City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Park East
Proposal Address:	1400 Bellevue Way NE
Proposal Description:	Design Review approval to construct 16 dwelling units in a combination of two buildings, an amenity club house and below grade parking.
File Number:	15-126289-LD
Applicant:	Su Development
Decisions Included:	Design Review
Planner:	Leah Chulsky, Associate Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: _____
Carol V. Helland, Land Use Director

Application Date:	November 4, 2015
Notice of Application:	January 21, 2016
14-day Comment Period:	February 25, 2015
Decision Publication Date:	October 13, 2016
Appeal Deadline:	October 27, 2016

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST AND PROJECT DESCRIPTION

A. Background

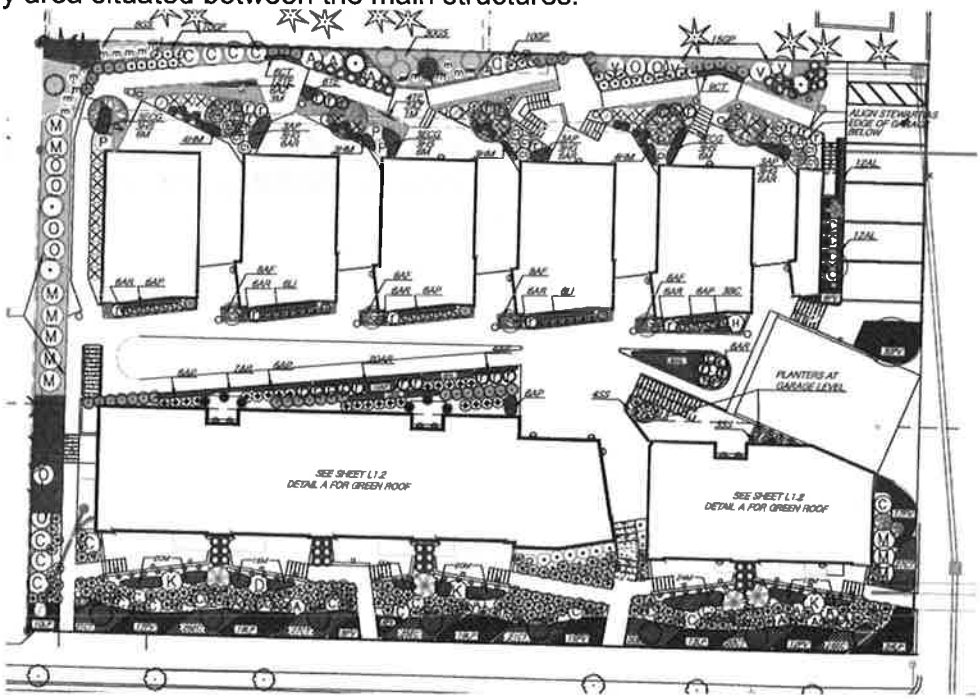
The applicant requests Design Review approval to construct sixteen housing units that total 14,220 square feet, a 450 amenity clubhouse and an 11,150 square foot below grade parking structure on an existing 27,165 square foot parcel. The site is currently developed within the North Bellevue Subarea with a split Comprehensive Plan Designation of Multi-Family Low and Multi-Family Medium.

B. Review Process

Design Review is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publically noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

C. Site Design

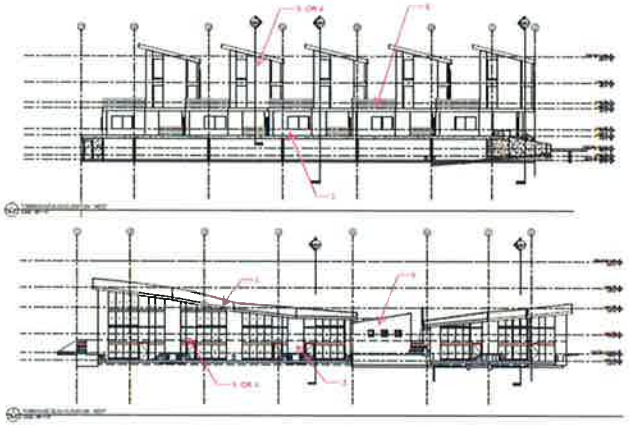
The proposed development will be accessed via a 20 foot private drive/easement that is shared with a three unit building located directly east of the property. This access will provide direct connection to the below grade parking structure and at grade stalls. The site topography is flat with less than two feet of grade change across the site. The proposal includes intensive perimeter landscaping and retention of all significant trees within structure setbacks from the property lines. Additional landscaping is proposed to buffer the proposed structures from the neighboring single-family neighborhood. The site will contain 1,100 square feet of play area situated between the main structures.



D. Building Design

The development will contain a mixture of townhomes and row houses. The taller townhome structures will be located along the eastern side of the property with the shorter row houses along the western side of the property adjacent to Bellevue Way NE. The townhomes are divided into smaller individual units at the upper floors to breakdown the scale of the development. In this grouping, there will be five 2-story townhomes which will sit above four single story senior units and a one bedroom unit at the base. The row houses along Bellevue Way NE are lower in height to breakdown the scale of the development along the public street frontage and will have green roofs planted with sedium to naturally alleviate the rain water runoff into the storm system. An existing earth berm and proposed landscaping will soften the façade of the buildings by layering the landscaping along the public right of way. The grouping will be bookended on either side by two 3-bedroom units. Each unit in the row house buildings will have a direct entrance off the garage as well as a direct guest entrance off the sidewalk on Bellevue Way NE. Between the two building masses is a central courtyard plaza comprised of a series of public spaces and a separate 1,100 square foot children's play area incorporating a figure 8 sidewalk loop to serve as a bike path. The amenity clubhouse will be directly accessed off the plaza.

The building design will be modern, yet the colors and materials will provide a contextual fit with the surrounding multi-family buildings and single family homes. The materials to be used – painted board material, cementitious panels, natural wood siding and cast in place concrete - are illustrated below. While contemporary, they are also consistent with the materials found in new homes in the surrounding single-family neighborhoods. The colors used are earth tones that also will respond well to the surrounding context.



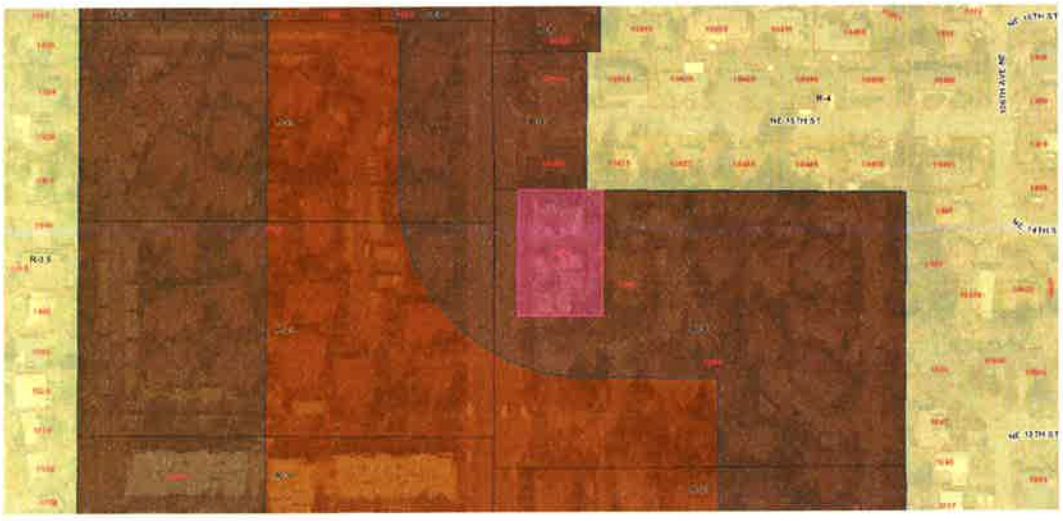
II. SITE DESCRIPTION, LAND USE CONTEXT AND ZONING

A. Site Description

This is an approximately .62 acre developed site. The site is rectangular adjacent to Bellevue Way NE. The site is generally flat and contains 224 diameter inches of significant trees.

B. Land Use Context and Zoning

The site is zoned R-20 and located entirely within the Single Family Transition Area Design District. Multifamily uses lie to the immediate north, east, west (across Bellevue Way NE) and south.



III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC Sec. 20.10.440 (Use Charts). The multifamily residential use proposed for this project is permitted in the R-20 zone.

2. Dimensional Requirements

As conditioned, the proposal meets the dimensional requirements of the Land Use Code Section 20.20.010 and Part 20.25B.

Table 1 – Dimensional Requirements

I.	Permitted/Required	II. Proposed
Density	20 units/acre (Applicant using density bonus for affordable housing) 16 units allowed LUC 20.20.010 **See Condition of Approval regarding Affordable Housing in Section IX of this report.**	16 Units Total Meets LUC requirement
Lot Coverage by Structure	35% of 27,165 SF = 9,507.74 SF LUC 20.20.010 40% with affordable housing = 10,864 SF Maximum percent of lot coverage may be increased by up to 5% of the total square footage over the maximum lot coverage permitted by the underlying zoning district for those properties or lots containing affordable housing units. LUC 20.20.128.C.1 **See Condition of Approval regarding Affordable Housing in Section IX of this report.**	39% = 10,078 SF Meets LUC requirement
Impervious Surface	80% of 27,165 = 21,732 SF LUC 20.20.010	68% = 18,472.22 SF Meets LUC requirement
Setbacks	R-20 in Single Family Transition Design District: Front: 20 ft. Rear: 25 ft. Side: 15 ft. LUC 20.20.010	Front: 20 ft. Rear: 25 ft. Side: 15 ft. (30 ft. from line of the district receiving transition)
Building Height	R-20: 30 feet as measured from average existing grade 40 feet allowed with allowed transition area bonuses LUC 20.25B.040.A	A mix of 30 to 40 feet as measured from average existing grade. Bonus provided for incorporating underground parking for more than 75 percent of the footprint and an interesting roof form. Meets LUC requirement

Parking	Residential Use: 1.2 spaces per 1 Bedroom/Studio 1.6 spaces per 2 bedroom 1.8 spaces per 3 bedroom 0.8 spaces per senior unit Total required = 22 Spaces LUC 20.20.590	27 unit spaces 5 visitor's spaces 32 total spaces provided Meets LUC requirement
Landscape Requirements	Street Frontage: 20 foot wide Type III landscaping Interior Property Line Abutting District Receiving Transition: 20 foot wide Type III Interior Property Lines: 8 foot Type III landscaping (property lines not abutting a district receiving transition). LUC 20.20.520 and 20.25B.	Street Frontage: 20' wide Type III landscaping Interior Property Line Abutting District Receiving Transition: 20 foot wide Type III Interior Property Lines (not abutting a district receiving transition): 8 foot Type III landscape buffer. Meets LUC requirement
Tree Retention	Site Perimeter: 200 diameter inches = 100% tree retention Site Interior: 8 diameter inches (15%) LUC 20.20.900 and 20.25B.	All significant trees within 15 feet of all property lines will be retained – 200 diameter inches Site Interior: **Refer to the Alternative Tree Retention Option (ATRO) information in Section III.3 below and Condition of Approval regarding the final landscape, tree replacement and irrigation plans in Section IX of this report.** Meets LUC requirement
Mechanical Equipment	Locate on the roof or below grade and visually screen, unless this requirement is modified by the City for projects requiring discretionary approval per LUC 20.20.525.C.5 & 6.	All mechanical equipment will be located inside the buildings. Meets LUC requirements

3. Landscaping

a. Tree Retention

The proposal with retain all significant trees within 15 feet of all property lines – 200 diameter inches. A significant number of the inches to be retained are located along the eastern property line. The site interior contains three trees totaling 24 diameter inches located within the proposed building area. As condition, the Alternative Tree Replacement Option will result in an increased

number of trees then what would otherwise be retained by replanting a total of seven trees within in interior of the site.

The Alternative Tree Retention Option can be approved under this Design Review application if the following criteria are met:

i. The modification is consistent with the stated purpose of this section;

ii. The modification proposal incorporates the retention or replacement of significant trees equal in equivalent diameter inches or incorporates the increased retention or replacement of significant trees and naturally occurring undergrowth to what would otherwise be required.

iii. Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site.

Response: The Alternative Tree Retention Option can be approved as proposed and conditioned. The replacement trees will be greater in diameter inches than that which will be removed. The applicant is required to retain 8 diameter inches. However, the applicant has proposed to replant at least 7 trees with a minimum diameter of 3 inches or a height of 10 feet or greater for a total of at least 21 diameter inches. This is approximately 13 diameter inches over the required 8 replacement inches.

See Condition of Approval regarding Final Landscape Plan in Section IX of this report.

i. Perimeter Landscaping

i. Street Frontage

The proposal site is located along Bellevue Way NE. A 20 foot Type III landscape buffer will be planted along the entire western property line which abuts the street. As conditioned, the applicant will provide a landscape design that includes the following: extensive native landscaping along the eastern property line (80% of the proposed plants are native) with trees and shrubs and additional landscaping throughout the site that includes a mix of evergreen and deciduous material. In addition, the applicant has worked with the City of Bellevue to increase the amount of trees onsite and planting significant native trees, shrubs and groundcover.

See Condition of Approval regarding Final Planting Plan in Section IX of this report.

ii. Interior Property Lines Abutting Less Intense District

The applicant is proposing a 20 foot landscape buffer along the eastern property line which abuts the R-20 and a 15 foot landscape buffer along the northern property line. A small section of the northern property line buts a R-5 zoning district. As approved, a 20 foot landscape buffer will be provided for the zoning district which is receiving the transition. The approved landscape buffer shall contain additional plantings to include a minimum of 5 trees per 1,000 square feet of buffer and include shrubs and ground cover (no more than 40 percent of the trees are to be deciduous). The proposed buffer meets the Transition Area Landscape Buffer requirements. As conditioned, the applicant will provide for a vegetated buffer between the proposed development and the surrounding multi-family neighborhood both on the interior and perimeter of the site.

See Condition of Approval regarding Final Planting Plan in Section IX of this report.

4. Transition Are Design Guidelines (LUC 20.25B)

A. Site Design Guidelines

i. Vehicular Access
Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.

Response: Access to the development will be off of Bellevue Way NE from an existing access road to an adjacent multi-family complex. There will be no access via a single family district.

ii. Loading and Refuse Collection
Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of lower intensity, but not in a front yard setback.

Response: Refuse containers will be stored within each individual townhome and screened from the street view. As with a traditional single family neighborhood, the owners of each townhome shall provide for the return of receptacles and trash not removed from the property back into the building the day of pick-up.

iii. Tree Retention
In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing

significant vegetation in order to soften the visual impact on adjacent residential uses.

Response: The applicant proposes to retain all significant trees within 15 feet all property lines and within 20 feet of the eastern property line which abuts a single family district receiving transition. As conditioned, the proposal includes significant trees, shrubs and ground cover while maintaining the existing vegetated buffer between the subject site and the neighboring single family neighborhood.

vi. **Contextual Compatibility**
Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.

Response: The proposed building massing, orientation of the pedestrian and vehicular access off of Bellevue Way NE and architectural detailing of the facades are all single family residential in character. The buildings are detailed to fit not only into the multi-family, but the single family neighborhood context adjacent to the proposal site. Residential-scale landscaping and maintaining the 20 foot landscape buffer between land use districts will ensure compatibility with the surrounding context.

B. Building Design Guidelines

i. **Exterior Surfaces**
Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lights.

Response: While contemporary, proposed exterior surfaces are consistent with the materials found in new homes in the surrounding single-family neighborhoods. The colors used are earth tones that also will respond well to the surrounding context.

ii. **Building Façade**
Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

Response: The applicant has used architectural modulation and detailing to create interest and break down the scale of the building. The proposed development orients the building mass in a north-south axis with taller townhome buildings along the east and shorter row house buildings of varying floor plates along the west edge of the site adjacent to Bellevue Way NE. The applicant has included interesting roof pitches, custom window systems and trims, recesses, and roof overhangs.

iii. **Roof Form**
Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.

Response: The pitched roofs enhance the compatibility with the nearby residential areas.

iv. **Communication Dishes**
Communication dishes greater than one meter in diameter should not be visible from adjacent residential districts.

Response: No communication dishes greater than one meter in diameter are proposed for this project.

v. **Exterior Materials and Colors**
Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.

Response: The materials to be used – painted board material, cementitious panels, natural wood siding and cast in place concrete are consistent with the materials found in new homes in the surrounding single-family neighborhoods. The colors used are earth tones that also respond well to the surrounding context

IV. PUBLIC NOTICE

The City initially notified the public of this proposal on January 21, 2016 with mailed notice and publication in the Weekly Permit Bulletin. Two, double-sided public information signs were also installed at the site entrances on the same day. In addition, a public meeting was held January 27, 2016 at 7pm at Bellevue City Hall. One member of the community attended the meeting and the City received no written comments.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities

Storm Drainage

The project will trigger minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. The project qualifies as new development under the Department of Ecology Stormwater Management Manual for Western Washington and will need to provide runoff control and treatment. The project generally conforms to requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06

Water

The water supply for this project is provided from City of Bellevue owned water mains located on Bellevue Way NE and along the south side of the subject property.

Sewer

Sewer service for the Park East project will connect to an existing sanitary sewer manhole in the NW corner of the site with a 6" pipe. The downstream system is adequate to receive added flows from this project.

See Condition of Approval regarding in Section IX of this report.

B. Transportation

Site Access

As part of frontage improvements on Bellevue Way NE, the existing driveway which is the only access to the site will be replaced with a 20-foot driveway constructed per the City of Bellevue Design Standards Drawing DEV-7A. The driveway will be placed within an existing access and utilities easement along the site's south property line. All left turn vehicular movements will be prohibited at the driveway. Note that on–street loading will not be allowed on Bellevue Way NE adjacent to the site. The backing of trucks within any street right of way or across any public sidewalk easement is prohibited.

Site 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.

1. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes

not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway.

2. The entire sidewalk along the site's frontage (Bellevue Way NE) will be replaced with a new 8-foot wide concrete sidewalk. The existing curb and landscaping strip along the roadway will remain. A street profile per standard drawing DEV-9 must be submitted with construction plans.

3. The design and appearance of the sidewalk on Bellevue Way NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern.

4. The proposed driveway shall have an approach width, as defined in standard drawing DEV-7A, of 20 feet. The driveway apron design shall be consistent with standard drawing DEV-7A. A driveway profile must be submitted with construction plans.

5. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7A. Fixed objects are defined as anything with breakaway characteristics stronger than a typical 4 by 4 wooden post.

6. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Easements

The applicant shall provide easement for public roadways, sidewalk and utilities to the City as needed to encompass the full required new sidewalks located outside the city right of way fronting this site. There are some utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Transformers and utility vaults to serve the buildings shall be placed inside the buildings or below grade, to the extent feasible.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

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 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, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." 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 this project Bellevue Way NE has been classified as "No Street Cuts Permitted" with the City's trench restoration program; 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. Details of any trench restoration must be shown on the engineering plans.

See Condition of Approval in Section IX of this report.

C. Fire

Fire has conceptually approved the proposal. Specific review for compliance with the International Fire Code will be done under subsequent building permits.

See Condition of Approval in Section IX of this report.

VI. SEPA

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Transportation Facilities Plan, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

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.

See Condition of Approval in Section IX of this report for raining season restrictions.

NOISE

Given the project site's close proximity to other residences, consideration of the construction noise will be particularly important. 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.

See Condition of Approval regarding noise and construction hours in Section IX of this report.

INTERIOR NOISE

Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve interior noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Prior to the issuance of any building permit, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

See Conditions of Approval regarding the acoustical engineer's report and noise measurements prior to TCO in Section IX of this report.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility

Management Areas (MMAs) for analysis purposes. Park East Townhomes development lies within MMA # 1, which has a 2027 total growth projection of one multi-family and 8 single family units. This development proposes to add four net new multi-family units to the existing site. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

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 Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

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 undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately two net new p.m. peak hour trips. Therefore, the proposed development is exempt from requirements of concurrency test.

Short Term Operational Impacts and Mitigation

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 p.m. peak hours. We do not anticipate any adverse operational impacts due to the proposed development.

See Section IX for transportation related conditions of approval.

VI. CHANGES TO THE PROPOSAL RESULTING FROM DESIGN REVIEW

A. PLAY AREA

The applicant reworked the play area during the review to comply with LUC Section 20.20.540.

VII. DESIGN REVIEW DECISION CRITERIA

A. Design Review:

The Director may approve, or approve with modifications, an application for Design Review if the proposal fulfills the Design Review Decision Criteria in LUC 20.30.F.145:

1. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan's Urban Design Element. The proposed development supports the following Subarea and Comprehensive Plan Policies:

Comprehensive Plan
The site is designated R-20 and lies within the Single Family Residential Transition Area Design District in the North Bellevue subarea of the Bellevue Comprehensive Plan. The Comprehensive Plan designation for this property is Multifamily-Medium. The property lies entirely within the Transition Area and abuts a less intensive zoning district (R-4) along a portion of one property line.

North Bellevue Subarea Policies:

Policy S-NB-3: Scales down multifamily and office development as it approaches single-family areas so as to create an appropriate transition.

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

Policy S-NB-15: Protects established residential neighborhoods by retaining residential zoning that reflects the density of the developed residential use.

Policy S-NB-27: Provides for internal circulation of vehicular traffic so as to minimize traffic impact of new development on surrounding residential areas.

Response: The site has a land use designation of Multifamily Medium within the North Bellevue Subarea of the Comprehensive Plan. By developing this site, Bellevue will move towards meeting its housing requirements under the Growth Management Act (GMA). The proposal will also utilize the existing vegetation and maintain an increased vegetated buffer between the proposed development and the existing single-family neighborhood. The proposed residential use and townhouse/row house design will achieve compatibility with the surrounding built environment.

Housing Policies:

Policy HO-2: Promote quality, community friendly multifamily development through features such as pedestrian connectivity.

Policy HO-5: Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.

Policy HO-17: Encourage infill development on vacant or underutilized sites that have urban services and ensure that infill development is compatible with the surrounding neighborhoods.

Response: The proposal involves infill within an existing residential neighborhood which consists predominantly of apartments and condominiums. Additional residential units are beneficial to the City's housing goals and the

region's promotion of jobs/housing balance under the State's Growth Management Act. In this location, close to the Downtown, this proposal will provide additional housing opportunities for people who choose to live near their jobs in Downtown or in other proximate locations within the City. The use and site and building design of the proposed development are compatible with the surrounding neighborhood.

Environmental Policy:

Policy EN-89: The surrounding residential neighborhoods will be protected from noise during construction through the implementation of the development standards, land use codes, and the code enforcement.

Response: The surrounding residential neighborhoods will be protected from noise during construction through the implementation of the development standards, land use codes, and the enforcement of BCC 9.18 regarding Noise Control. 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 Conditions of Approval regarding noise & construction hours in Section IX of this report.**

2. **The proposal complies with the applicable requirements of this Code.**

   As conditioned, the proposal complies with applicable requirements of the Land Use Code.

3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

   As conditioned, the proposal complies with the Development Standards (LUC 20.25B.040) and Design Guidelines for multifamily development in a Transition Area Design District (LUC 20.25B.050). Refer to Section III of this report for how the proposal has met the Development Standards.

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

   The proposed buildings have been designed and sited to be compatible with surrounding residential neighborhood, as well as with the development found in the northern Downtown development. With the application of rich architectural detail, the proposed building is compatible with the surrounding neighborhood and will fit well within the greater single family and multifamily residential context.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**

   All required public services and facilities are available to the site.

VIII. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Development Services Department Director does hereby APPROVE WITH CONDITIONS the Design Review for the Park East Proposal.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Construction Codes – BCC Title 23	Bldg. Division, 425-452-6864
Fire Code – BCC 23.11	Travis Ripley, 425-452-6032
Land Use Code – BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control – BCC 9.18	Leah Chulsky, 425-452-6834
Sign Code – BCC Title 22	Leah Chulsky, 425-452-6834
Right-of-Way Use Code 14.30	Tim Stever, 425-452-4294
Transportation Develop. Code – BCC 14.60	Abdy Farid, 425-452-7698
Traffic Standards Code 14.10	Abdy Farid, 425-452-7698
Utility Code – BCC Title 24	Chris Brooks, 425-452-6825

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to Development Services, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040
REVIEWER: Leah Chulsky, Development Services Department

2. Noise Measurements

The noise levels must be measured inside a random sample of the residential units facing each street. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Leah Chulsky, Development Services

3. Utilities Conceptual Approval

Utility Department approval of the Design Review application is based on final acceptance of the on-site sewer improvements constructed under separate building permit(s). The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. The applicant will need to obtain over the counter side sewer, storm and water meter applications.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Chris Brooks, Utilities Department

4. Provisions for Loading

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

AUTHORITY: Land Use Code 20.20.590.K.4
REVIEWER: Abdy Farid, Transportation Department

5. Rainy Season Restrictions

No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Bellevue City Code 23.76.093.A,
REVIEWER: Tom McFarlane, Development Services Department

6. Storm Water Pollution Prevention Plan

To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water; a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System

(NPDES) General Storm water Permit for Construction Activities.

AUTHORITY: Bellevue City Code 23.76.
REVIEWER: Tom McFarlane, Development Services Department

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

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 11.70 & 14.30
REVIEWER: Tim Stever, Transportation Department

2. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)

c) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
d) Location of fixed objects in the sidewalk or near the driveway approach.
e) Trench restoration within any right of way or access easement.
f) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.

Specific requirements are detailed below:

1. Driveway aprons for the proposed 20 feet wide driveway on Bellevue Way NE must be constructed in accordance with Design Manual Standard Drawing DEV-7A.

2. The proposed Type 1 Catch Basin within Bellevue Way NE right of way must be covered and installed per the Strom and Surface Water Utility Engineering Standard Details D-3, D-15 and D-22.

3. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Abdy Farid, Transportation Department

3. Final Landscape, Tree Replacement and Irrigation Plan and Refuse Location

The Final Landscape, Tree Replacement and Irrigation Plans shall be submitted with the building permit application to ensure compliance will all Land Use Code requirements.

Any sleeves for irrigation mainlines shall be placed within the project property lines.

The applicant shall records a copy of the approved project drawings, including the landscape and irrigation plans, and conditions of this Design Review with the King Country Division of Records and Elections and with the Bellevue City Clerk.

The location of the refuse area shall be located within the individual garages and be taken out for pick up day only and then returned to the individual garages.

AUTHORITY: Land Use Code 20.20.520, 20.20.900.G and 20.25B.040.C
REVIEWER: Leah Chulsky, Development Services Department

C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. 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: Abdy Farid, Transportation Department

2. Addressing

Provide addresses for each dwelling unit along with unique signage for the addresses for the units accessed from the east side of the building. Provide signage clearly showing the location of the access to the dwelling units on the east side of the project.

AUTHORITY: International Fire Code 505
REVIEWER: Travis Ripley, Fire Department

3. Sprinklers

Provide automatic fire sprinkler throughout the buildings designed per NFPA 13. In addition, a Fire Alarm System in the buildings designed per NFPA 13. The Fire Department will approve the location on the connection under the UE application.

AUTHORITY: International Fire Code 903, 907 and 912
REVIEWER: Travis Ripley, Fire Department

4. Existing Easements

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

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Abdy Faird, Transportation Department

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

1. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device prior to TCO approval for a five year period for 20% of the cost of labor and materials for all required landscaping. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the

mitigation performance standards listed in the project mitigation plan. Land Use inspection of the planting after 5-years is required to release the surety

AUTHORITY: Land Use Code 20.20.490
REVIEWER: Leah Chulsky, Development Services Department

2. Transportation Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the Transportation Department Construction Inspector. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

AUTHORITY: Bellevue City Code 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
REVIEWER: Abdy Farid, Transportation Department

3. Pavement Restoration

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

a) Near this project Bellevue Way NE has been classified as "No Street Cuts Permitted" with the City's trench restoration program; 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. Details of any trench restoration must be shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Transportation Department

4. Affordable Housing

In order to meet the requirements for a 5 percent increase to the allowed Lot Coverage, the applicant will be required to provide an affordable housing within the project. The affordable unit and their gross square footage shall be CLEARLY designated on the building permit plans prior to issuance of any building permit. Prior to Building Permit issuance, the applicant shall record with King County an agreement in a form approved by the City requiring all of the affordable units to remain affordable for the life of the project. This agreement must be a covenant on the property title that will run with the life of the project. The applicant shall provide a total of one affordable housing units.

AUTHORITY: Land Use Code 20.20.128

REVIEWER: Leah Chulsky, Development Services Department

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Su Development

LOCATION OF PROPOSAL: 1400 Bellevue Way SE

DESCRIPTION OF PROPOSAL: Design Review approval to construct 16 dwelling units in a combination of two buildings, an amenity club house and below grade parking.

FILE NUMBERS: 15126289-LD **PLANNER:** Leah Chulsky

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 Development Services Department. 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 **10/27/2016**

☐ 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 5:00 p.m. on _____.

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

Environmental Coordinator

10/11/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

15-126289-LD Leah Chulsky 10/13/16

BACKGROUND INFORMATION

Property Owner: Su Development MLP

Proponent: Su Development

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

Address: 1100 106th Ave. N.E.
Bellevue,WA. 98004-4313

Phone: (425) 453-8886

Proposal Title: Park East Townhomes

Proposal Location: 1400 Bellevue Way NE, Bellevue, WA., near NE 12th st.
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 16 unit, 2 building apartment project with underground parking structure. Project is a mix of flat and townhouse units.
2. Acreage of site: 27,162 sq. ft.
3. Number of dwelling units/buildings to be demolished: 8
4. Number of dwelling units/buildings to be constructed: 16
5. Square footage of buildings to be demolished: 12,477 sq. ft.
6. Square footage of buildings to be constructed: 14,670 SF
7. Quantity of earth movement (in cubic yards): 39,000 cy-40,000 cy
8. Proposed land use: R-20, Multi-family residential
9. Design features, including building height, number of stories and proposed exterior materials:
   3 story townhomes over 1 bedroom flats with outdoor decks and covered spaces. Green roof on the lower building with landscaped courtyard and buffers. Highest building point is 34' above grade
10. Other

Estimated date of completion of the proposal or timing of phasing:
January 2017

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

15-126289-LD Leah Chulsky 10/13/16

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

Soils report and Tree Survey

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.

No

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.

Land Use and Building Permit

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 **16-122344-GD**
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan **16-129535-BB**

☐ 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)? 2%-4%,

2% - 4%, excluding landscape berms

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.

Soil test holes by Geotech Consultants, Inc. generally found very dense silty sand over native gravelly, silty sand.

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

No

15-126289-LD Leah Chulsky 10/13/16

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

The site will be excavated for the purpose of constructing a subterranean parking level and residential units. Excavation depth is anticipated between 5-6 feet. Approximate excavation quantities = 39,000 cy - 40,000 cy.

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

There is a low threat of erosion due to the flat characteristics of the site.

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

Green Roof	0.21 Acres
Previous	0.11 Acres
Impervious	0.37 Acres

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

Silt fences, interceptor swales, straw wattles, maintaining existing ground cover when possible, above ground settlement tanks.

Impacts mitigated through application of BCC 23.76

2. AIR

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

Emissions typical of the construction of multi-unit residential development will occur, including dust and machinery exhaust. Upon completion of construction, emissions typical of residential dwellings will occur (ex. vehicle exhaust, emissions from heating/cooling systems).

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

No

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

Standard best management practices will be utilized to control and reduce emissions. Machinery and vehicles will be turned off when not in use. Exposed soil will be covered as needed to control dust.

3. WATER

a. Surface

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

No

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

No

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

None

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

No

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

No

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

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No from Civil - coordinated with Mechanical on Geo Thermal requirements.

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

None

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.

Surface runoff from the roof structure, hards-cape and surface parking area and access drives will be collected and conveyed to a storm water conveyance line within Bellevue Way NE. The discharge point for site discharge is the storm water conveyance system owned and maintained by the City of Bellevue.

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

No

15-126289-LD Leah Chulsky 10/13/16

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

Surface water runoff will be collected and conveyed to a storm water conveyance line within Bellevue Way NE. The discharge point for site discharge is the storm water conveyance system owned and maintained by the City of Bellevue.

Impacts mitigated by application of BCC 23.76

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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?

Trees, shrubs, and herbaceous plants will be removed from the interior of the site and portions of the north, east, and south perimeter. Approximately 85% of the property will be cleared.

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:

The street trees and landscaping along the west portion of the property will be retained. Select healthy trees along the perimeter of the site will be retained. New landscaping is proposed for buffer areas, a new courtyard and a green roof.

5. ANIMALS

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

- [ ] Birds: hawk, heron, eagle, songbirds, other:
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

None known.

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

New and enhanced landscaping in buffer zones.

6. Energy and Natural Resources

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

Electric, Gas, Geothermal

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

No.

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

Geothermal wells to heat water, Green Roof to reduce water runoff.

7. Environmental Health

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

No

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

NA

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

NA

b. Noise

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

None other than typical traffic and ambient noise found in an urban location.

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

During construction period there will be typical noise associated with heavy machinery and other tools used in construction of multi-unit residences. All construction will occur during hours as allowed by the City of Bellevue. After construction, the noise level will be typical of the levels associated with residential areas.

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

None

Impacts mitigated though application of BCC 9.18

8. Land and Shoreline Use

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

Current use is multi-family residential. Adjacent properties are multi-family residential.

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

No

c. Describe any structures on the site.

Two, thirty year old two-story wood frame apartment buildings.

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

Yes. Two wood frame apartment buildings.

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

R-20 Transitional

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

R-20 Transitional

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?

24 - 50 people

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

10-16 people

15-126289-LD Leah Chulsky 10/13/16

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

Current tenants are on month to month lease and have been told of impending redevelopment of site.

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

The development will be subject to jurisdictional Design Review approval process.

9. Housing

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

16 units. Middle to high income housing.

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

8 units. Middle income.

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

Project provides one affordable unit per City of Bellevue bonus requirements. 4 senior citizen units will be included in the unit mix.

10. Aesthetics

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

Highest point of the townhomes is 38 feet. Building materials proposed are a mix of concrete, metal panel, wood and fiber cement paneling.

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

None. The project site is in an urban area and will be replacing existing buildings.

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

Townhouses have been designed to look separated from each other rather than one massive building. A green roof will be incorporated into the lower building to reduce visual impact of the roof. Mature street trees will be retained along the west property line.

11. Light and Glare

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

Light associated with a typical multi-unit residential development will be produced. Light sources will include interior lights, exterior building lights, and lighting along the access driveway and courtyard. The majority of these

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

No

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

Headlights from car traffic on Bellevue Way and street lamps.

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

Existing mature street trees will be retained and 20' landscape buffer will be enhanced with new landscaping to block views to street.

12. Recreation

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

Ashwood Park, Bellevue downtown park., Boys and Girls Club,

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:

Project will include a children's play area and amenity space for residents.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

None

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the parking garage will be from the existing 20' driveway easement between Bellevue Way NE and the existing residential triplex directly east of our project.

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

Yes, a bus stop is located within walking distance from the project entry.

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

32 parking spaces will be provided. The current project provides 10 parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Existing driveway to access road will be improved to meet current City of Bellevue requirements.

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

No.

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

Per City of Bellevue meeting minutes from Pre-Application Conference, no traffic study is required.

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

None.

15. Public Services

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

No.

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

N/A

16. Utilities

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

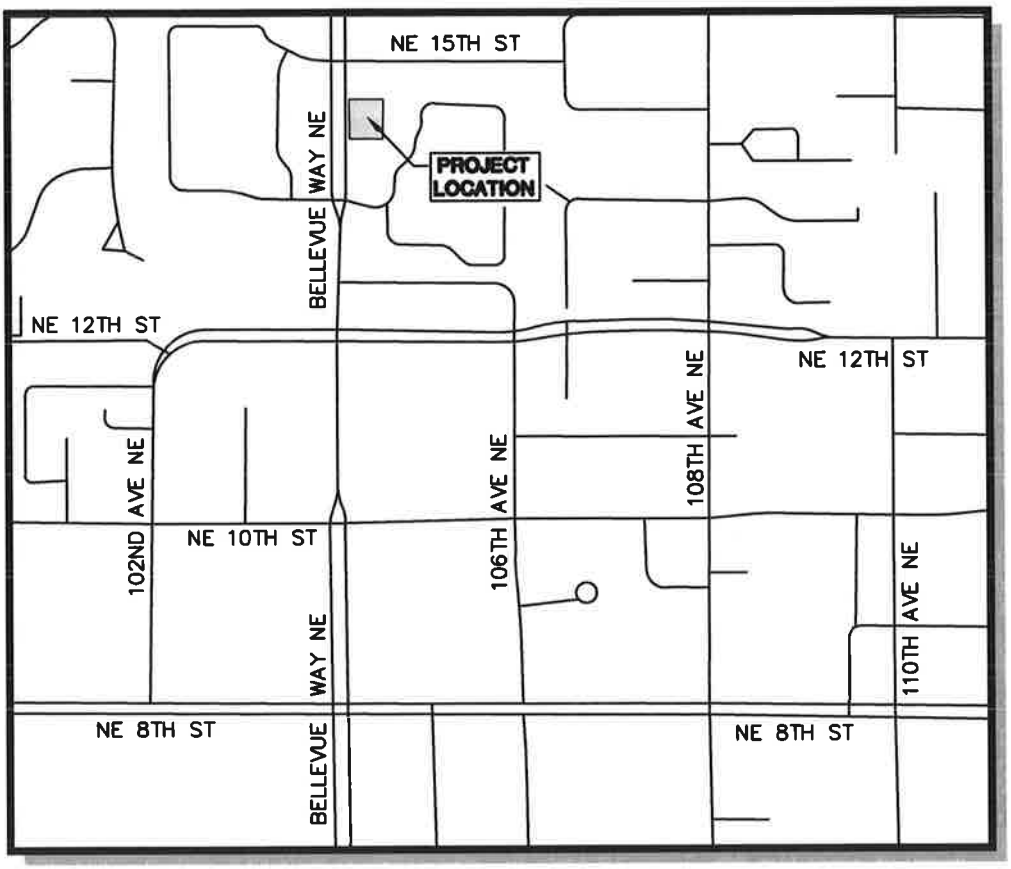
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, gas, telephone, cable and domestic/fire water are available adjacent to the site from the City and/or local utility franchises.

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....10/30/15.....



VICINITY MAP

SCALE = NTS

RECORD LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY OF WASHINGTON., COMMITMENT NO. 0051806-06, DATED OCTOBER 1, 2015 8:00 A.M.)

THE WEST 135 FEET, EXCEPT THE SOUTH 20.00 FEET OF THE FOLLOWING DESCRIBED PORTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 442.06 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 221.03 FEET;
THENCE WEST TO A POINT ON THE EAST LINE OF 104TH AVENUE NORTHEAST AS NOW ESTABLISHED BY DEED RECORDED AUGUST 6, 1964 UNDER RECORDING NUMBER 5770884, SAID POINT BEING 663.75 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 221.25 FEET ALONG SAID EAST LINE OF 104TH AVENUE NORTHEAST;
THENCE EAST TO THE POINT OF BEGINNING.