestrian and vehicular safety.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

PASSED by the City Council this 14th day of December, 1998, and signed in authentication of its passage this 14th day of December, 1998.
(SEAL)

Mike Creighton, Mayor

Approved as to form:
Richard L. Andrews, City Attorney
Richard L. Kirkby, Assistant City Attorney

Attest:
Myrna L. Basich, City Clerk
Published December 18, 1998