City of Bellevue

MEMORANDUM

DATE: May 16, 2007

TO: 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
Janet Lewine, Associate Planner 452-4884
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SUBJECT: May 23, 2007 Public Hearing on 2007 Annual Comprehensive Plan Amendment Threshold Review and Site-specific Geographic Scoping

INTRODUCTION

The 2007 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. See Attachment 1.

The List is the tool the city uses to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2007 annual CPA work program consists of four steps:

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (March-May);
2. City Council action on Planning Commission recommendations to establish the annual work program (spring);
3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer); and
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

PLANNING COMMISSION ACTION

On May 23, 2007 the Planning Commission will hold a public hearing to consider the List of Initiated Application and site-specific geographic scoping for the 2007 CPAs. The Planning Commission is asked to recommend by motion those suggestions that should be initiated for Comprehensive Plan amendment under LUC 20.30I.140. The Commission is also asked to recommend by motion on geographic scoping under LUC 20.30I.130.A.1.a.ii.

Sample motion language (for reference): I move *initiation/no further consideration* of the *name* CPA suggestion for the 2007 Annual Comprehensive Plan Amendment process, *expanded/not expanded* through geographic scoping as outlined in the staff report.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff are recommending that four of the site-specific proposals should be included in the 2007 annual CPA work program. These recommendations are explained for each CPA, in Attachments 1-6.

Staff Recommendation Summary
2007 List of Initiated CPA Applications

Site-Specific CPA Application	Description of Initiated Applications *Subarea*	Attachment **Staff recommendation for work program inclusion** *Geographic Scoping*
VanderHoek Multifamily 07 104540 AC	Map change of .27 acres from MF-H (Multifamily-High) to DNTN-OB (Downtown-Old Bellevue) 117 102nd Ave SE *Southwest Bellevue/Downtown*	Attachment 1 **Yes** *Expand geographic scope*
SRO Factoria 07 104704 AC	Amend Policy S-FA-57 to allow development on 8.95 acres of OLB (F-2 zoned) land to develop up to 1.0 FAR. Amend the Glossary definition of Office to allow such FAR. 3505-3545 128th Ave SE *Factoria*	Attachment 2 **Yes** *Expand geographic scope*
Courter Enterprises 07 104709 AC	Amend subarea policy to allow retail auto sales in the OLB district at: 13231 and 13291 SE 36th St. *Factoria*	Attachment 3 **Yes** *Do not expand geographic scope*
Ostrem 07 104724 AC	Map change of .73 acres from SF-M (Single-Family Medium) to SF-H (Single-Family High) 10210 SE 10th St./839 104th Ave SE *Southwest Bellevue*	Attachment 4 **No** *Do not expand geographic scope*
Mariner Ridge 07 104785 AC	Map change to add 50.01 acres southeast of Bellevue to the Potential Annexation Area (PAA) and establish a Single Family-Medium (SF-M) Comp. Plan designation. The area is northeast of Cougar Mountain Regional Wildland Park, s. of SE 60th St. at approx. 180th Ave SE. *Newcastle*	Attachment 5 **No** *Do not expand geographic scope*
St. Margaret's Church 07 117934 AC	Map change of 3.86 acres from SF-H (Single Family-High) to appropriate MF (Multifamily) or CB (Community Business) designation 4228 Factoria Boulevard SE *Richards Valley*	Attachment 6 **Yes** *Do not expand geographic scope*

PUBLIC NOTICE and COMMENT

The List was introduced to the Planning Commission during a study session on March 28, 2007. Notice of the Applications was published in the Weekly Permit Bulletin on February 22, 2007 and mailed and posted as required by LUC 20.35.420. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 3, 2007.

The Department of Planning and Community Development contacted listed owners of property that would be affected by the expanded geographic scoping, and expanded the notice requirement to include newly-affected and adjacent property.

Public comments that have been received to date are included at the end of each Attachment.

ATTACHMENTS

Each attachment contains a staff report recommendation, the applicant's application materials, a vicinity map (and geographic scoping map where applicable) and any written public comments that have been received to date.

1. VanderHoek Multifamily CPA materials
2. SRO Factoria CPA materials
3. Courter Enterprises CPA materials
4. Ostrem CPA materials
5. Mariner Ridge CPA materials
6. St. Margaret's Church CPA materials
7. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

ATTACHMENT 4

Ostrem

2007 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment
Ostrem

Staff recommendation to Planning Commission: Recommend that the City Council not include the Ostrem CPA into the 2007 annual CPA work program. Do not consider expansion of the geographic scope of the proposal.

Permit Number:	07-104709 AC
Subarea:	Southwest Bellevue
Address:	10210 SE 10th St./839 104th Ave SE
Applicant:	Todd Ostrem

PROPOSAL
This privately-initiated application is to change the Southwest Bellevue Subarea map designation of this .73-acre site from SF-M (Single Family-Medium) to SF-H (Single Family-High). If the CPA is adopted, the site would be rezoned to allow up to five dwelling units per acre. See Attachment A for the application materials and Attachment B for a vicinity map.

THRESHOLD REVIEW DECISION CRITERIA
The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

   The appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

   The three-year limitation does not apply to this proposal to amend the site designation.

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

   This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.

D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

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:

> **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).

There are no significantly changed conditions for the proposed amendment to address since the last time the pertinent Comp Plan map or text was amended. The proposal is not responding to unanticipated consequences of infill development policy, and there are no changed conditions on the subject property or its surrounding area.

The amendment would make it possible, [and only] through the use of vacated ROW, to make the two existing lots more attractive for higher density, by making more area available for dimensional requirements reductions. The proposal is changing conditions by artificially creating an infill opportunity. This is backwards from the direction intended by consistency with this criterion, where the consequence or condition needs to exist in order for the proposal to react to it.

Can the proposal be reviewed as a reaction to the neighborhood context? No. The city has demonstrated repeatedly with previous CPAs—Wuhrman/2005, Milligan/2003, Botch/2003, Albright Properties/2002—that using the CPA process to increase density through infill must be related to a neighborhood context affecting the site, not the site affecting the context. This context is defined (among other things) by typical lot sizes, proximity to community features, and protection of lower density areas.

; 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

Expansion of the geographic scope of this amendment proposal should not be considered. There are no other contiguous or close-proximity lots for which the use of vacated ROW is being proposed. As well, the various lot sizes in this area do not establish a clear boundary to limit potential expansion of the suitability of higher density designations.

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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan. These Comprehensive Plan policies encourage infill development of vacant or underutilized property and using redevelopment strategies to fit that infill into neighborhoods. Such policies encourage land use strategies that fit infill into neighborhoods by scaling lot size to be similar to existing lot sizes, and considering redevelopment only when the lot stands out from its surroundings either by larger size, isolated access, or proximity to similarly [proposed] zoning. None of this is applicable to the proposed amendment.

Applicant materials reference policies that support the efficient use of urban land. However, based on the extensive work necessary to make efficient use of this land—street vacation, replat, possible waivers of dimensional requirements, affect of and relocation of sewer and power line easements—and the likely infill result of that work—smaller, more dense lots with large houses carved out of the existing density pattern— if all this work has to be done to make it doable or efficient, then is it a good idea for the Comprehensive Plan process to even support?

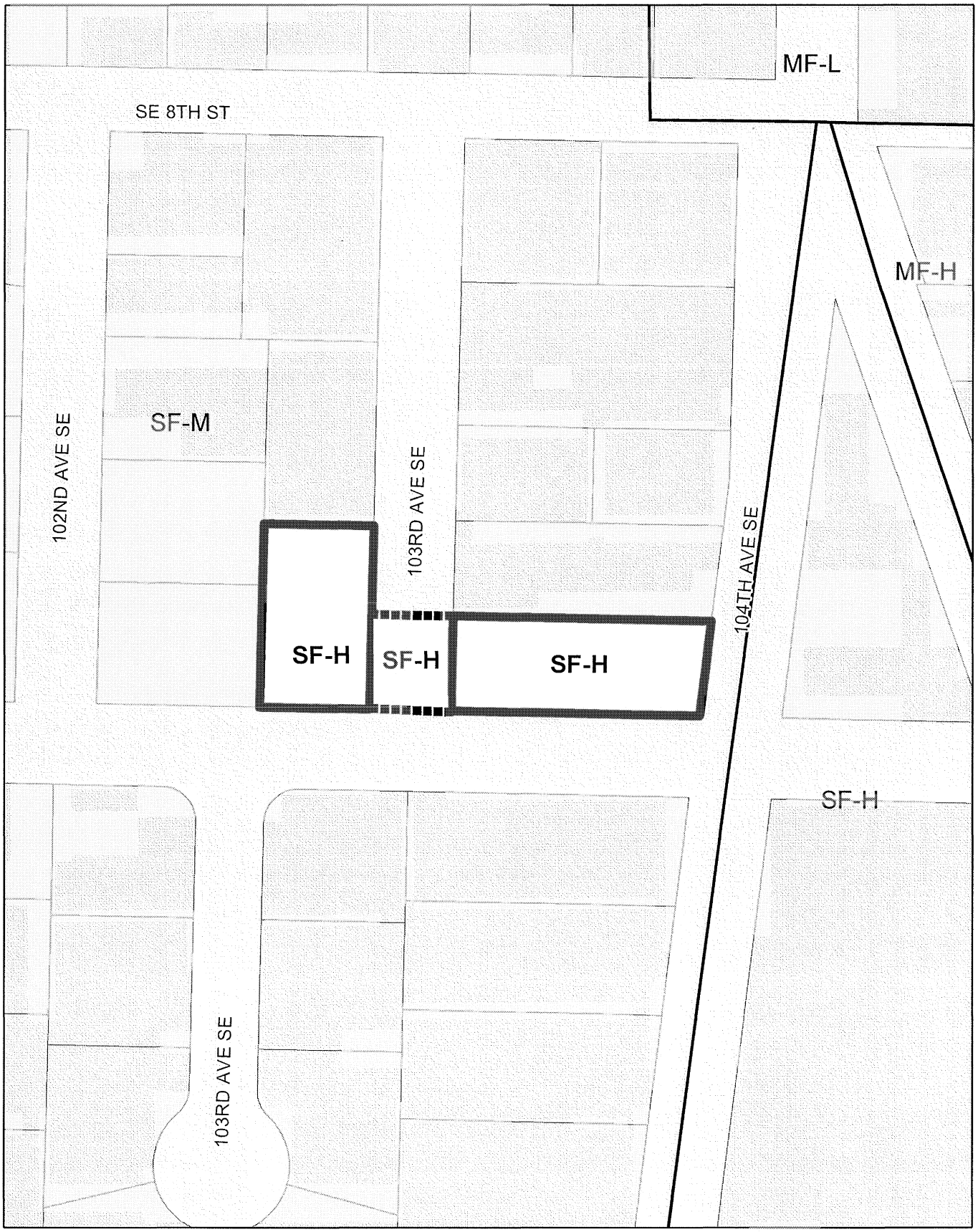
If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

The city has received approximately ten telephone calls inquiring about this CPA. No other public comments have been received on this suggestion as of May 16, 2007.



Ostrem

Proposed Comprehensive Plan Designations

10210 SE 10th St./839 104th Ave SE

March 2007

C
Department of Planning & Community Development

425-452-6864 www.cityofbellevue.org

Application for
COMPREHENSIVE PLAN AMENDMENT

APPLICTION DATE: FOR CPA YEAR: 20 07	TECH INITIALS JM	PROJECT FILE # 07-104724 AQ

1. Project name **Ostrem Rezone**
2. Applicant name **Todd L Ostrem** Agent name **R.W. Thorpe & Assoc. Inc**
3. Applicant address **P. O. Box 50685 Bellevue, WA 98015-0685** / Agent Contact Robert Thorpe, AICP Or Barbara Baker
4. Applicant telephone **(425) 688-0671** fax **(425) 688-8337** e-mail **tlostrem2x@aol.com**
5. Agent telephone **(206) 624-6239** fax **(206) 625-0930** e-mail **bbaker@rwta.com**

This is a proposal to initiate a site-specific Comprehensive Plan Amendment **X** (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 **5739601320 and 5739601195 Plus Street Vacate +/- 60 X 140**
Proposed amendment to change the map designation from existing **R3.5** to proposed **R 5**.
Site area (in acres or square feet) **31,884 square feet**.
Subarea name **Southwest Bellevue**.
Last date the Comprehensive Plan designation was considered ___/___/___**prior to 2000 / unknown.**
Current land use district (zoning) **Single Family Medium R 3.5**.
Is this a concurrent rezone application? **X** Yes No Proposed land use district designation **SF-H R 5**.

Go to **BLOCK 3** Community Council: N/A **X** 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.

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.

I. The proposed Comprehensive Plan Amendment (CPA) for Southwest Bellevue Sub area Plan Map would change 31,884 square feet from Single Family Medium Density (SF-M) to Single Family High Density (SF-H). The result would include a concurrent rezone of two residential parcels; moving from a density of 3.5 per units per acre, to 5 units per acre.

Block 3 - Continued

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. **Threshold Review Decision Criteria:**

A. Decision criteria for Rezone requires Comp Plan Map Amendment to be consistent
B. The amendment is in compliance with the 3 year limitation – no such consideration has ever been requested for this site.
C. No other ongoing work program addresses the proposed amendment.
D. The scope of this request is limited and not excessive, and can be reasonably reviewed with in the expected time frame.
E. A Significantly Changed Condition has occurred – A "quite-claim" title to vacate a portion of 103rd Ave SE. is being granted, which results in a changed condition. Introducing the capacity of the areas ability to be successfully rezoned for infill development (8,250 sq. feet)

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.
Decision Criteria Response: LUC 20.30A.140
A. If the Comp. Plan Amendment is granted the rezone will be consistent with the Comp Plan.
I have read the Comprehensive Plan and Procedures Guide ☐

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

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 [signature] 01/29/07 *Date* 01/29/07
(Owner or Owner's Agent)

X RB

BLOCK 3 Continuea

I. Continued – Decision Criteria for Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.301.150 The following is an analysis of the criteria.

A. There exist obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies (CPP), the Growth Management Act (GMA) and other applicable law.

Growth Management

The proposed amendment is consistent with GMA Planning Goals of Urban growth, reduced sprawl, transportation, housing and proximity to public facilities and services.

Development regulations will ensure that the development is consistent with the character of single family and land use which surrounds the site.

The proposal is not applicable to GMA Planning Goals of Economic Development, Property Rights, Permits, Natural Resource Industries, Open Space and Recreation, Environment, Citizen Participation and Coordination, and Historic Preservation

Countywide Planning Policies

King County Planning Policies use a framework of nine separate chapters. The following address the framework in light of this proposal:

1. Critical Areas: Four percent of the site contains steep slopes. The area of 1,275 sq. feet may require a building setback buffer. However the proposal will not affect the City's implementation of regulations dealing with critical areas.

2. Land Use Patterns: The proposal and the current designation are consistent with the implementation of Bellevue's general urban land use pattern, including reducing the consumption of land and concentrating development, and encouraging infill development by making efficient use of land in urban residential areas.

3. Transportation: The proposal will not affect the implementation of regional transportation system. Instead, the availability of Light Rail in the area will make adherence to the CP design goals more likely.

4. Community Character and Open Space

5. Affordable Housing: The proposal would not adversely impact the housing variety. The acreage dedicated to SF R-4 & R-5 would not be varied by any percentage points, based on figures of 5,749 acres in 08/2004 dedicated to this land use category.

6. Contiguous and Orderly Development and Provision of Urban Services to Such Development: Inside the Urban Growth Area services are available and are orderly.
7. Siting Public Capital Facilities of A Countywide or Statewide Nature: Not applicable to this proposal

8. Economic Development: Not applicable to this proposal

9. Regional Finance & Governance: Not applicable to this proposal

Bellevue Comprehensive Plan

Contained in Bellevue's Comprehensive Plan and the SW Bellevue Sub-area Plan are the following goals and policies which relate to this amendment proposal.

Land Use Element Goal 2: To preserve, protect and strengthen the vitality and stability of existing neighborhoods. This proposal is consistent with this goal.

Land Use Element Policy LU-9: Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area. This proposal is compatible with this policy. There is no change from the current residential use.

Land Use Element Policy LU-18 – Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

The population of Bellevue in 1990 was 86,874; in 2000 it was 109,568. This was an average increase of 2,269 persons per year or 22,690 for the ten year period.

The U.S. Census Bureau[1] forecast the population of the City to be 117,137 persons in 2005. Based on this growth rate continuing, the City will increase to 121,677 persons by 2008. This is an increase of population by 4,540 (or +/- 1,513 persons per year.)

Population density in the year 2000 was 3,563 persons per square mile. Based on a population of 121,677, the density in 2008 will be +/- 3,956 persons per square mile. At the average of 2.26 persons per house hold; therefore 174 new dwelling units will be needed.

This is a very conservative number considering the increase for the preceding 10 years was 2,269 persons not 1,513. There is no indication that growth has slowed down and Sound Transit "The East Link" is on schedule to deliver Light Rail to the area by 2009.

This proposal would allow development of single family residential units in an appropriate location at a density which will accommodate growth per RCW36.70A040.

Development Capacity Scenario	Residential Units	
Existing Capacity	2 units	LUC 20.20.010 / R3.5
Proposed Capacity	3 – 4 units	LUC 20.20.010 / R5

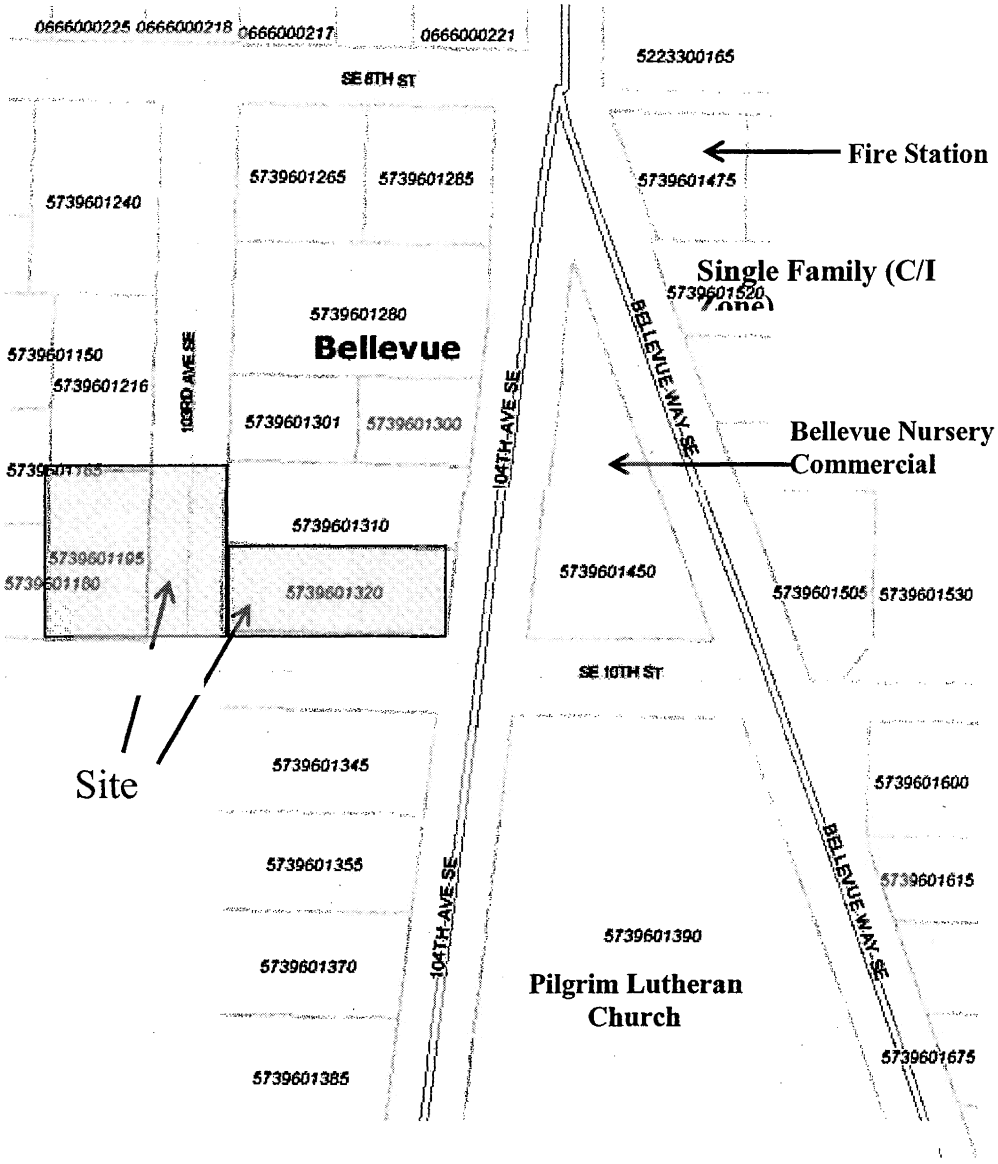
Housing Element Policy HO-6 : Explore opportunities to implement alternative neighbor design concepts. Due to the street vacation this proposal will open an opportunity to allow a minor modification in density, thereby creating a transition zone between the R-10, and the R 30 which currently exists just ½ block away across Bellevue Way SE. A transition area, consisting of single family homes, at a density of 5 units per acre. Or the development of two additional home sites.

Housing Element Policy HO-12: Encourage infill development of vacant or underutilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods. Development of the vacated street area, along with two adjoining parcels, of this proposal will encourage infill development on +/- 8,250 square feet which would other wise sit vacant.

Southwest Bellevue Goal 2: To protect and maintain the single family residential neighborhoods through the application of zoning. The proposal will allow for infill development while also maintain the single family residential neighborhood.

[1] http://factfinder.census.gov/servlet/SAFFPopulation for Bellevue

Policy S- SW-36 Protect the single family residential neighborhoods from the adverse impact of multifamily and commercial development. The proposal will add New single family housing stock to the existing aged inventories, and will thereby make secure the single family residential neighborhood.



The Pilgrim Lutheran Church, Bellevue Nursery, along with the Bellevue Fire Station are all reflective of the patchwork of land uses that defines this Southwest Bellevue area. This proposed amendment would increase the percent of higher density single family opportunities in the City in an area well served by public utilities and adjacent to a major arterial; that is scheduled to carry even larger traffic volumes in 2008/09. A time when the East Link of Sound Transit is realized

There exists a Comprehensible Plan direction to protect and preserve established residential neighborhoods. There is also a desire to increase housing opportunities by promoting a variety of housing densities and types. In the Southwest Bellevue Subarea Plan, multifamily and commercial development is seen as having adverse impacts to neighbors. While multifamily development is not appropriate for the site, a higher density single family housing type with limited unit size could fit into the existing neighborhood and also further Plan goals.

NW 1/4, NW 1/4, SEC 05, TWN 24N, RGE 5E, W.M.

N

GRAPHIC SCALE
10 0 10 20 40
1 INCH = 20 FT.

PROJECT INFORMATION

ENGINEER/SURVEYOR:	GEODATUM, INC. 1505 NW MAIL ST. ISSAQUAH, WA 98027 PHONE: 425 837 8083 CELL 206-219-4707 FAX 425 837 0583
PROPERTY OWNER:	TODD OSTREM P.O. BOX 90685 BELLEVUE, WA 98015
TAX PARCEL NUMBER:	573960-1320 573960-1195
PROJECT ADDRESS:	10210 SE 10TH STREET & 839 104TH AVENUE SE BELLEVUE, WA 98004
ZONING:	R3.5
PARCEL ACREAGE: PARCEL A: PARCEL B:	 10,608 S.F. (0.25 ACRES ±) 12,925 S.F. (0.29 ACRES ±) AS SURVEYED

PARCEL A LEGAL DESCRIPTION

THE EAST 80 FEET OF LOTS 15 THROUGH 18, INCLUSIVE, AND THE EAST 80 FEET OF THE SOUTH HALF OF LOT 19, ALL IN BLOCK 9, OF C.R. MYERS FIRST ADDITION TO MOORLAND, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS ON PAGE 5, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B LEGAL DESCRIPTION

THE SOUTH 70 FEET OF VACATED BLOCK 9 OF C.R. MYERS FIRST ADDITION TO MOORLAND, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5, RECORDS OF KING COUNTY; EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 198359 FOR THE WIDENING OF 104TH AVENUE SOUTHEAST, FORMERLY NW. RAINE CO. ROAD NO. 1305; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83 (1991) – NORTH ZONE.

BEARING ESTABLISHED BY USING COORDINATE INFORMATION SUPPLIED BY THE CITY OF BELLEVUE FOR HORIZONTAL CONTROL MONUMENTS NUMBERED 0583 & 0594.

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2007 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

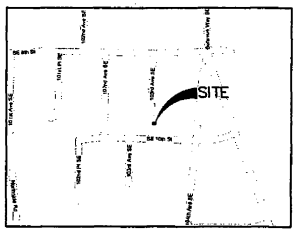
VERTICAL DATUM & CONTOUR INTERVAL

DATUM

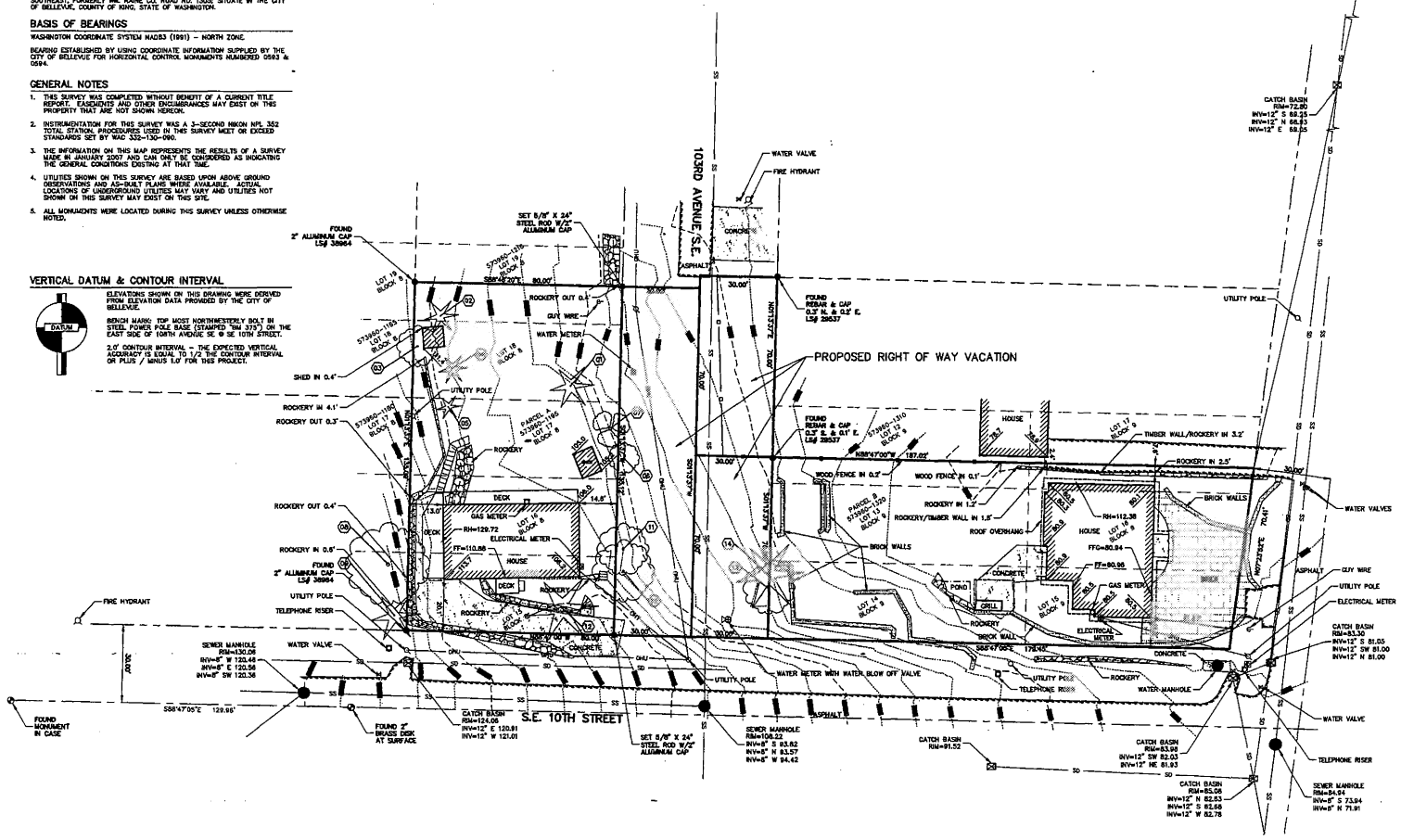
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA PROVIDED BY THE CITY OF BELLEVUE.

BENCH MARK: TOP MOST NORTHWESTERLY BOLT IN STEEL POWER POLE BASE (STAMPED "BM 375") ON THE EAST SIDE OF 104TH AVENUE SE @ SE 10TH STREET.

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS



TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	DRIPLINE RADIUS(FT.)
01	18"	DOUGLAS FIR	18'
02	14"	DOUGLAS FIR	14'
03	18"	ALDER	18'
04	12"	DOUGLAS FIR	12'
05	10"	DOUGLAS FIR	10'
06	12"	ALDER	12'
07	14"	ALDER MT*	14'
08	32"	MAPLE	32'
09	20"	CEDAR	20'
10	24"	ALDER	24'
11	20"	ALDER	20'
12	28"	CEDAR	28'
13	20"	MAPLE	20'
14	28"	CEDAR	28'

* = MULTI TRUNK

www.geodatum.com
GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL
1505 NW Mail Street
Issaquah, WA 98027
(425) 837-8083

DATE	REVISION	APR

TOPOGRAPHIC SURVEY

TODD OSTREM
10210 SE 10TH STREET
839 104TH AVENUE SE
BELLEVUE, WA 98004

DRAFTER: JPS
DESIGNER:
PROJ. ENGR./SURV.: TNW
DATE: 1-17-07
PROJECT NO.: 06609
SHEET 1 OF 1

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