



DATE: April 8, 2010

TO: Chair Sheffels and the Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070
pinghram@bellevuewa.gov
Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: 2010 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – April 14, 2010, Planning Commission Study Session

The city received two requests for amendments during the annual Comprehensive Plan amendment application period (December-January). You were introduced to the applications in a February 24, 2010, briefing. Since then the Trailer Inn's CPA withdrew their application, with the understanding that their site at 15531 SE 37th St in the Eastgate Subarea would be considered for redevelopment as part of the Eastgate/I-90 Land Use and Transportation Project. See revised Attachment 1.

Tonight's study session presents the remaining Inoue/Lasswell CPA application. After the presentation you are asked to 1) direct any additional questions to staff, and 2) to review and reach consensus as to whether or not expansion of the geographic scope of the application should occur. A staff report and recommendation responding to the Threshold Review criteria (Attachment 2) will be available in advance of the public hearing.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual CPA process is two steps. It includes evaluation and review referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation, followed by City Council action. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review then recommends on the merits of each application included in the work program. The four steps of the annual CPA process consist of:

Threshold Review

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (February-May)
2. City Council action on Planning Commission recommendations to establish the annual work program (late spring)

Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments in the work program (summer/fall)
4. City Council action on Planning Commission recommendations to adopt amendments (fall)

COMPREHENSIVE PLAN AMENDMENT REQUEST

1. Inoue/Lasswell 10-103531 AC

Subarea: Southeast Bellevue
Address: 2061 and 2047 144th Ave SE
Applicant: Kunio Inoue and Gemini Lasswell

Background

This privately-initiated application actually includes not only the Inoue property, but another which is owned by Lasswell at 2047 144th Ave SE. Lasswell's co-signator application was initially misfiled but was properly submitted to the city in advance of the annual CPA deadline. These two properties are in the southwest and southeast corners, respectively, of this area informally known as Brentwood Acres. There are twelve similar SF-L (R-1) properties in this area in total. See Attachment 3.

This privately-initiated application would amend the map designation on these two 1.25-acre (2.5-acre total) sites from SF-L (Single Family-L) to SF-H (Single Family-High). The sites currently consist of a single family residence each. The applicants' purpose in making this application is to rezone to allow redevelopment at up to five units (R-5) per acre. See Attachment 4.

Looking at the vicinity map it appears that these two sites are part of a low-density development in Brentwood Acres which is characteristic of other R-1 low-density suburban areas in Bellevue that have developed over the years*.

These suburban areas are similarly situated, showing a unified pattern of low density development predating the newer neighborhoods around them (the Brentwood Acres configuration dates from 1954, with the original, larger area subdivision first platted in 1891). These other neighborhoods* are also characterized by lower levels of urban infrastructure including lack of road right-of-way and sewers, and in some cases their recorded plats contain prohibitions on densities higher than R-1. This recorded prohibition—not present in Brentwood Acres—has kept these areas coherent neighborhoods.

Consideration of the Inoue and Lasswell sites needs to occur in the context of the Brentwood Acres neighborhood. Asking the question of two of these lots without examining the impacts to the whole neighborhood creates several concerns: Could future subdivision and redevelopment be done efficiently? How would the overall urban infrastructure situation be addressed?

*These areas include Blueberry Hill in southeast Bellevue; Diamond S Ranch, Bellewood Farm and large portions of Bridle Trails in northwest Bellevue; the Chism Beach area; Graber, Lakemont Woods, and areas farther up Cougar Mountain, along with the Hilltop community, in south Bellevue.

Geographic Scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

It will be difficult to single out individual lots without asking the question of the whole similarly-situated area. Staff asks the Commission to review and reach consensus as to whether or not expansion of the geographic scope of the application should occur to include all twelve Brentwood Acres properties, and to provide that consensus to staff so that we may notice the public hearing accordingly.

The city sent out an information letter to the other Brentwood Acres properties, with their engagement necessary for discussion of the geographic scope. See Attachment 5. This letter is separate from the notice provided by the Weekly Permit Bulletin. Since then, staff have spoken to five of the ten properties in the area and to four owners outside of the area. The conversations have been generally informational in nature, and discussed property value, infrastructure, and the CPA process and contributing to it.

ATTACHMENTS

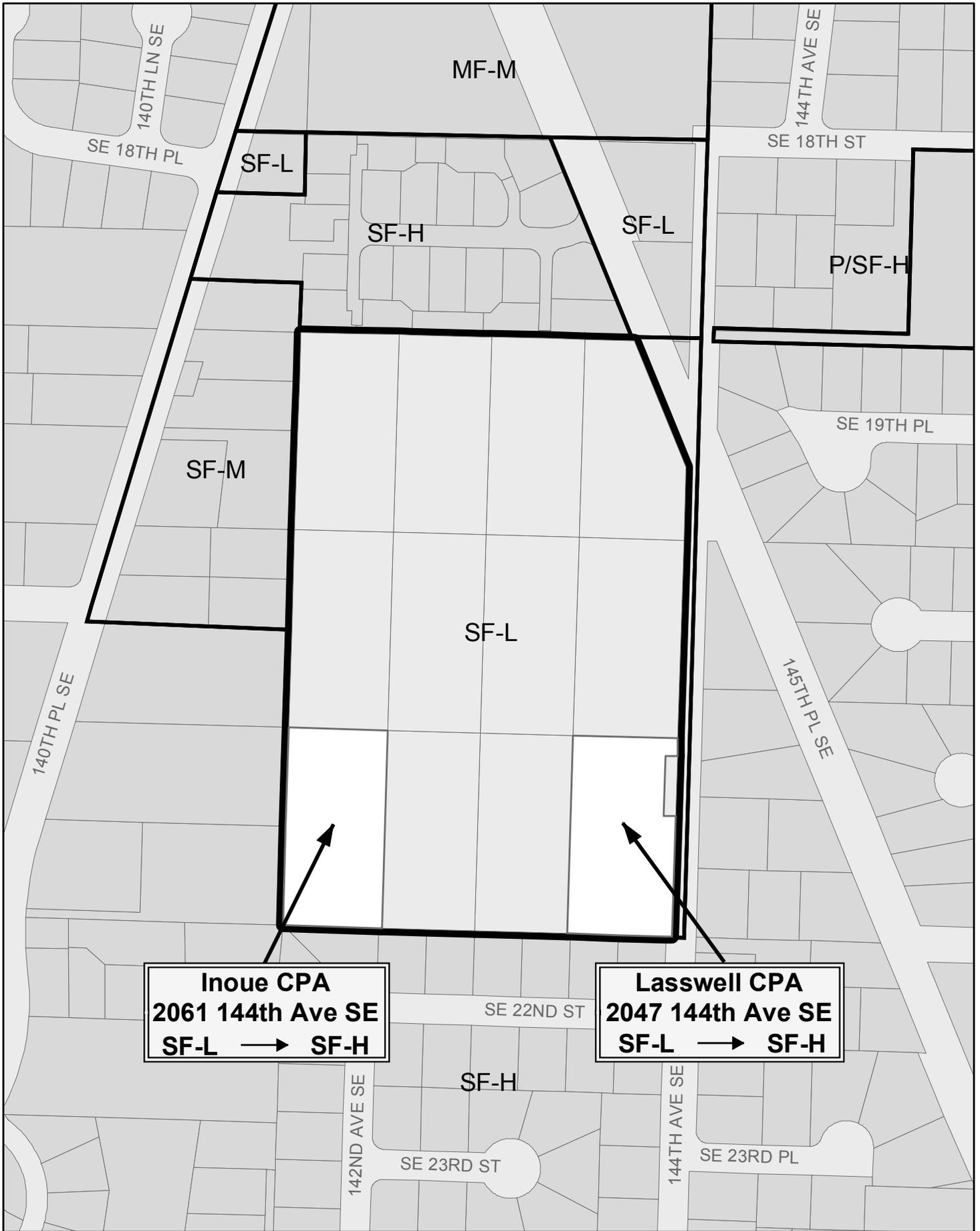
1. 2010 List of Initiated Annual CPAs
2. Inoue/Lasswell CPA location map
3. Inoue/Lasswell application materials
4. Threshold Review criteria including expansion of geographic scope
5. Information letter to other Brentwood Acres property



**2010 Annual Comprehensive Plan Amendments
List of Initiated Applications**

<i>CPA number (AC)</i>	<i>Proposal Subarea</i>	<i>Applicant</i>
Trailer Inn's* <i>10 103450 AC</i>	Map change of 3.37 acres from GC (General Commercial) to OLB (Office Limited Business) 15531 SE 37th St. <i>Eastgate</i>	Kramer
Inoue <i>10 103531 AC</i>	Map change of 2.5 acres from SF-L (Single Family-Low) to SF-H (Single Family-High) 2061 and 2047 144th Ave SE <i>Southeast Bellevue</i>	Inoue/ Lasswell

*Withdrawn by applicant 3/16/2010. Appropriate land use question for this property will be included in the Eastgate Land Use and Transportation Study currently underway.



Inoue / Lasswell CPA
Proposed Comprehensive Plan Designations



COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS <i>JB</i>	PROJECT FILE # <u>10 103531 AC</u>
---------------------------------------	-------------------------	------------------------------------

1. Project name Inoue CPA
2. Applicant name Kunio Inoue Agent name Steven P. Recor, Attorney at Law
3. Applicant address 17 Ashbury Street, Apt #5, San Francisco, CA 94117 Attorney Address: 2100 116th Ave. N.E., Bellevue 98004
4. Applicant telephone (425) 444-7631 fax () _____ e-mail kunioinoue@comcast.net
5. Agent telephone (425) 451-1400 fax (425) 451-1689 e-mail srecor@hermanrecor.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment (Go to Block 1)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment (Go to Block 2)

BLOCK 1
 Property address and/or 10-digit King County parcel number 2061 144th Ave. S.E.
 Proposed amendment to change the map designation from existing SF-L to proposed SF-H
 Site area (in acres or square feet) 1.25235 Acres
 Subarea name South East Bellevue
 Last date the Comprehensive Plan designation was considered N/A / /
 Current land use district (zoning) R-1
 Is this a concurrent rezone application? Yes No Proposed land use district designation R-5
 Go to **BLOCK 3** Community Council: N/A East Bellevue 1

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered / /

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached Exhibit A

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attached Exhibit A

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

See attached Exhibit A

I have read the Comprehensive Plan and Procedures Guide yes

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant *Kerrie Inoue* Date 1/29/10

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature *Steven T. Rector* Date 1/29/10
(Owner or Owner's Agent)
STEVEN T. RECTOR, ESQ.



COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
---------------------------------------	---------------	----------------

- Project name Inoue CPA
- Applicant name Gemini Lasswell (fka Gemini Saada) Agent name _____
- Applicant address 1055-134th Ave NE Bellevue 98005
- Applicant telephone (425) 747-1538 fax () _____ e-mail _____
- Agent telephone () _____ fax () _____ e-mail _____

This is a proposal to initiate a site-specific Comprehensive Plan Amendment (Go to **Block 1**)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment (Go to **Block 2**)

BLOCK 1
 Property address and/or 10-digit King County parcel number 8838900032
 Proposed amendment to change the map designation from existing SF-L to proposed SF-H
 Site area (in acres or square feet) 1.28 acres
 Subarea name South East Bellevue
 Last date the Comprehensive Plan designation was considered / /
 Current land use district (zoning) R-1
 Is this a concurrent rezone application? Yes No Proposed land use district designation r-5
 Go to **BLOCK 3** Community Council: N/A East Bellevue

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

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Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered / /
 Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Same as stated in the Application of Kunio Inoue 10 103531AC

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

Same as stated in the Application of Kunio Inoue 10 103531AC

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

Same as stated in the Application of Kunio Inoue 10 103531AC

I have read the Comprehensive Plan and Procedures Guide 1

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 2/1/10

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature _____ Date _____
(Owner or Owner's Agent)

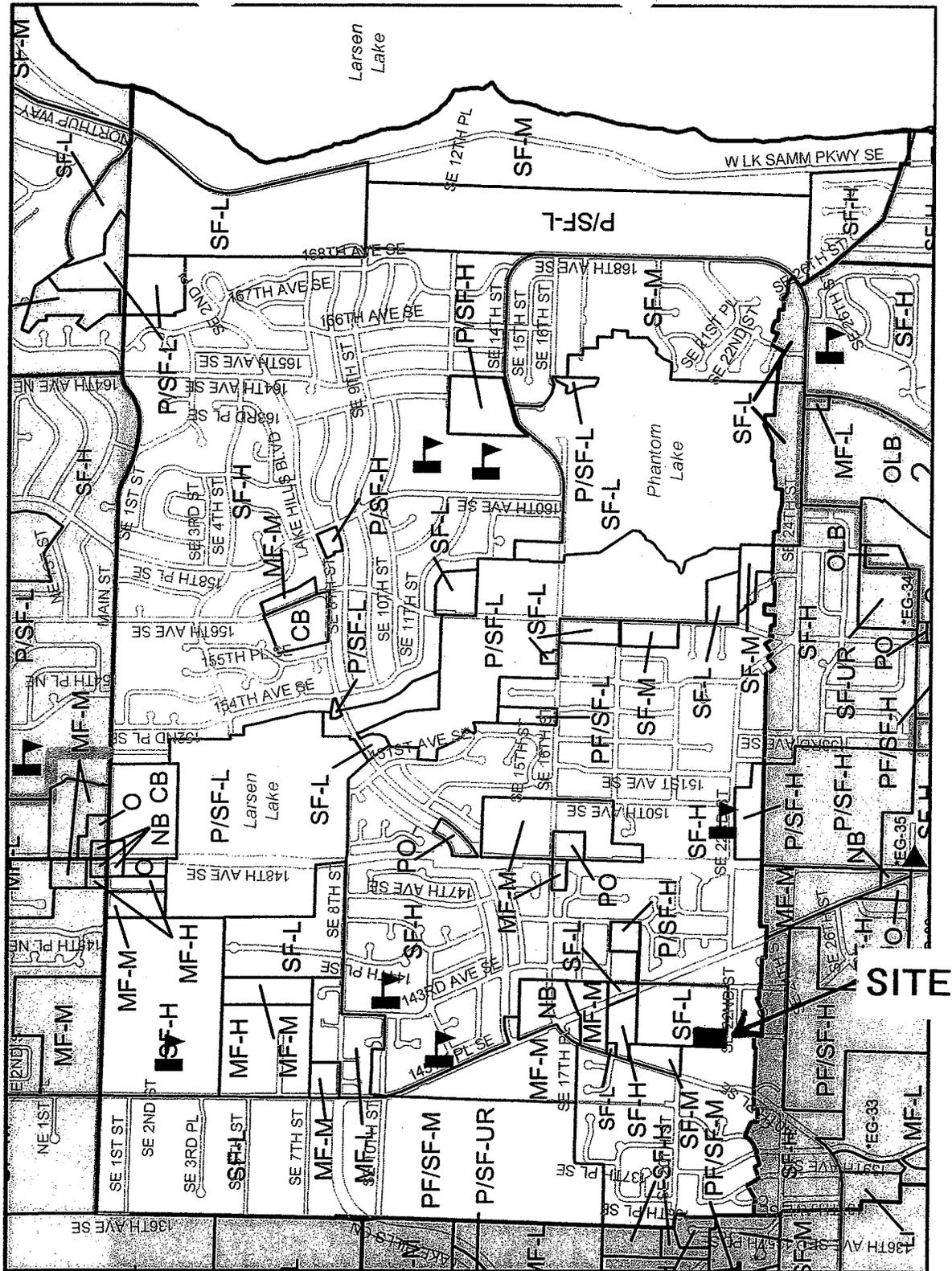


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

SF Single Family
 MF Multi Family
 -L Low Density
 -M Medium Density
 -H High Density
 -UR Urban Residential

PO Professional Office
 O Office
 OLB Office, Limited Business
 OLB-OS Office, Open Space
 NB Neighborhood Business
 CB Community Business

GC General Commercial
 LI Light Industrial
 PF Public Facility
 P Park

Fire Stations
 Public Schools
 Planning Districts
 Bellevue City Limits (6/2005)
 Lakes



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EXHIBIT A

BLOCK 3 RESPONSE:

The applicant is requesting that the permitted density of specific site be increased from Sing Family – Low Density to Single Family - High Density based on the facts that (i) the single family property on the site and the properties on several other parcels located within the same Plat are very old (ii) the site and the other parcels within the Plat are surrounded by high density zones and (iii) the area of the Bellevue South East Subarea in which the site is located has become more “urban” in nature and changing the site to Single Family High Density would better serve the City of Bellevue but more importantly the people who wish to live and work within the City. The parcel owned by Mr. Inoue is located in a Plat created in October, 1954. The residence located on the Inoue parcel is 1,440 sq. ft. in size and the improvement value assessed by King County is only \$10,000.00. The Plat includes twelve (12) parcels. Each parcel is approximately 1.25 Acres in size. Three of the parcels (including the Inoue parcel) are currently rental properties. According to King County records, eight of the residences were constructed in the 1950’s and have not been renovated as of the present date. The Plat in which all of the parcels are located is surrounded by R-5 zones. All of the parcels located within the Plat are within walking distance of 145th Pl. S.E., a major transit corridor. Documents confirming these facts are attached as Exhibit B.

The Bellevue Comprehensive plan acknowledges page 34 that:

Bellevue . . . has little vacant land that can be developed. A 2003 analysis of Bellevue's capacity for growth showed that, with the exception of Downtown (where all new development will occur through redevelopment), there were only 961 acres of vacant and redevelopable land identified. This represents less than 5 percent of Bellevue's total non-Downtown acreage. Looking 10 the future, *most new development will occur through redevelopment and infill*, and much of this will occur in the Downtown.

Emphasis added.

The requested to increase density would allow “redevelopment” of a very old neighborhood and would involve “infill” due to the increase of the amount of land which may be redeveloped.

According to page 37 of the Bellevue Comprehensive Plan:

To meet the GMA and county goal of compact urban development, residential land within the Urban Growth Area should typically develop at urban densities. Bellevue has a multi-pronged approach to achieving urban densities and meeting the city's growth targets. The great majority of new residential growth will occur in Downtown, the city's designated urban center. Additional multifamily development will occur outside Downtown.

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including mixed use centers such as Factoria. *The third component of new residential growth will be in single family neighborhoods, largely as infill development since the city has little remaining vacant land.*

Emphasis added.

The increased density would substantially increase new housing opportunities, allow more efficient use of the land and allow Bellevue to achieve its goal of causing builders to “design their projects to achieve a substantial proportion of the maximum allowable density.” For these reasons the requested change of density would be consistent with, and would actually fulfill, major standards and goals set forth in the Bellevue Comprehensive Plan. On page 37, the Plan states:

For growth management to work, land within the Urban Growth Area must be used efficiently. Countywide Planning Policies require that cities develop at or near their potential to ensure that land is used efficiently, to provide for housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and to support the efficient use of urban land, Bellevue encourages builders of new residential subdivisions and multifamily developments to design their projects to achieve a substantial proportion of the maximum allowable density.

The increased density will also fulfill other Bellevue Comprehensive Plan policies including the following:

POLICY LU-3. Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth

POLICY LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

POLICY LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

POLICY LU-21. Develop land use strategies to encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.

POLICY HO-3. Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.

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

BLOCK 4a RESPONSE:

A. Based on the above stated Block 3 response, establishes that this matter is appropriately addressed through the Comprehensive Plan.

B. According to information received from the City Planning Staff, a rezone amendment for this property is being presented for the first time and thus complies with the three year limitation rule.

C. The proposed amendment is not the subject of an ongoing work program approved by the City Council.

D. The amendment can be reasonably reviewed through the annual amendment process.

E. The proposed amendment addresses significantly changed conditions since the adoption of policies calling for the efficient use of land in Bellevue did not exist when the zoning designation on the specific site was adopted. More importantly, the City has adopted Comprehensive Plan amendments which have increased the densities permitted on major properties in the vicinity of the Southeast Subarea where the specific site is located. According to records made available to the applicant by City staff, the amendments include the Turulja Ranch adopted by Resolution 5901 on June 28, 1995 and the Hancock/Muren CPA adopted on March 29, 2007 by Ordinance No. 5731. The implementation of these amendments by the City resulted in significantly changed conditions which are directly related to the applicant's request that density also be increased on his site. Low single family density is not reasonable for property located in the vicinity of the applicant's site.

F. The expansion of the geographic scope of this amendment proposal to include, not only the specific site, but all other parcels within the above referenced Plat is based on shared characteristics, similarly situated property and expansion is the minimum necessary to include properties with those shared characteristics.

G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment is also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, and other relevant state or federal laws, and the provisions of the Washington Administrative Code.; or

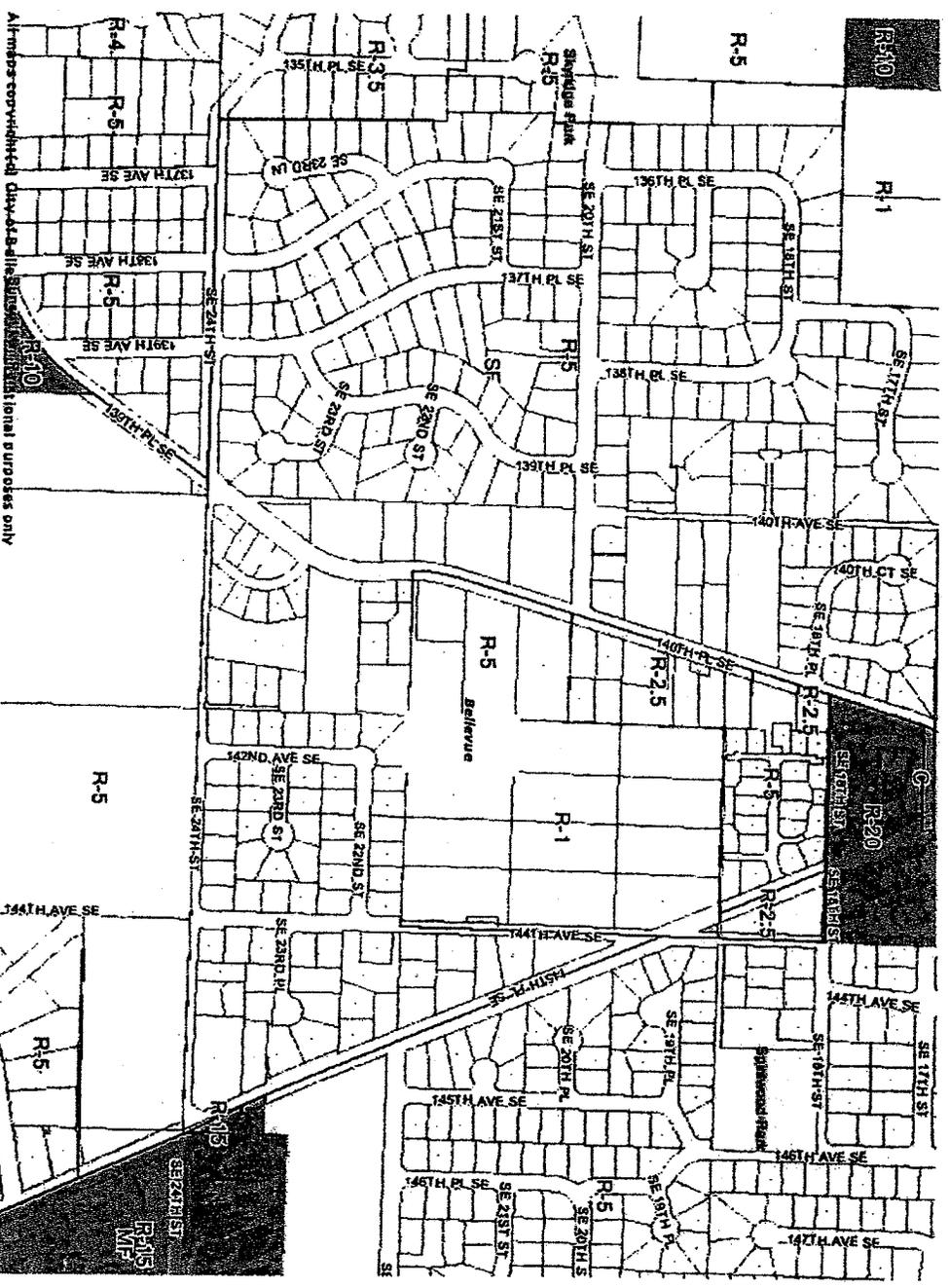
H. The proposed amendment is not require or directed by State law, or a decision of a court or administrative agency.

BLOCK 4b RESPONSE:

- A. As established by the information set forth in the response to Block 3, the rezone is consistent with the Comprehensive Plan.
- B. The rezone bears a substantial relation to the public health, safety, or welfare because it will allow redevelopment of very old property, increase new housing opportunities and allow more efficient and modern use of the land.
- C. The rezone is warranted because it will achieve consistency with the Comprehensive Plan; will provide additional property in the proposed land use district classification and will allow reasonable redevelopment of the subject property.
- D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property due to the fact that redevelopment allowed after rezone is obtained will substantially upgrade the appearance and quality of the property.
- E. The rezone has merit and value for the community as a whole because it will lead to substantial improvement and appearance of the property and provide modern housing units available to members of the community.

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City of Bellevue Property Information for 8838900027

PIN: 8838900027
Address: 2025 144TH AVE SE
Tax Payer: SHIMONO DONALD
Y & ELAINE C

Land Value \$741,000
Improvement Value \$209,000
Total Value \$950,000

Elementary School District **Lake Hills**

High School District **Sammamish**

Middle School District **Odle**

Neighborhood **West Lake Hills**

Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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Assessor information for parcel number 8838900027

Taxpayer name	SHIMONO DONALD Y+ELAINE C	Parcel number	8838900027
Mailing address	2025 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890002701
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$804,000

Address(es) at this parcel **2025 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD W 155 FT OF E 330 FT OF 5 & UND 1/12 INT IN E 20 FT OF S 100 FT OF N 130 FT OF 6

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
08-10-1990	\$285,000	SHIMONO DONALD Y+ELAINE C	RENZ RICHARD NOBLE+BO S	1151909	199008200738	Warranty Deed	None

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	5-6	Access	PRIVATE
Lot area	50,965 sq. ft. (1.17 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

King County GIS Center
King Street Center
201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

- + 47.59909 N
- 122.33136 W
- + 47° 35' 56.72"
- 122° 19' 52.90"

Residential building description					
Building	1 of 1	Total living sq. ft.	2,930	Bedrooms	3
Year built	1955			Baths	2
Year renovated	1992	1st floor sq. ft.	2,930	1/2 baths	0
Stories	1			3/4 baths	1
Building grade	9 - Better	Half floor sq. ft.	0	Single story fireplace	0
Condition	Average	2nd floor sq. ft.	0	Multi-story fireplace	0
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Free-standing fireplace	0
		Total basement sq. ft.	0	Percent brick or stone	0
		Finished basement sq. ft.	0	Daylight basement	N
		Basement garage sq. ft.	0	Heat system	Forced Air
		Attached garage sq. ft.	900	Heat source	Gas
		Open porch sq. ft.	0		
		Enclosed porch sq. ft.	0		
		Deck sq. ft.	340		

Taxable value history
Related resources

- King County Assessor: [Submit a request to correct information in this report](#)
- King County Assessor: [eReal Property Report](#) (PDF format requires Acrobat)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County GIS: [Property information FAQ](#)
- King County GIS: [Districts and Development Conditions Report](#) (a detailed report about the location of this property)
- King County DDES: [Permit Applications Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Excise Tax Affidavits Report](#)
- King County Recorders Office: [Scanned images of plats.](#)
- King County Recorders Office: [Scanned images of surveys and other map documents.](#)
- [Open iMAP to this property](#) (requires a high speed internet connection)
- [Open Parcel Viewer to this property](#) (any connection speed, but less features than iMAP)

Search:

Address or parcel number:

search by condo name
 example address: 8621 428TH AVE SE | example parcel number: 0942000660

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Property Information for 8838900025			
PIN:	8838900025		
Address:	2021 144TH AVE SE		
Tax Payer:	NORMAN JAMES C		
Land Value	\$834,000		
Improvement Value	\$316,000		
Total Value	\$1,150,000		
Elementary School District	Lake Hills		
High School District	Sammamish		
Middle School District	Odle		
Neighborhood	West Lake Hills		
Zoning	R-1		
<small>Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.</small>			
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KCGIS Center

King County GIS Center
King Street Center
201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Assessor information for parcel number 8838900025

Taxpayer name	NORMAN JAMES C	Parcel number	8838900025
Mailing address	2021 144TH AVE S E BELLEVUE WA 98007	Tax Account number	883890002503
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$974,000

Address(es) at this parcel 2021 144TH AVE SE 98007

Legal description

UPPER & RENICKS BELT LINE ADD E 175 FT OF 5 & 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT OF 6

Parcel description

Property name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Sewer system	PRIVATE
Present use	Single Family(Res Use/Zone)	Access	PUBLIC
Lot area	57,934 sq. ft. (1.33 acres)	Street surface	PAVED
Plat name	UPPER & RENICKS BELT LINE ADD		
Plat block			
Plat lot	5-6		
Q-S-T-	SE-3-24-5		
R			

Residential building description

Building	1 of 1	Total living sq. ft.	3,350	Bedrooms	3
Year built	1954	1st floor sq. ft.	3,350	Baths	2
Year renovated	0	Half floor sq. ft.	0	1/2 baths	0
Stories	1	2nd floor sq. ft.	0	3/4 baths	2
Building grade	9 - Better	Upper floor sq. ft.	0	Single story fireplace	1
Condition	Very Good	Total basement sq. ft.	0	Multi-story fireplace	0
Finished basement grade	NONE OR UNKNOWN	Finished basement sq. ft.	0	Free-standing fireplace	0
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	0	Daylight basement	N
		Open porch sq. ft.	0	Heat system	Forced Air
		Enclosed porch sq. ft.	0	Heat source	Gas
		Deck sq. ft.	0		

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City of Bellevue Property Information for 8838900262

PIN: 8838900262
 Address: 2031 144TH AVE SE
 Tax Payer: EDEN JOHN F

Land Value \$787,000
 Improvement Value \$410,000
 Total Value \$1,197,000

Elementary **Lake Hills**
 School District

High School **Sammamish**
 District

Middle School **Odle**
 District

Neighborhood **West Lake Hills**

Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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Assessor information for parcel number 8838900262

Taxpayer name	EDEN JOHN F C/O FREEMONT INVESTMENT & LN 175 N RIVERVIEW DR ANAHEIM CA 92808	Parcel number	8838900262
Mailing address		Tax Account number	883890026205
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$1,013,000

Address(es) at this parcel 2031 144TH AVE SE 98007

Legal description

UPPER & RENICKS BELT LINE ADD Q LESS E 485 FT & 1/12TH INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
04-06-1984	\$157,000	EDEN JOHN F+CAROL S	SHAKE DONALD M+HARRIETTE M	768729	198404110927	Warranty Deed	None

Parcel description

Property name	R - RESIDENTIAL	Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type		Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	Q &	Access	PUBLIC
Lot area	54,450 sq. ft. (1.25 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

Residential building description

Building	1 of 1	Total living sq. ft.	4,370	Bedrooms	5
Year built	1957	Baths		Baths	2
Year renovated	0	1st floor sq. ft.	4,370	1/2 baths	1
Stories	1	3/4 baths		3/4 baths	1
Building grade	9 - Better	Half floor sq. ft.	0	Single story	2
Condition	Very Good	2nd floor sq. ft.	0	fireplace	
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Multi-story	0
		Total basement sq. ft.	0	fireplace	
		Finished basement sq. ft.	0	Free-standing fireplace	0
		Basement garage sq. ft.	0	Percent brick or stone	40
		Attached garage sq. ft.	0	Daylight basement	N
		Open porch sq. ft.	0	Heat system	Heat Pump
		Enclosed porch sq. ft.	0	Heat source	Electricity
		Deck sq. ft.	0		

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Search	Property Info	Layers	Legend
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Property Information for 8838900263			
<hr/>			
PIN:	8838900263		
Address:	2023 144TH AVE SE		
Tax Payer:	FINK JAMES L & MARI NAVARRE		
Land Value	\$741,000		
Improvement Value	\$86,000		
Total Value	\$827,000		
Elementary School District	Lake Hills		
High School District	Sammamish		
Middle School District	Odle		
Neighborhood	West Lake Hills		
Zoning	R-1		
<small>Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.</small>			
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Assessor information for parcel number 8838900263

Taxpayer name	FINK JAMES L+MARI NAVARRE	Parcel number	8838900263
Mailing address	2023 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890026304
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$700,000

Address(es) at this parcel **2023 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD W 155 FT OF E 485 FT & 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
09-19-1989	\$230,000	FINK JAMES L+MARI NAVARRE	COLLINS WILLIAM E+RUTH E	1087786	198909280383	Warranty Deed	None

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	Q	Access	PUBLIC
Lot area	50,965 sq. ft. (1.17 acres)	Q-S-T-	SE-3-24-5	Street surface	PAVED
		R			

Residential building description

Building	1 of 1	Total living sq. ft.	2,080	Bedrooms	3
Year built	1956			Baths	1
Year renovated	0	1st floor sq. ft.	2,080	1/2 baths	0
Stories	1			3/4 baths	1
Building grade	9 - Better	Half floor sq. ft.	0	Single story	1
Condition	Good	2nd floor sq. ft.	0	fireplace	
Finished	NONE OR	Upper floor sq. ft.	0	Multi-story	0
basement grade	UNKNOWN	Total basement	0	fireplace	
		sq. ft.		Free-standing	0
		Finished	0	fireplace	
		basement sq. ft.		Percent brick or	15
		Basement garage	0	stone	
		sq. ft.		Daylight	N
		Attached garage	580	basement	
		sq. ft.		Heat system	Forced
		Open porch sq. ft.	0	Air	Air
		Enclosed porch	0	Heat source	Gas
		sq. ft.			
		Deck sq. ft.	0		

Taxable value history

Related resources

- King County Assessor: [Submit a request to correct information in this report](#)
- King County Assessor: [eReal Property Report](#) (PDF format requires Acrobat)
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example address: 8621 428TH AVE SE | example parcel number: 0942000860

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Search	Property Info	Layers	Legend
City of Bellevue Property Information for 8838900261			
PIN:		8838900261	
Address:		2015 144TH AVE SE	
Tax Payer:		GETTMAN DANIEL G & JANET L	
Land Value		\$741,000	
Improvement Value		\$116,000	
Total Value		\$857,000	
Elementary School District		Lake Hills	
High School District		Sammamish	
Middle School District		Odle	
Neighborhood		West Lake Hills	
Zoning		R-1	
<small>Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.</small>			
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Assessor information for parcel number 8838900261

Taxpayer name	GETTMAN DANIEL G+JANET L	Parcel number	8838900261
Mailing address	2015 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890026106
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$725,000

Address(es) at this parcel **2015 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD W 155 FT OF E 330 FT OF Q & 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT OF 6

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
07-10-1995	\$268,500	GETTMAN DANIEL G+JANET L	EBERTING GEORGE R+TERESITA	1437910	199507141250	Statutory Warranty Deed	

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6 & Q	Access	PUBLIC
Lot area	50,965 sq. ft. (1.17 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

Residential building description

Building	1 of 1	Total living sq. ft.	2,390	Bedrooms	4
Year built	1956	1st floor sq. ft.	2,390	Baths	1
Year renovated	0	Half floor sq. ft.	0	1/2 baths	1
Stories	1	2nd floor sq. ft.	0	3/4 baths	1
Building grade	9 - Better	Upper floor sq. ft.	0	Single story fireplace	1
Condition	Good	Total basement sq. ft.	0	Multi-story fireplace	0
Finished basement grade	NONE OR UNKNOWN	Finished basement sq. ft.	0	Free-standing fireplace	0
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	480	Daylight basement	N
		Open porch sq. ft.	0	Heat system	Forced Air
		Enclosed porch sq. ft.	0	Heat source	Gas
		Deck sq. ft.	0		

Taxable value history

Related resources

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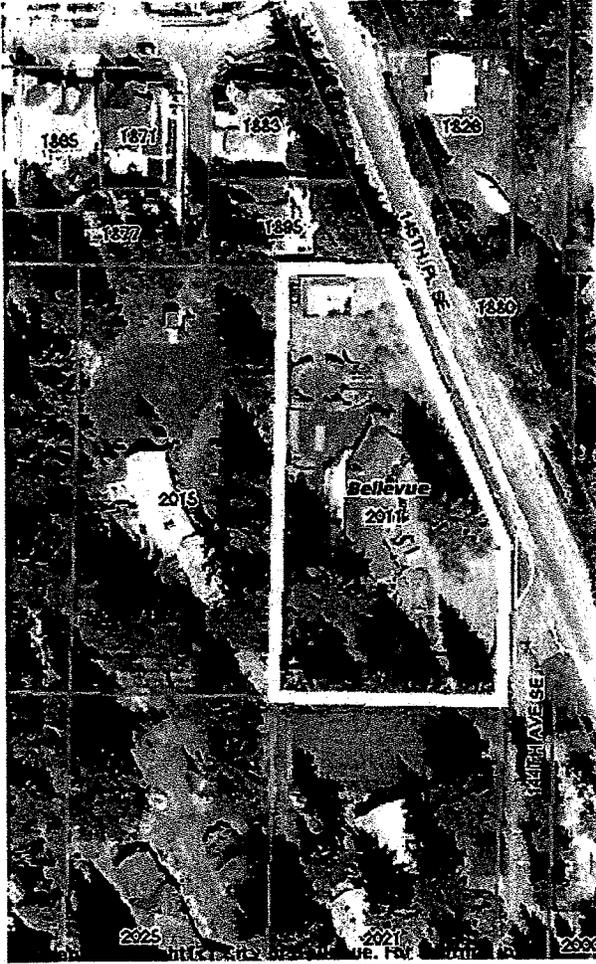
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Property Information for
8838900260

PIN: 8838900260
Address: 2011 144TH AVE SE
Tax Payer: CARLISLE ROBERT A
& JANICE L

Land Value \$649,000
Improvement Value \$143,000
Total Value \$792,000

Elementary **Lake Hills**
School District

High School **Sammamish**
District

Middle School **Odle**
District

Neighborhood **West Lake Hills**

Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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Assessor information for parcel number 8838900260

Taxpayer name	CARLISLE ROBERT A+JANICE L	Parcel number	8838900260
Mailing address	2011 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890026007
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$670,000

Address(es) at this parcel **2011 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD E 175 FT SWLY OF CO RD & UND 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT OF 6

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
06-23-1993	\$315,000	CARLISLE ROBERT A+JANICE L	BATEMAN DIANA LEE	1317123	199306303459	Warranty Deed	None

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	Q & 6	Access	PUBLIC
Lot area	42,875 sq. ft. (0.98 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

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Residential building description					
Building	1 of 2	Total living sq. ft.	2,460	Bedrooms	3
Year built	1959			Baths	1
Year renovated	0	1st floor sq. ft.	2,460	1/2 baths	1
Stories	1			3/4 baths	1
Building grade	9 - Better	Half floor sq. ft.	0	Single story	1
Condition	Good	2nd floor sq. ft.	0	fireplace	
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Multi-story	0
		Total basement sq. ft.	0	fireplace	
		Finished basement sq. ft.	0	Free-standing fireplace	1
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	620	Daylight basement	N
		Open porch sq. ft.	130	Heat system	Forced Air
		Enclosed porch sq. ft.	0	Heat source	Gas
		Deck sq. ft.	0		
Building	2 of 2	Total living sq. ft.	500	Bedrooms	1
Year built	1976			Baths	0
Year renovated	1991	1st floor sq. ft.	500	1/2 baths	0
Stories	1			3/4 baths	1
Building grade	6 - Low Average	Half floor sq. ft.	0	Single story	0
Condition	Good	2nd floor sq. ft.	0	fireplace	
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Multi-story	0
		Total basement sq. ft.	0	fireplace	
		Finished basement sq. ft.	0	Free-standing fireplace	0
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	0	Daylight basement	N
		Open porch sq. ft.	0	Heat system	Elec BB
		Enclosed porch sq. ft.	0	Heat source	Electricity
		Deck sq. ft.	0		

Taxable value history

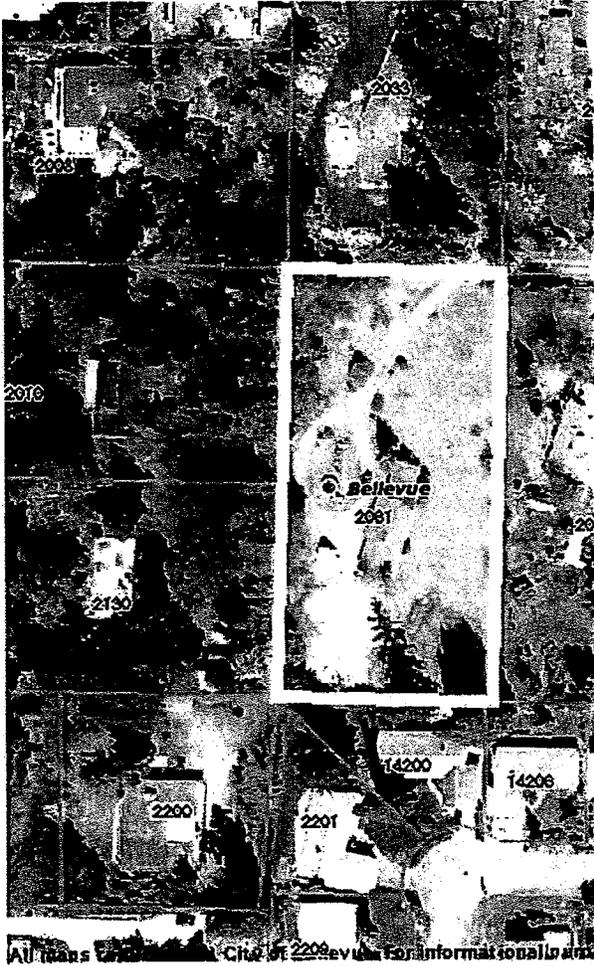
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City of Bellevue Property Information for 8838900033			
PIN:	8838900033		
Address:	2061 144TH AVE SE		
Tax Payer:	INOUE KUNIO & KAZUYO		
Land Value	\$787,000		
Improvement Value	\$10,000		
Total Value	\$797,000		
Elementary School District	Lake Hills		
High School District	Sammamish		
Middle School District	Odle		
Neighborhood	West Lake Hills		
Zoning	R-1		
Zoning	R-5		
<small>Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.</small>			
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Assessor information for parcel number 8838900033

Taxpayer name	INOUE KUNIO+KAZUYO	Parcel number	8838900033
Mailing address	4446 SOMERSET BLVD SE BELLEVUE WA 98006	Tax Account number	883890003303
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$675,000

Address(es) at this parcel **2061 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD LESS E 485 FT & UND 1/12 INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
03-22-2006	\$0	INOUE KUNIO	INOUE KUNIO	2200441	20060418002195	Quit Claim Deed	Testamentary Trust

Parcel description

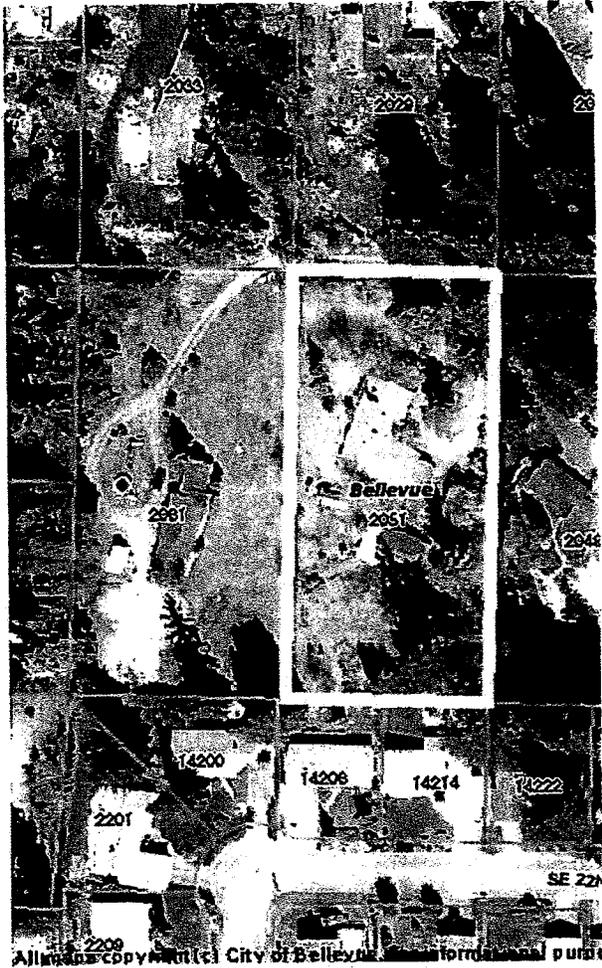
Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6	Access	PRIVATE

Residential building description

Building	1 of 1	Total living sq. ft.	1,440	Bedrooms	3
Year built	1955			Baths	1
Year renovated	0	1st floor sq. ft.	1,440	1/2 baths	0
Stories	1			3/4 baths	1
Building grade	8 - Good	Half floor sq. ft.	0	Single story	2
Condition	Average	2nd floor sq. ft.	0	fireplace	
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Multi-story fireplace	0
		Total basement sq. ft.	0	Free-standing	0
		Finished basement sq. ft.	0	fireplace	
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	550	Daylight basement	
				Heat system	Forced Air

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City of Bellevue Property Information for 8838900031

PIN: 8838900031

Address:

Tax Payer: BUI EDWARD

Land Value \$741,000

Improvement Value \$5,000

Total Value \$746,000

Elementary School District **Lake Hills**

High School District **Sammamish**

Middle School District **Odle**

Neighborhood **West Lake Hills**

Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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Assessor information for parcel number 8838900031

Taxpayer name	BUI EDWARD	Parcel number	8838900031
Mailing address	27265 33RD PL S KENT WA 98032	Tax Account number	883890003105
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$631,000

Address(es) at this parcel None

Legal description

UPPER & RENICKS BELT LINE ADD W 155 FT OF E 485 FT & UND 1/12 INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
07-25-2005	\$663,000	BUI EDWARD V	JETT KATHLEEN MARIE+WILLIAMS GENE B JR+ANDERSON PA	2141897	20050727001840	Statutory Warranty Deed	None
11-29-1984	\$0	WILLIAMS MAXINE D	WILLIAMS GENE B	804307	198412170668	Quit Claim Deed	Settlement

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6	Access	PRIVATE
Lot area	50,965 sq. ft. (1.17 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

Taxable value history

Related resources

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Property Information for 8838900030			
PIN:		8838900030	
Address:		2049 144TH AVE SE	
Tax Payer:		PIERCE CHRIS A & SARAH J	
Land Value		\$741,000	
Improvement Value		\$215,000	
Total Value		\$956,000	
Elementary School District		Lake Hills	
High School District		Sammamish	
Middle School District		Odle	
Neighborhood		West Lake Hills	
Zoning		R-1	
<small>Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.</small>			
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Assessor information for parcel number 8838900030

Taxpayer name	PIERCE CHRIS A+SARAH J	Parcel number	8838900030
Mailing address	2049 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890003006
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$809,000

Address(es) at this parcel **2049 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD W 155 FT OF E 330 FT & UND 1/12 INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
07-11-2005	\$862,500	PIERCE CHRIS A+SARAH J	PRUDENTE PRESTON F+MARGO	2139690	20050718002451	Statutory Warranty Deed	None
08-12-1991	\$327,500	PRUDENTE PRESTON F+MARGO	HEALY DONALD F+ALICE M	1204243	199108150763	Warranty Deed	None

King County GIS Center
King Street Center
201 S. Jackson St
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

- + 47.59909 N
- 122.33136 W
- + 47° 35' 56.72"
- 122° 19' 52.90"

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6	Access	PRIVATE
Lot area	50,965 sq. ft. (1.17 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

Residential building description

Building	1 of 1	Total living sq. ft.	2,530	Bedrooms	3
Year built	1960	Baths	1	Baths	1
Year renovated	1990	1st floor sq. ft.	1,700	1/2 baths	0
Stories	1	3/4 baths	2	Single story fireplace	0
Building grade	9 - Better	Half floor sq. ft.	0	Multi-story fireplace	1
Condition	Good	2nd floor sq. ft.	0	Free-standing fireplace	0
Finished basement grade	9 - Better	Upper floor sq. ft.	0	Percent brick or stone	0
		Total basement sq. ft.	830	Daylight basement	N
		Finished basement sq. ft.	830	Heat system	Forced Air
		Basement garage sq. ft.	0	Heat source	Gas
		Attached garage sq. ft.	820		
		Open porch sq. ft.	180		
		Enclosed porch sq. ft.	0		
		Deck sq. ft.	0		

CITY OF Bellevue

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Search Property Info Layers Legend

City of Bellevue Property Information for 8838900032

PIN: 8838900032
 Address: 2047 144TH AVE SE
 Tax Payer: SAADA GEMINI L

Land Value \$805,000
 Improvement Value \$91,000
 Total Value \$896,000

Elementary School **Lake Hills** District
 High School **Sammamish** District
 Middle School **Odle** District
 Neighborhood **West Lake Hills**
 Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

My Community

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Property Report

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KCGIS Parcel Reports

- Property Report
- Districts and Development Conditions Report
- Find Your Council District
- Find Your Watershed
- KCGIS Center

Assessor information for parcel number 8838900032

Taxpayer name	SAADA GEMINI L	Parcel number	8838900032
Mailing address	1055 134TH AVE NE BELLEVUE WA 98005	Tax Account number	883890003204
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$758,000

Address(es) at this parcel **2047 144TH AVE SE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD E 175 FT LESS E 20 FT OF S 100 FT OF N 130 FT & 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
07-01-2003	\$594,000	SAADA GEMINI L	MORRISON NEIL E+LINDA M	1971002	20030707001377	Statutory Warranty Deed	None
03-26-1992	\$302,500	MORRISON NEIL E+LINDA M	MORRELL LAI LEE+DUNCAN CONVERS	1239309	199204061371	Warranty Deed	None

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Seattle, WA 98104
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+ 47° 59' 09" N
- 122° 33' 13" W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6	Access	PUBLIC
Lot area	55,756 sq. ft. (1.28 acres)	Q-S-T-R	SE-3-24-5	Street surface	PAVED

Residential building description					
Building	1 of 1	Total living sq. ft.	1,940	Bedrooms	3
Year built	1954			Baths	2
Year renovated	0	1st floor sq. ft.	1,940	1/2 baths	0
Stories	1			3/4 baths	0
Building grade	9 - Better	Half floor sq. ft.	0	Single story	2
Condition	Very Good	2nd floor sq. ft.	0	fireplace	
Finished basement grade	NONE OR UNKNOWN	Upper floor sq. ft.	0	Multi-story	0
		Total basement sq. ft.	0	fireplace	
		Finished basement sq. ft.	0	Free-standing fireplace	0
		Basement garage sq. ft.	0	Percent brick or stone	0
		Attached garage sq. ft.	1,100	Daylight basement	N
		Open porch sq. ft.	0	Heat system	Forced Air
		Enclosed porch sq. ft.	0	Heat source	Oil
		Deck sq. ft.	180		

Taxable value history

Related resources

- King County Assessor: [Submit a request to correct information in this report](#)
- King County Assessor: [eReal Property Report](#) (PDF format requires Acrobat)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County GIS: [Property information FAQ](#)
- King County GIS: [Districts and Development Conditions Report](#) (a detailed report about the location of this property)
- King County DDES: [Permit Application Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Excise Tax Affidavits Report](#)
- King County Recorders Office: [Scanned images of plats.](#)
- King County Recorders Office: [Scanned images of surveys and other map documents.](#)
- [Open iMAP to this property](#) (requires a high speed internet connection)
- [Open Parcel Viewer to this property](#) (any connection speed, but less features than iMAP)

Search:

Address or parcel number:

search by condo name
 example address: 8621 428TH AVE SE | example parcel number: 0942000860

This report was generated on 1/26/2010 2:05:11 PM

CITY OF Bellevue

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Search | Property Info | Layers | Legend

City of Bellevue Property Information for 8838900026

PIN: 8838900026
Address: 2033 144TH AVE NE
Tax Payer: KAIMAKIS PAUL & SANDRA DEE

Land Value \$787,000
Improvement Value \$238,000
Total Value \$1,025,000

Elementary School District **Lake Hills**

High School District **Sammamish**

Middle School District **Odle**

Neighborhood **West Lake Hills**

Zoning **R-1**

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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- KCGIS Center

Assessor information for parcel number 8838900026

Taxpayer name	KAIMAKIS PAUL+SANDRA DEE	Parcel number	8838900026
Mailing address	2033 144TH AVE SE BELLEVUE WA 98007	Tax Account number	883890002602
		Levy code	0330
		Jurisdiction	BELLEVUE
		Present use	Single Family(Res Use/Zone)
		Appraised value	\$868,000

Address(es) at this parcel **2033 144TH AVE NE 98007**

Legal description

UPPER & RENICKS BELT LINE ADD 5 LESS E 485 FT & 1/12 UND INT IN E 20 FT OF S 100 FT OF N 130 FT OF 6

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
09-21-2007	\$0	KAIMAKIS FAMILY	KAIMAKIS PAUL+SANDRA	2313876	20071003000690	Statutory Warranty	Trust

Parcel description

Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	5-6	Access	PRIVATE

Residential building description

Building	1 of 1	Total living sq. ft.	2,790	Bedrooms	3
Year built	1962	Baths		Baths	1
Year renovated	0	1st floor sq. ft.	2,790	1/2 baths	1
Stories	1	Half floor sq. ft.	0	3/4 baths	1
Building grade	9 - Better	2nd floor sq. ft.	0	Single story fireplace	1
Condition	Very Good	Upper floor sq. ft.	0	Multi-story fireplace	0
Finished basement grade	NONE OR UNKNOWN	Total basement sq. ft.	0	Free-standing fireplace	1
		Finished basement sq. ft.	0	Percent brick or stone	0
		Basement garage sq. ft.	0	Daylight basement	N
		Attached garage	590		

Taxable value history

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giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

January 14, 2010

LEGAL DESCRIPTION

FOR

KUNIO INOUE

2061 144th Avenue SE; Bellevue, WA 98007

Parcel A

Tract 6, Upper & Renick's Belt Line Addition to Seattle, according to the plat thereof recorded in Volume 7 of Plats, page 94, in King County, Washington;
EXCEPT the east 485 feet thereof.

Parcel B

An easement for road purposes over the east 20 feet and the south 30 feet of Tract 5 and over the north 30 feet of Tract 6, Upper & Renick's Belt Line Addition to Seattle, and over the north 10 feet of the south 40 feet of the west 70 feet of said Tract 5.

Taken from Stewart Title Guaranty Company, Order No. 107220

Received

JAN 29 2010

Permit Processing

Prepared by:	<i>P.T.C.</i>
Checked by:	<i>P.T.C.</i>

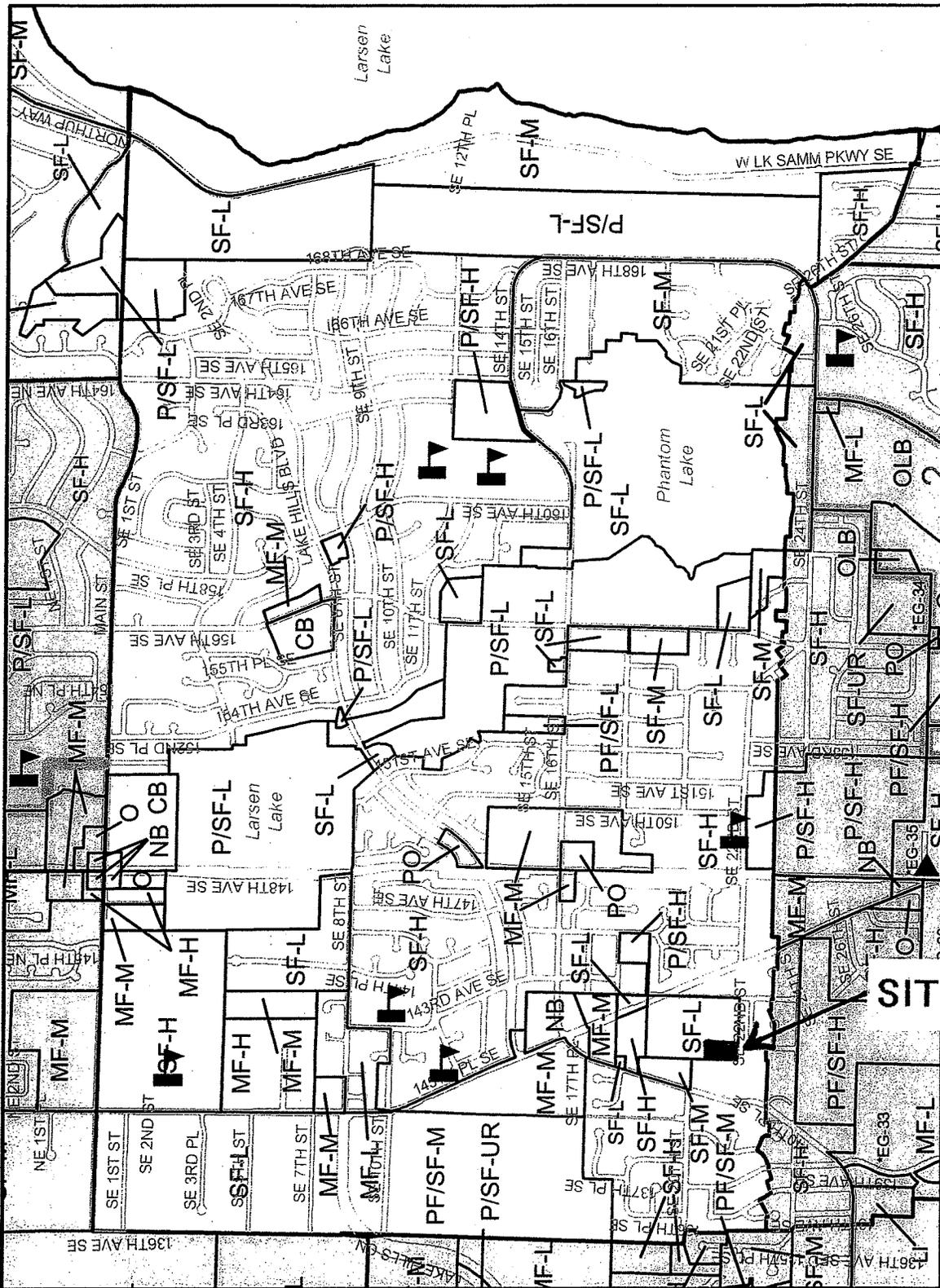


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

SF Single Family
 MF Multi Family
 -L Low Density
 -M Medium Density
 -H High Density
 -UR Urban Residential

PO Professional Office
 O Office
 OLB Office, Limited Business
 OLB-OS Office, Open Space
 NB Neighborhood Business
 CB Community Business

GC General Commercial
 L Light Industrial
 PF Public Facility
 P Park

Fire Stations
 Public Schools
 Planning Districts
 Bellevue City Limits (6/2005)
 Lakes

CITY OF Bellevue

City of Bellevue: Zoning Report

2061 144TH AVE SE



City Zoning Information

Bellevue Comp Plan	SF-L ()
Bellevue Zoning	R-1 ()
Bellevue Zoning	R-5 ()

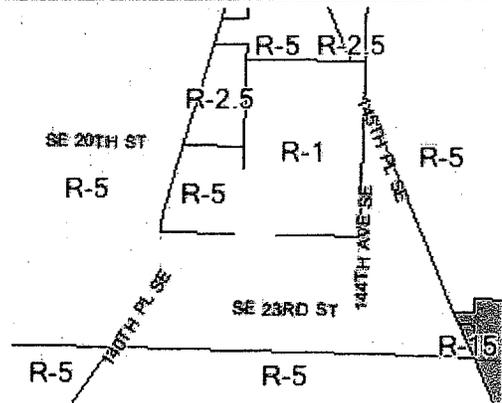
Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value	\$787,000
Appraised Improvement Value	\$10,000
Total Value	\$797,000

City Tax Lot Information

Section:	3
Quarter Section:	SE
Township ID:	24
Range:	5
Approximate Lot SqFt	54,450
Approximate Lot Acres	1.25235



Legend

PROPOSED ZONING: R-5

Selected
Parcels

Zoning

-  Single Family
-  Multi Family
-  Office
-  Commercial
-  Light Industrial
-  Evergreen Highlands
-  Institutional

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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 10-103531 AC

Project Name/Address: Inoue/Lasswell 2061 and 2047 144th Avenue SE

Planner: Nicholas Matz AICP
Phone Number: 425-452-5371

Minimum Comment Period Ends: April 8, 2010

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

ENVIRONMENTAL CHECKLIST

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: Kunio Inoue / Gemini Lasswell

Proponent: Kunio Inoue

Contact Person: Steven P. Recor, Bellevue Law Group
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2100 116th Avenue NE; Bellevue, WA 98004

Phone: 425-451-1400

Proposal Title: Inoue Comprehensive Plan Amendment and Concurrent Rezone

and 2047 144th Ave SE

Proposal Location: 2061 144th Avenue SE; Bellevue, WA 98007 / 144th Avenue SE and SE 22nd Street (nearest Int.)
(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:
Comp. Plan Amendment & Rezone to Single Family High Density and R-5 Zoning (from current Comp Plan Designation Single Family Low Density and Zone R-1).
2. Acreage of site:
Approx. 1.25 Acres
3. Number of dwelling units/buildings to be demolished:
Nonproject Action. No buildings will be demolished as part of this Comp. Plan Amendment & Rezone.
4. Number of dwelling units/buildings to be constructed:
One (1) Existing Dwelling Unit on-site. No buildings will be constructed as part of this Comp. Plan Amendment & Rezone.
5. Square footage of buildings to be demolished:
Existing home is Approx. 1,440 sq. ft. No buildings will be demolished as part of this Comp. Plan Amendment & Rezone.
6. Square footage of buildings to be constructed:
No buildings will be constructed as part of this Comp. Plan Amendment & Rezone.
7. Quantity of earth movement (in cubic yards):
No earthwork is proposed as part of this Comp. Plan Amendment & Rezone.
8. Proposed land use:
Single Family – High Density
9. Design features, including building height, number of stories and proposed exterior materials:
Compliance with applicable zoning; Bellevue Municipal Code and development / design standards will be addressed at the time a project level development application is prepared subsequent to this current action.
10. Other

Received

JAN 29 2010

Permit Processing

NKM
3-1-10

NKM
3-1-10

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

Per the 2010 Comprehensive Plan Amendment and Concurrent Rezone process, (Council action in approximately September - October, 2010).

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

Yes, potential future short subdivision, with subsequent home building.

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

None known. There are no environmentally critical areas known on or adjacent to the site.

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.

City of Bellevue – Approval of Comprehensive Plan Amendment and Concurrent Rezone.

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 **See City of Bellevue Zoning Report, attached.**
- 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)?
Approximately < 4%
- 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.

The site is made up of AgC – Alderwood Gravelly Sandy Loam, per the USDA National Resources Conservation Service Soil Survey.

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

There are no indications or history of unstable soils in the immediate vicinity.

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

No filling or grading proposed, as part of this current action.

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

N/A. Nonproject Action.

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

N/A. Nonproject Action. Impervious surfaces are regulated by the Bellevue Municipal Code.

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

N/A. Nonproject Action. Adherence to the City of Bellevue Municipal Code and development / design standards.

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.

N/A. Nonproject Action.

- 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:

Compliance with the City of Bellevue Municipal Code and development / design standards.

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.

- (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.

The existing home utilizes an individual on-site septic system that will remain in place/use under the current proposal for Comprehensive Plan Amendment and Concurrent Rezone.

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.

Source is minor off-site flow and direct rainfall. The existing home and driveway utilizes splash-blocks and sheet-flow/dispersion into the existing landscaping/vegetation.

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

No ground disturbance is associated with this proposal; no change in stormwater runoff.

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

No measures are proposed under the Comprehensive Plan Amendment and Concurrent Rezone, as no site development is proposed.

4. Plants

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

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

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

No vegetation will be removed or altered under the proposal.

- 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:

No change to the site is proposed, including landscaping.

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:

There is no change to the site under the current proposal.

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.

The existing home utilizes electricity for power, and electricity/natural gas for heating.

- 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:

The existing home complies with the energy requirements in effect at the time of construction.

7. Environmental Health

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

No environmental health hazards are expected as a part of this proposal.

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

None known.

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

None proposed – there is no development to the site under the current proposal.

b. Noise

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

No known sources of noise exist in the area which would affect the proposal.

- (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.

The existing home is within a residential neighborhood, therefore noises associated with a single family residential neighborhood would be created. Hours of noise are regulated by the Bellevue Municipal Code.

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

None proposed with this Nonproject Action.

8. Land and Shoreline Use

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

The site and adjacent properties are utilized as single family residential homes.

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

No.

- c. Describe any structures on the site.

There is an existing home on the site, approximately 1,440 square feet with an attached garage, built in approximately 1955.

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

No structures will be demolished.

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

R-1: Residential – One (1) dwelling unit per acre.

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

SF-L: Single Family – Low Density.

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

Not Applicable.

- 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?

Assume 2.9 persons (per the site's surrounding area demographics in the 98007 zip code.)

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

None.

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

None proposed.

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

The existing and the proposed Comprehensive Plan designation is single family residential, which is compatible with the surrounding single family residential land use.

9. Housing

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

The proposal would result in R-5 zoning. Density calculations for the site in the R-5 zone could result in a density of 5 dwelling units.

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

No units would be eliminated by the proposal. A future proposal could eliminate the single family home on the property.

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

None proposed.

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?

30' Max. height per the Bellevue Municipal Code. The proposal does not include any new structures.

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

None.

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

None proposed.

11. Light and Glare

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

None.

- 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?

None known.

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

None proposed.

12. Recreation

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

Several parks in the vicinity, including: Sunset, Bellevue Woods, Spiritwood, Robinswood, Kelsey Creek, and Lake Hills Greenbelt. Also, there are recreational opportunities at Bellevue College.

- 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 proposed.

13. Historic and Cultural Preservation

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

No.

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

N/A.

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

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.

The site is served via a private easement from 144th Avenue SE, a local road which intersects with 145th Place SE (arterial), northeast of the site.

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

The nearest transit stop is 0.1 miles from the site at the intersection of 144th Ave. SE & 145th Place SE.

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

Not applicable. No parking spaces will be eliminated.

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

No.

- 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.

Exist. Home – Approx. 11 trips per day; I.T. Trip Gen. Manual, 7th Edition. Peak Hours; 4-6 P.M.

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

None proposed.

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.

None proposed.

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.

Existing utilities at the site include: Water – City of Bellevue; Electricity and natural gas – Puget Sound Energy; Refuse service – Allied Waste; Cable and Telephone – Comcast / Verizon.

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.....

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?

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would result in R-5 Zoning for the site. As a result, possible future subdivision would allow increased density which would lead to an increase in discharge to water, emissions to air, and production of noise.

Proposed measures to avoid or reduce such increases are:

Any future potential subdivision would adhere to federal, state and local requirements including the Bellevue Municipal Code and applicable development / design standards, to avoid or reduce such increases.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would not affect plants, animals, fish or marine life. However, future potential development under the planned R-5 Zoning would provide higher density than is currently permitted, resulting in greater impervious surfaces, and potentially an increase in stormwater runoff, which could affect aquatic resources and/or vegetation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any future project would be required to meet the standards of the Bellevue Municipal Code and any applicable development / design standards of the City, in order to protect or conserve plants, animals, fish, or marine life.

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

Approval of the Comprehensive Plan Amendment and Concurrent Rezone would allow future development at a higher density, resulting in increased energy consumption. Any future project or proposal under the R-5 zone would comply with Federal, State and local energy requirements and therefore would not be likely to deplete energy or natural resources.

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

Any future project or proposal under the R-5 zone would comply with Federal, State and local energy requirements and therefore would protect and conserve energy and natural resources as required.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Approval of the Comprehensive Plan Amendment and Concurrent Rezone, or any future project, would not likely use or affect any of the above sensitive or protected areas. There are no known environmentally critical areas on or adjacent to the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development of the site would require compliance with Federal, State, and local requirements.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The project site is not located within a shoreline area. The proposal's project site is designated as Single Family Residential and is compatible with the surrounding single family residential land use and the Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with the City of Bellevue Comprehensive Plan and Municipal Code, including approved development and design standards.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Approval of the Comprehensive Plan Amendment and Concurrent Rezone could lead to a future project under the proposed R-5 zoning which would permit additional dwelling units, resulting in additional needs for transportation, public services and utility services associated with new single family homes.

Proposed measures to reduce or respond to such demand(s) are:

Any proposed future project under the R-5 zone would pay increased property taxes as well as required mitigation fees for roads, schools, parks, fire, police and general government impacts.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Approval of the Comprehensive Plan Amendment and Concurrent Rezone, or any future proposal under the R-5 zone, would not conflict with local, state, or federal laws or requirements for protection of the environment as any proposal will be subject to the requirements of the City of Bellevue, and any applicable local, state and federal requirements.

ATTACHMENT 4

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

LUC 20.50.046 Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

(ii) Consideration of Geographic Scope

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...



March 26, 2010

Dear Brentwood Acres resident:

You have received notice from the City of Bellevue of the application by property owners at 2061 and 2047 144th Ave SE to consider changes to the Comprehensive Plan. This notice was contained in the Weekly Permit Bulletin that was mailed to you on March 25, 2010.

These owners seek a change in the land use designation of their property from the existing Single Family-Low (SF-L) corresponding to zoning of one unit per acre, to Single Family-High (SF-H) corresponding to zoning of up to five units per acre.

The Comprehensive Plan Amendment review process for this application begins with an April 14, 2010, study session before the Bellevue Planning Commission.

Please contact me for additional details about the review process, to ask questions about the application, or to review the application materials submitted by the applicant.

Sincerely,

Nicholas Matz AICP
Senior Planner
425 452-5371
Nmatz@bellevuewa.gov

Ref: 10-103531 AC Inoue/Lasswell