



DATE: May 19, 2010

TO: Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: May 26, 2010, Public Hearing on 2010 Annual Comprehensive Plan
Amendment Threshold Review and Site-specific Geographic Scoping

- Inoue-Lasswell 10-103531 AC

PLANNING COMMISSION ACTION

On May 26, 2010, the Planning Commission will hold a public hearing to consider the 2010 application for CPA under Threshold Review. The Planning Commission is asked to recommend by motion the applications which 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 application for the 2010 Annual Comprehensive Plan amendment process, *expanded/not expanded* through geographic scoping to include the *named* propert[ies].

BACKGROUND

The 2010 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. 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 GMA.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2010 annual CPA work program consists of four steps:

Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (*current step*-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 hearings to consider and recommend on proposed Comprehensive Plan Amendments (summer-fall);
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

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 is recommending that the Inoue-Lasswell application **not** be included in the 2010 annual CPA work program. The recommendation is explained in Attachment 1. If the Planning Commission were to recommend including Inoue-Lasswell in the annual work program, staff then would recommend the expansion of geographic scope to include all of Brentwood Acres.

Staff Recommendation Summary

CPA Application	Description of Applicant Proposal <i>Subarea</i>	Attachment Staff recommendation <i>Geographic scoping</i>
Inoue-Lasswell <i>10 103531 AC</i>	Map change of 15 acres from Single Family-Low (SF-L) to Single Family-High (SF-H) 2011 through 2061 144 th Ave SE <i>Southeast Bellevue</i>	Attachment 1 No <i>Expand geographic scope to include all Brentwood Acres properties, if included</i>

PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study sessions on February 27, 2010, and on April 14, 2010. Notice of the Application was published in the Weekly Permit Bulletin on March 25, 2010, and mailed and posted as required by LUC 20.35.420. Notice of the May 26, 2010, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 6, 2010.

The Department of Planning and Community Development (PCD) contacted listed owners of property that would be affected by the expanded geographic scoping recommendation for the Inoue-Lasswell CPA. A separate letter was sent and legal notice mailed and posted.

Public comments that have been received to date are included at the end of Attachment 1.

ATTACHMENTS

Attachment 1 contains the staff report recommendation, any written public comments that have been received to date, a vicinity map, and the applicant's application materials.

1. Inoue-Lasswell CPA materials
2. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

2010 Annual Threshold Review Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Inoue-Lasswell

Staff recommendation: Recommend that the City Council **not include** the Inoue/Lasswell CPA into the 2010 annual CPA work program.

At its April 14, 2010, study session the Planning Commission noted consideration of this application should occur by expanding its geographic scope from the original two-parcel proposal to include all of the similarly situated property in Brentwood Acres. This staff report reviews the geographically-expanded application.

Permit Number: 10-103531 AC
Subarea: Southeast Bellevue
Address: 2011 through 2061 144th Ave SE
(total of twelve parcels)
Applicant: Kunio Inoue and Gemini Lasswell

PROPOSAL

This privately-initiated application would amend the map designation on the twelve parcel, fifteen-acre site from SF-L (Single Family-L) to SF-H (Single Family-H). See Attachment 1 for a map.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the work program because it does not address significantly changed conditions and it would likely be found inconsistent with current general policies for infill redevelopment.

Conditions of citywide housing supply and demand, the age and quality of property infrastructure, and growth due to nearby single family residential higher densities identified by the application are not themselves significantly changed conditions implying a need to amend the Comp Plan.

To achieve compatible infill redevelopment, policies direct a balance between neighborhood and city interests and encourage the most efficient use of land at urban densities. The proposal would not be able to achieve this balance and efficiency because its multiple ownerships and complicated property configurations make it unable to actually realize a redevelopment potential at a higher density without neighborhood impacts. Inoue-Lasswell is thus different from previous CPAs that increased the residential density of similar low-density areas. However, these latter CPAs were found consistent because their attributes of simple ownership and property configurations made them appropriate for accommodating increased density.

Expanding the geographic scope was necessary. However, doing so does not make the application meet other threshold criteria.

Brentwood Acres' multiple ownership, configuration patterns, and coherent neighborhood structure leaves it more in common with other low-density neighborhoods in Bellevue* that are considered predominantly fully platted and developed. These similarities of ownerships, patterns, and neighborhood structure make consideration of a CPA for Brentwood Acres premature.

*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.

BACKGROUND

The site currently consists of twelve single family parcels. If the CPA is adopted, the site could be rezoned to allow redevelopment at up to five units (R-5) per acre.

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. The site has not been examined since the Southeast Bellevue Subarea Plan was adopted.

- 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. There are no ongoing planning studies in the area.

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

The application 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); and

The proposed amendment does not address significantly changed conditions on the subject property or its surrounding area.

Citywide housing supply and demand, the age and quality of property infrastructure, and growth due to nearby higher single family residential densities are not themselves significantly changed conditions implying a need to amend the Comp Plan. These conditions identified by the application are evidence of the passage of time and growth itself, both of which are anticipated in the Comprehensive Plan.

For example, Brentwood Acres' unified pattern of low density residential development predates the newer neighborhoods around it. The Brentwood Acres configuration dates from 1954, with the original, larger Upper and Renick's Belt Addition subdivision first platted in 1891. Increasing density is not a Comprehensive Plan response to the impact of the passage of time and growth itself.

Revitalization of older neighborhoods does not inherently require increases in density. Areas such as West Bellevue and Bridle Trails show this, where owners make investments and city programs such as Neighborhood Investment and Neighborhood Enhancement support revitalization. (Land Use Element – Challenges p. 35).

- 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

At its April 14, 2010, study session the Planning Commission noted consideration of this application should occur by expanding its geographic scope from the original

two-parcel proposal to include all of the similarly situated property in Brentwood Acres.

The twelve Brentwood Acres parcels share the characteristics of the originally proposed amendment sites. They are individually owned, were all platted from the original Covenants (see Attachment 2), and share access from privately-defined roadways. They have the same lot dimensions and zoning, and are similarly-situated in relation to the areas outside their geography. All the parcels are on city water but share an historical 1/12 interest in a community well site. Only two parcels are on sewer (required by emergency action). It would have been difficult to single out individual lots without asking the question of the whole area.

Expanding the geographic scope was necessary. However, doing so does not make the application meet other threshold criteria. It did not create a significantly changed condition or a potential consistency with policy.

- 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

Staff believes the proposal will likely prove inconsistent with current general Comprehensive Plan policy for the infill of site-specific amendments. If the proposal advances to Final Review we will examine it for consistency with infill redevelopment policies which direct a balance between neighborhood and citywide interests (Citizen Participation CP-2 p. 27) and which encourage the most efficient use of land at urban densities (Land Use Element Citywide Focus Minimum Density p. 37).

We will also compare it to previous CPAs that increased the residential density of similar low-density areas. However, these CPAs were found consistent with infill policy because their attributes of ownership and property configuration made them appropriate for accommodating increased density. Example CPAs include Turulja (1994), Hunter-Lindor (1999), (Botch (2003), Tingle (denied-2005), and Hancock/Muren (2006).

; and

- 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 sent out an informational letter to the other Brentwood Acres properties, with their engagement necessary for discussion of the expansion of the geographic scope.

This letter was in addition to the required notice provided by the Weekly Permit Bulletin. As noted, the Planning Commission noted consideration of this application should occur by expanding its geographic scope to include all twelve parcels in Brentwood Acres.

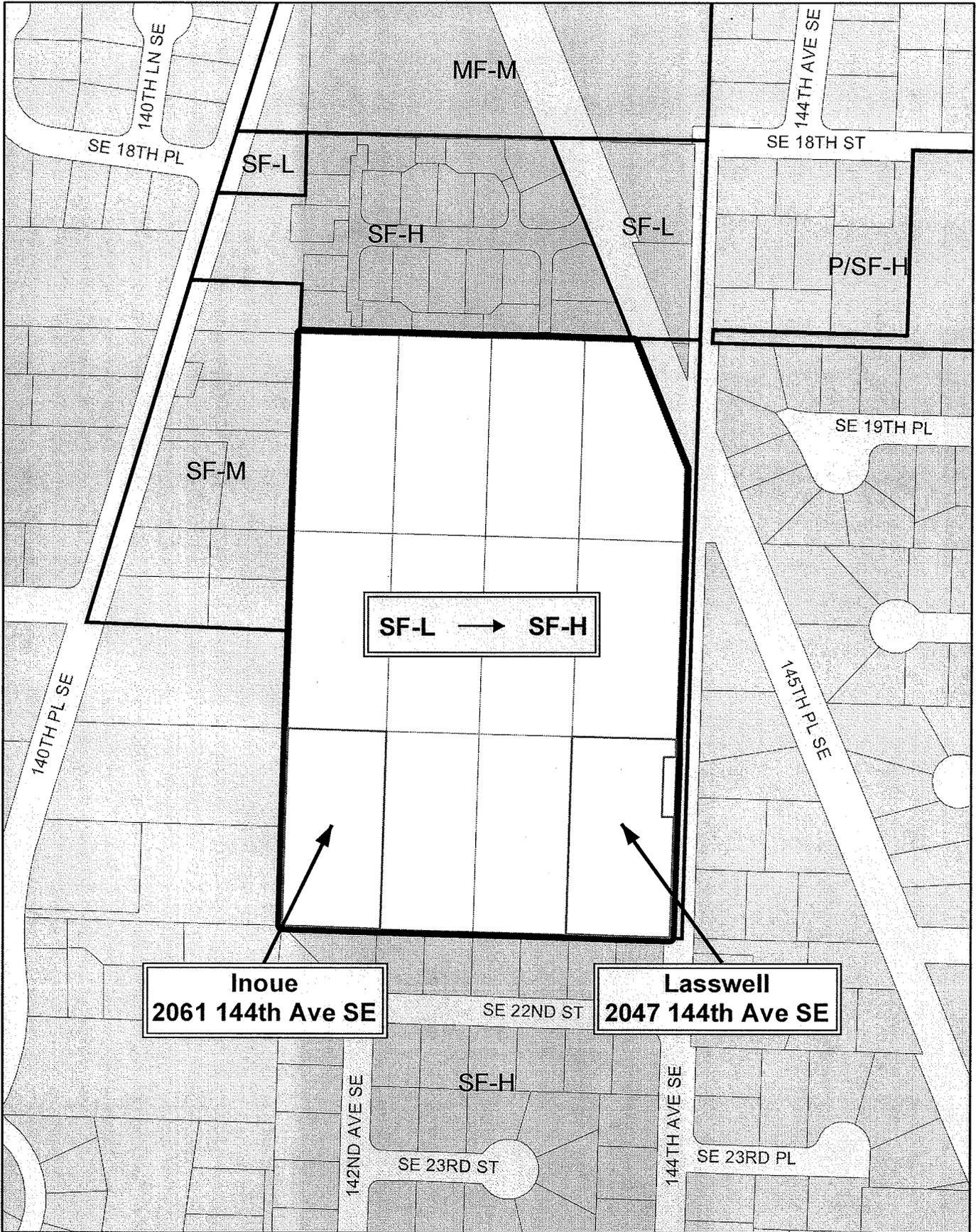
Staff spoke to or received comments from seven of the ten parcels added through the expansion of geographic scope, and have also heard from four property owners adjacent to Brentwood Acres. These comments have generally been informational in nature, and discussed property value, infrastructure, and the CPA process and contributing to it. See Attachment 3.

One Brentwood Acres owner noted issues to be addressed regarding access, water and sewer infrastructure and identified acceptable conditions for the provision of such infrastructure.

An adjacent owner noted opposition, characterizing the timeless nature of the neighborhood.

ATTACHMENTS

1. Inoue-Lasswell site map
2. Brentwood Acres Covenants
3. public comments



Inoue / Lasswell CPA
Proposed Comprehensive Plan Designations

UPPER AND RENNICKS

COVENANTS

AUGUST 1954

Restrictive Covenants Oct 8-54
Oct 8-54

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A. S. Hansen and Esther Hansen, hwf,
being the owners, or having right of ownership
through contract, of

Tracts Q, 5 and 6, Upper and Rennicks Belt Line addition,
acdg to vol 7 of plats pg 94, kv;

do hereby establish a general, uniform plan or scheme for the
development, imprvmt and maint of all of sd rl ppty, and
said

A. S. Hansen and Esther Hansen, hwf, hereby estab mutual
esmnts herein set forth, subj to whch all parcel lots and
areas in sd rl ppty shall be held or sold by them
and sd mutual esmnts and other prov of sd plan or scheme shall
inure to the benefit and shall bind any and all of sd ppty,
and each and every part and parcel thof, and shall bind all
the owners thof and their succ in int thereto.

1. These restrictive mutual esmnts and other cond of
the sd plan or scheme shall attach to and pass with the sd
rl ppty and each and every part and parcel thof. If the
parties herto, or any of them, or their heirs, exctrs,
admnstrs or assigns, shall violate or attempt to violate any

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of the provisions of these restrictive mutual esemts, it shall be lawful for any other person or persons owing any rl ppty sit in sd ppty to prosecute any proceedings at law or in equity agst the person or persons violating or attempting to violate any of these prov, either to prevent him from so doing, or to recover damages or other compensation for such violation. In validation of any one of these covs, by Jdgmnt or court order shall in nowise affect any of the other prov which shall remain in full force and effect.

2. All of the tts shall be desig as "residence lots." Abuilding smite shall consist of one or more such "residence lots." The "residence lots" are df:

- (A) The E 175 ft of tt 5, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, -kcw
 Subj to an esmnt over the S 30 ft and the E 20 ft thof for road purp; and for utilities;
 Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of sd tt 5 and over the N 30 ft of tt 6 in sd add and over the N 10ft of the S 40 ft of the W 70ft of sd tt 5 and S 10ft of the N 40 ft of the W 70ft of tt 6;
 Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tt 6.

- (B) The W 155 ft of the E 330 ft of tt 5, Upper & Renick's Belt-Line Addition to Seattle, acdg to vol 7 of plats pg 94, kow

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SUBJ to an esmnt for road purp. over the S 30 ft thof; and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of sd tt 5 and over the N 30 ft of tt 6 in sd add and over the N 10ft of the S 40 ft of the W 70ft of sd tt 5 and S 10 ft of the N 40 ft of the W 70ft of tt 6;

Tgw an undiv 1/212th int in the E 20 ft of the S 100ft of then 130 ft of sd tt 6.

(C) The W 155 ft of the E 485 ft of tt 5, Upper & Renick's Belt-Line Addition to Seattle, acdg to vol 7 of plats pg 94, kcw Tgw Subj to esmnt over the S 30 ft thof for road pur; and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of sd tt 5 and over the N 30 ft of tt 6 in sd add and over the N 10ft of the S 40 ft of the W 70ft of sd tt 5 and S 10ft of the N 40 ft of the W 70ft of tt 6;

Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tt 6.

(D) Tt 5, EXCEPT the E 485 ft thof, Upper & Renick's Belt-Line Addition to Seattle, acdg to vol 7 of plats pg 94, kcw Subj to an esmnt over the S 30 ft and the N 10ft of the S 40 ft of the W 70ft for road purp; and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of sd tt 5 and over the N 30 ft of tt 6 in sd Add and over the S 10ft of the N 40 ft of the W 70ft of tract 6;

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Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tt 6.

(E) The W 155 ft of the E 175 ft of tt 6, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, kcw
Subj to an esmnt over the N 30 ft thof for road purp; and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of tt 5 and over the N 30 ft of sd tt 6 and over the N 10 ft of the S 40 ft of the W 70ft of tt 5 and S 10ft of the N 40 ft of the W 70ft of sd tt 6;

Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tract 6.

(F) The W 155 ft of the E 330 ft of tt 6, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, kcw
Subj to an esmnt over the N 30 ft thof for road purp; and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S 30 ft of sd tt 5 and over the N 30 ft of sd tt 6 in sd add and over the N 10ft of the S 40 ft of the W 70 ft of sd tt 5 and S 10ft of the N 40 ft of the W 70ft of sd tt 6; Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tract 6.

(G) The W 155 ft of the E 485 ft of tt 6, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, kcw; (Cont'd on 5) 10

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Subj to an esmnt over the N 30 ft thof for road purp;
and for utilities;

Tgw an esmnt for road purp over the E 20 ft and the S
30 ft of tt 5 and over the N 30 ft of sd tt 6 in sd add
and over the N 10ft of the S 40 ft of the W 70ft of sd tt 5
and S 10ft of the N 40 ft of the W 70ft of sd tt 6;

Tgw an undiv 1/12th int in the E 20 ft of the S 100ft
of the N 130 ft of sd tt 6.

(H) Tt 6, EXCEPT the E 485 ft thof, Upper & Renick's Belt-
Line Addition to Seattle, acdg to vol 7 of plats pg 94, kcw;

Subj to an esmnt over the N 30 ft and S 10ft of the N 40
ft of the W 70ft thof for road purp; and for utilities;

TGW an esmnt for road purp over the E 20 ft and the S 30
ft of tt 5 and over the N 30 ft of sd tt 6 in sd add and
over the N 10ft of the S 40 ft of the W 70ft of sd tt 5;

Tgw an undiv 1/12th int in the E 20 ft of the S 100ft
of the N 130 ft of sd tt 6.

(I) The E 175 ft of tract Q, Upper & Renick's Belt-Line
Add to Seattle, acdg to vol 7 plats pg 94, kcw; Except por
included in 145th Place;

Subj to an esmnt over the S 20 ft and the E 20 ft thof for
road purp; and for utilities;

Tgw an esmnt for road purp over the S 20 ft of the E 485 ft
of sd Tt Q;

Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of
the N 130 ft of sd tt 6.

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(J) The W 155 ft of the E 330 ft of Tt Q, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, kcw Subj to an esmnt over the S 20 ft thof for road purp; and for utilities;

Tgw an esmnt for road purp over the S 20 ft of the E 485 ft of sd ~~tt~~ tract Q;
Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tt 6.

(K) The W 155 ft of the E 485 ft of Tt Q, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 plats pg 94, kcw Subj to an esmnt over the S 20 ft thof for road purp; and for utilities;

Tgw an esmnt for road purp over the S 20 ft of the E 485 ft of sd tt X Q;
Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tt 6.

(L) Tract Q, Except the E 48. ft thof, Upper & Renick's Belt-Line Add to Seattle, acdg to vol 7 of plats pg 94, kcw Tgw an esmnt for road purp over the S 20 ft of the E 485 ft of sd tt Q; and for utilities;
Tgw an undiv 1/12th int in the E 20 ft of the S 100ft of the N 130 ft of sd tract 6.

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3. No bldg or structure shall be erected, constructed, maintained or permitted upon the ppty, except upon a bldg site as herein defined, and no bldg or structure shall be erected, constructed, maintained, or permitted on a bldg site, other than a single, detached dwelling house, except the appurtenances to any dwelling house such as private garages, stables, garden houses, pergolas, conservatories, or similar structures, architecturally in harmony therewith and of permanent construction, may be erected within the bldg limits hereafter set forth.

4. No dwelling house may be erected on any of the sd bldg sites containing less than 1200 sq ft of floor area, exclusive of garages, garden houses and other bldgs and appurtenances mentioned above.

* 5. Only one story and tri-level structures shall be permitted, but in no case shall any ridge or peak be more than 20 ft above the high point of finished grade of any lot. No dwelling house or any part thereof or any other structure, except as herein specified, exclusive of fences and similar structures, shall be placed nearer than 50 ft from any street or road line created by esmt granted, measured at the closest pt of sd structure to the street front or road line, excepting on tracts designed as A and E, sd limitation shall be 35 feet. Garages shall be attached to the house or connected thereto by breezeway or fences or similar methods.

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A dis of 35 ft must be left betw any structures erected on sd bldg site and the side line of sd bldg site. A dis as aprvd by the County Building Department must be left betw any structures erected on sd bldg site and the line of sd bldg site rng E and W at the opposite end of the bldg site from the road rng E and W, which road is created by esmnts granted.

6. All bldgs to be erected on sd ppty shall be aprvd by A. S. Hansen. After such approval, complete plans and specifications of all proposed bldg, structures and exterior alterations, togw detailed plans and specifications showing proposed location of same on the particular site shall be submitted to A. S. Hansen bef construction or alteration is started, and such construction or alteration shall not be started until approval thof in writing is given by A. S. Hansen.

As to all imprvmnts, construction and alteration in sd ppty, the sd A. S. Hansen shall have the right to refuse to approve the design, finishing or painting of any construction or alterations which is not suitable or desirable in sd add for any reason, aesthetic or otherwise, and in so passing upon such design, A. S. Hansen shall have the right to take into consideration the suitability of the proposed structure and of the material of which it is to be built to the site upon which it is proposed to erect the same,

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the harmony with other dwellings thin with the surroundings and the effect on the outlook of the adj or neighboring ppty and any and all other factors whch in his opinion shall affect the desirability or suitability of such proposed structure, imprvmnts or alterations.

If the sd A.S. Hansen fails to approve or disapprove said plans or specifications within 30 days after the same have been submitted to him or the making of such alterations prior to the completion thof, such approval will not be reqrd and the changes shall be deemed to be in compliance with the provision of this paragraph.

Provided, however, tht as soon as 30% of the lots in sd ppty have been sold by the present owners thof, A. S. Hansen shall have the right to apoint a committee of the owners of the sd building site and the sd committee shall succeed to all the powers and provisions of this said paragraph and shall sit in the place and stead of A. S. Hansen with respect thereto. The sd committee shall serve for a period of one yr from the date of such appointment and thereupon the owners of the lots in sd ppty shall elect or appoint another committee to perform the duties set out in this paragraph. The committee shall be ~~xx~~ of such a number and serve for such a period as the owners of the sd ppty shall designate.

7. No building or structure shall be moved onto any land embraced in sd plat from any land outside of sd plat, except a new, prefabricated ~~xx~~ structure, of a kind and type apprvd as stipulated in paragraph 6 hereof.

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No bldg of any kind shall be erected or maintained on a bldg site prior to the erection of the dwelling house thereon. No trailers shall be kept upon sd ppty except inside of garages.

8. The work of construction of all bldgs and structures shall be prosecuted diligently and continuously until such bldg and structure are fully completed and painted. All structures should be completed as to external appearance, incldg finished painting, within six months from the date of commencement of construction, unless prevented by causes beyond the owner's control.

9. No fence, hedge or boundary wall sit anywhere on any lot shall be higher than 6 ft abv the finished ground surface on the ground on which sd fence or hedge is sit, nor shall any fence, hedge or wall sit on the front of any bldg site have a height greater than 4 ft above finished graded surface of the ground upon which sd fence, hedge or wall is situated.

10. No trees or shrubs other than existing trees on any of the sd ppty shall be permitted to reach a height tht will obstruct the floor level view of the adj or neighboring ppty

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11. No noxious or undesirable thing or undesirable use of the ppty shall be permitted on sd ppty or in sd addition. The construction ~~is~~ of a spite or nuisance wall, hedge, fence or tree shall be prohibited on sd ppty.

12. No trash, ashes or other refuse may be thrown or dumped ~~x~~ on any lot of sd addition. No bldg materials of any kind shall be placed or stored upon any lot until the owner is ready to commence construction and the bldg materials shall be placed within the ppty line of the bldg site upon which sd structure shall be started and shall not be placed in the streets.

13. No fowl or animal other than song birds, (2) dogs or (2) cats or (3) horses shall be kept upon any of the ppty in sd addition.

14. No driveways or other means on ingress or egress shall be maintained from sd ppty in esmnts granted.

15. Upon the sale of any of the res lots by A. S. Hansen and Esther Hansen, hwf, the sd lots shall each be assessed the sum of ~~\$25.00~~ \$25.00, sd sum to be placed in a fund and expended for the maintenance and operation of the water system serving sd lots, and the maintenance in a good and passable cond of the roads created by the esmnts granted. If said fund is depleted from time to time, adtnl assessments not to exceed \$25.00 for ech lot may be made in order to maintain the fund for

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the intended purposes: provided, however, no owner of any residence lot shall be responsible for nor pay in excess of 1/12th of any assessments for each residence lot owned by him. Such pymts or assessments shall be made to A. S. Hansen until such time as the majority of the owners (A.S. Hansen to be considered as one owner until all residence lots have been sold by him) shall agree among themselves to form a committee for the future management of the water system and maint of the roads. Until said committee is formed, A. S. Hansen shall manage the water system and roads and shall pay the costs and maint charges out of the fund provided for herein. A.S. Hansen, or any subseq committee agreed upon, shall hold such funds in trust for the owners of the residence lots. All the owners by unanimous consent and agrmt may at any time form such corporate organization as they may deem necessary to carry out the provisions of this paragraph. A. S. Hansen, or successor committee, shall account to the owners of residence lots at periodic intervals on the collection and expenditure of sd funds.

16. No well of any kind shall be dug or operated on any of sd ppty, nor shall any machinery, appliance or structure or unsightly material be placed upon, stored or maintained thereon; nor shall any excavation for stone, sand, or gravel or earth be made on sd prem unless such excavation is necessary in connection with the erection of an improved structure thereon.

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17. All bathroom, sink and toilet conveniences shall be inside of house or bldg and shall be connected by underground pipes with a private septic tank of a depth and type of construction apprvd by King County and State of Washington Health Authorities. The drains from sd septic tank shall be kept within the bldg limits of each tract as hereinby desud. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has first passed through an absorption field apprvd by the health authorities, provided, however, tht when a sewer line is constructed to within 100 ft of any por of the bldg site upon whch sd house or bldg is loc, sd bath room, sink and toilet conveniences shall, within 90 days after completion of sd sewer line, be connected with sd sewer pipe, if it is possible to connect therewith.

18. These restrictive covs shall run with the land and shall be binding upon all parties herto and all persons claim- ing under them until Oct 1-74 at whch time sd covs shall be automatically extended for subseq periods of 10 yrs unless the owners of sd lots, by a majority vote, agree to change sd covs in whole or in part.

A. S. Hansen
 Esther Hansen

kcw Oct 8-54 by A. S. Hansen & Esther Hansen, hwf, bef
 Corwin P. Shank npfor Wnresat Bellevue (ns) Oct 19-58)
 Mito Corwin P. Shank 10205 NE 1st St Bellevue, Wn

vls

Matz, Nicholas

From: DAVID LORENA EPSTEIN [daveowaveo_1@msn.com]
Sent: Saturday, March 27, 2010 8:06 PM
To: Matz, Nicholas
Subject: Single Family High Zoning

What is the definition of "Single Family High"? Several properties in our neighborhood want to change from Single Family Low to Single Family High. What does that mean with regards to what can be built on the site?

Dave

Matz, Nicholas

From: Tina Janni [tinajanni@yahoo.com]
Sent: Friday, April 16, 2010 4:40 PM
To: Matz, Nicholas
Subject: Project # 10-103531 AC

Hello Mr. Matz,

As discussed, I am following up with you to share my contact information and to request a copy of the agenda, etc. from the 4/14/10 meeting during which this project was presented to the Planning Commission.

I know you indicated that you would be driving by to verify the information posted on the Land Use Proposal sign, however, in case you weren't able to, I did check to confirm that only your name and telephone number are listed. There is no information regarding a map of the sites, a website or an e-mail address for you.

I also have a couple of follow-up questions that I wanted to pose:

1.) Is there a website that information and updates are posted on regarding the status of this project? Rather than calling or e-mailing you each time, it would be helpful if there were a site that allowed interested parties (such as myself) to verify the date/time/location of the public hearing, etc.

2.) Regarding the tentative date of May 26, 2010 for the public hearing, I neglected to confirm with you the location and time of the event. Will it be held at City Hall, and if so, do you know the likely time?

Thank you in advance for your time and assistance in this matter. I've greatly appreciated both your professional demeanor and accessibility in discussing this project with you during our two phone conversations.

Please don't hesitate to contact me if I may be of any assistance in this process, or if there is further information our neighborhood should be aware of.

Have a great weekend!

Regards,

Tina

Tina Janni
14206 SE 22nd Street
Bellevue, WA 98007
(425) 922-0831 mobile

Matz, Nicholas

From: doug kaimakis [borabora04@nwlinc.com]
Sent: Wednesday, April 07, 2010 1:21 PM
To: Matz, Nicholas
Subject: re: 10-103531 AC Inoue/Lasswell

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Nicholas:

I'm writing in response to your letter to my father, Paul Kaimakis (Sandra is deceased) regarding the property at 2033 144th Ave SE. He spends most of his time in Palm Springs these days, and I manage his affairs here.

We support the application, and wonder if this includes the entire Brentwood Acres subdivision, or only the named properties. I'd be very interested in reviewing the application via email/pdf if possible. If we want to add our property, can you inform me about the steps involved so I can discuss this with my father?

Thanks in advance!
Best regards,
Doug Kaimakis

Matz, Nicholas

From: DON SHIMONO [earthkpr@msn.com]
Sent: Saturday, April 03, 2010 1:42 PM
To: Matz, Nicholas
Subject: Inoue and Lasswell Land Use Changes
Attachments: Inoue and Lasswell Land Use Changes.doc

Nicholas,

I will not be able to make the meeting this month so I have attached my concerns and recommendations regarding the Inoue and Lasswell Land Use changes.

Don Shimono
2025 144th Avenue SE
Bellevue, WA 98007
425-865-0072
earthkpr@msn.com

Inoue and Lasswell Land Use Changes

Issues to be addressed

1. Will the private road to the Inoue residence be purchased by COB and if so, will the COB widen the road with new paving, striping and new sidewalks, street signage and lighting?
2. Will the COB compensate the affected properties along the private road for mitigation measures necessitated by the road widening?
3. New subdivision will require houses that are currently on septic systems to be on sewer. Will the new sewer line hook up to the sewer line along 144th Avenue SE or hook up to the sewer line along Kamber Road?
4. If the sewer line is connected to the 144th Avenue sewer line, will Inoue be required to pay for the new sewer line and will this require all residences along the private road to hook up to the new sewer line? Who will pay for the hook up to each residence?
5. If the sewer line is connected to the 144th Avenue sewer line will the new sewer line be deep enough to allow for a gravity fed sewer lines to residences along the north side of the private road so that a pump system would not be required for those residences?
6. Will the intersection at 144th Avenue SE and 145th Place SE require redesign to accommodate heavier traffic?
7. Will Lasswell be required to purchase the parcel of land adjacent to the Lasswell property that is owned by the 12 residences of Brentwood Acres as part of the subdivision?

Acceptable Conditions

1. Subdivisions of both the Inoue and Lasswell property will be acceptable if it is reduced to a maximum of 3 houses per acre.
2. A buffer strip be provided along property lines that abut adjacent existing residences.
3. The COB install a widened striped roadway to the Inoue residence with curb, gutter and sidewalk, street lighting and signage identifying the new public street name and a speed limit of 20 mph at no cost to the affected residences.
4. The COB adequately compensates affected residences to purchase the easement and install a new road that will be wide enough to meet City codes and provide appropriate mitigation measures for each affected residences.
5. If a new sewer line is installed along the new road, the COB will require Inoue to pay for the new sewer line with stub outs for each affected residences. The new sewer line should be installed deep enough to allow for installation of gravity fed sewer lines from each affected residence.
6. Provide appropriate design for the intersection of 144th Avenue SE and 145th Place SE that will meet City Codes for the increased number of houses that will be utilizing 144th Avenue SE.

Matz, Nicholas

From: Bob Carlisle [bjc-ops@comcast.net]
Sent: Monday, March 29, 2010 2:40 PM
To: Matz, Nicholas
Subject: Covenants - Brentwood Acres
Attachments: Covenants.PDF

Nicholas --

Attached is a copy of the covenants, as we discussed this afternoon. Unfortunately, the first page is oriented differently, but you can probably handle that.

Call either Jan and I if you need any more information (425-644-8756). Thanks again for the information you gave us in our telephone conversation.

Bob Carlisle



COMPREHENSIVE PLAN AMENDMENT

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

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

Received
 FEB 01 2010
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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)

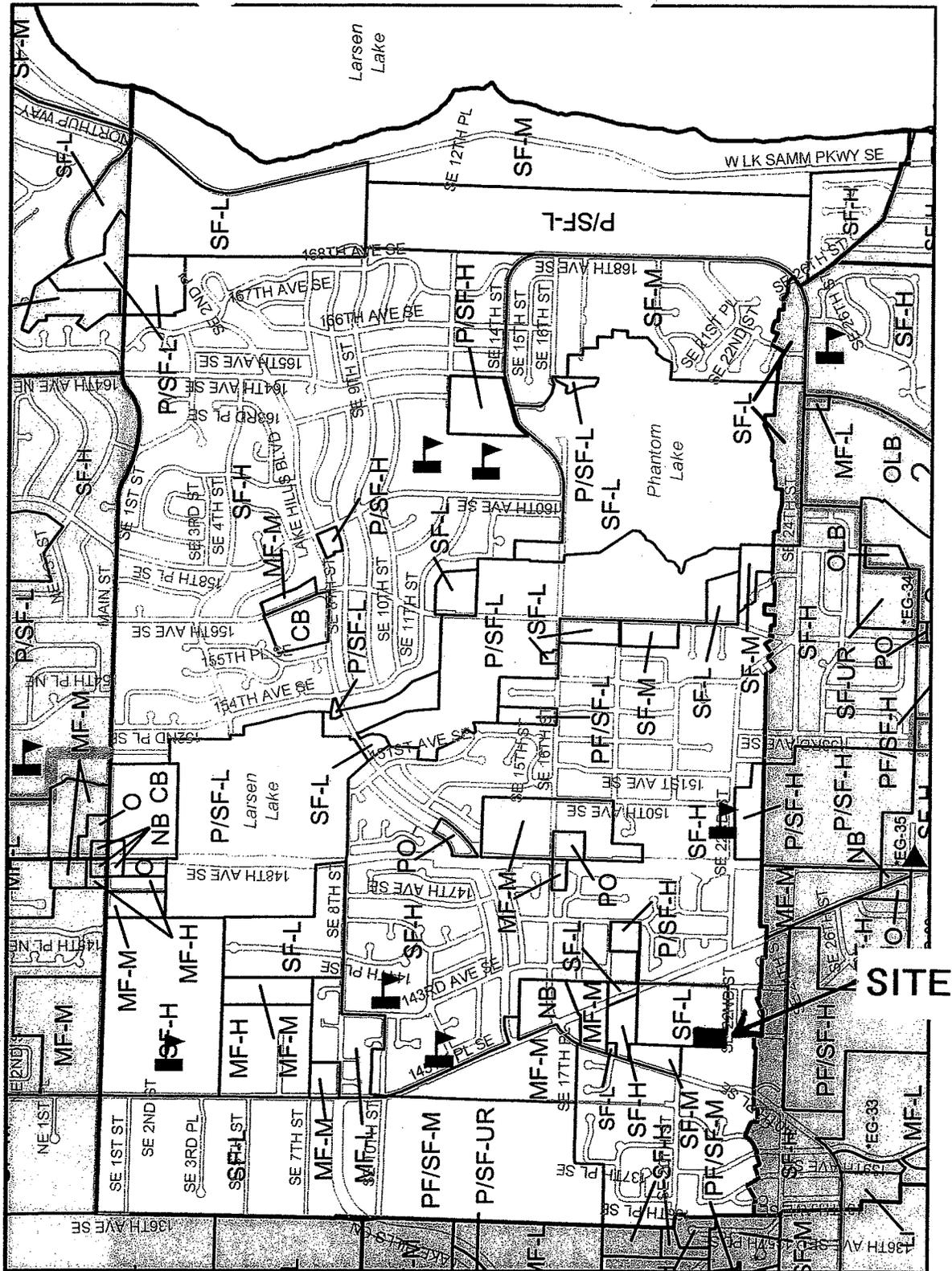


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

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

JAN 29 2010

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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

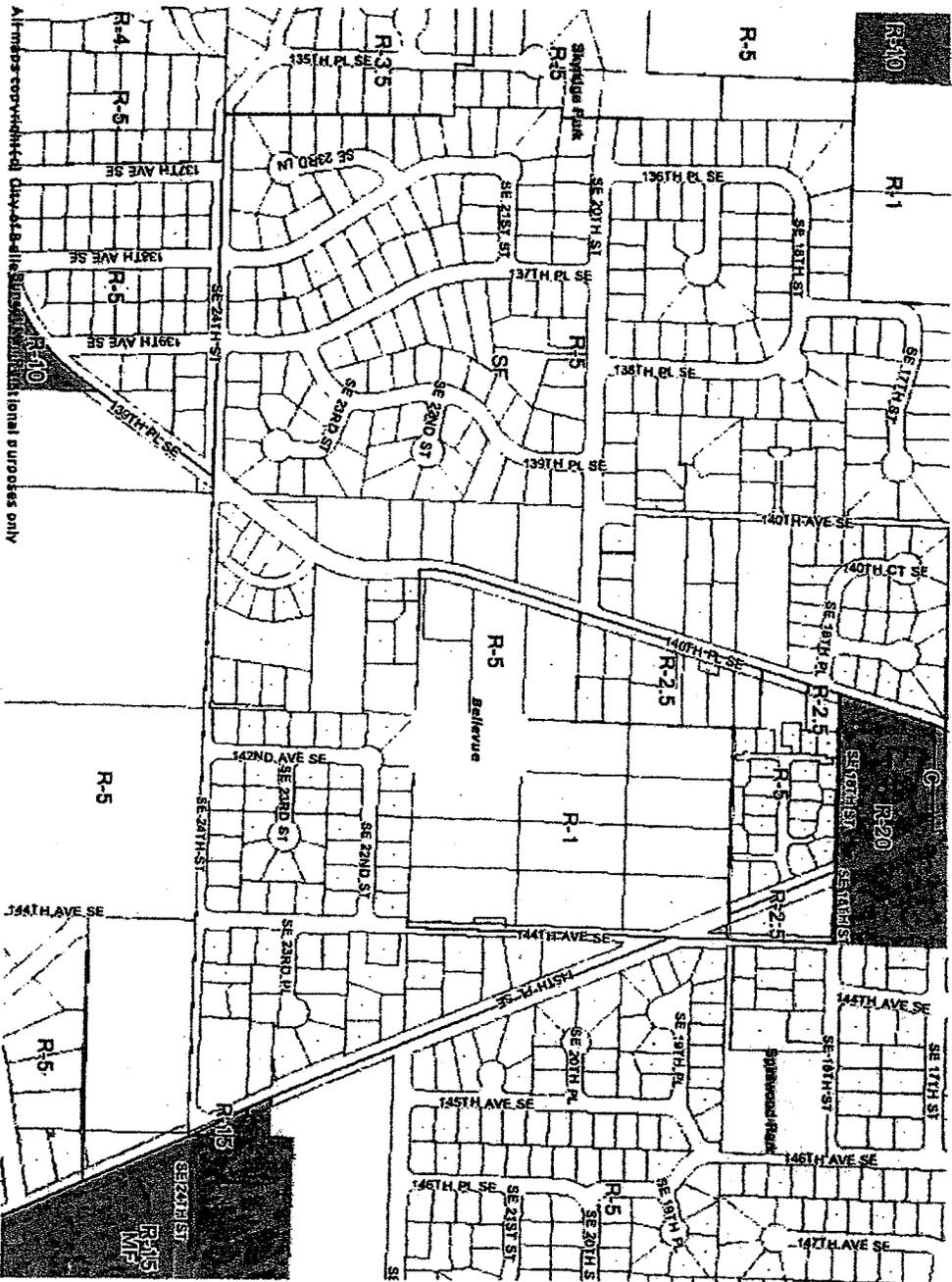
H. The proposed amendment is not require or directed by State law, or a decision of a court or administrative agency.

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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- Search
- Tools
- Zoom To
- Help



- Search
 - Property info
 - Layers
 - Legend
- Use the cursor to identify properties

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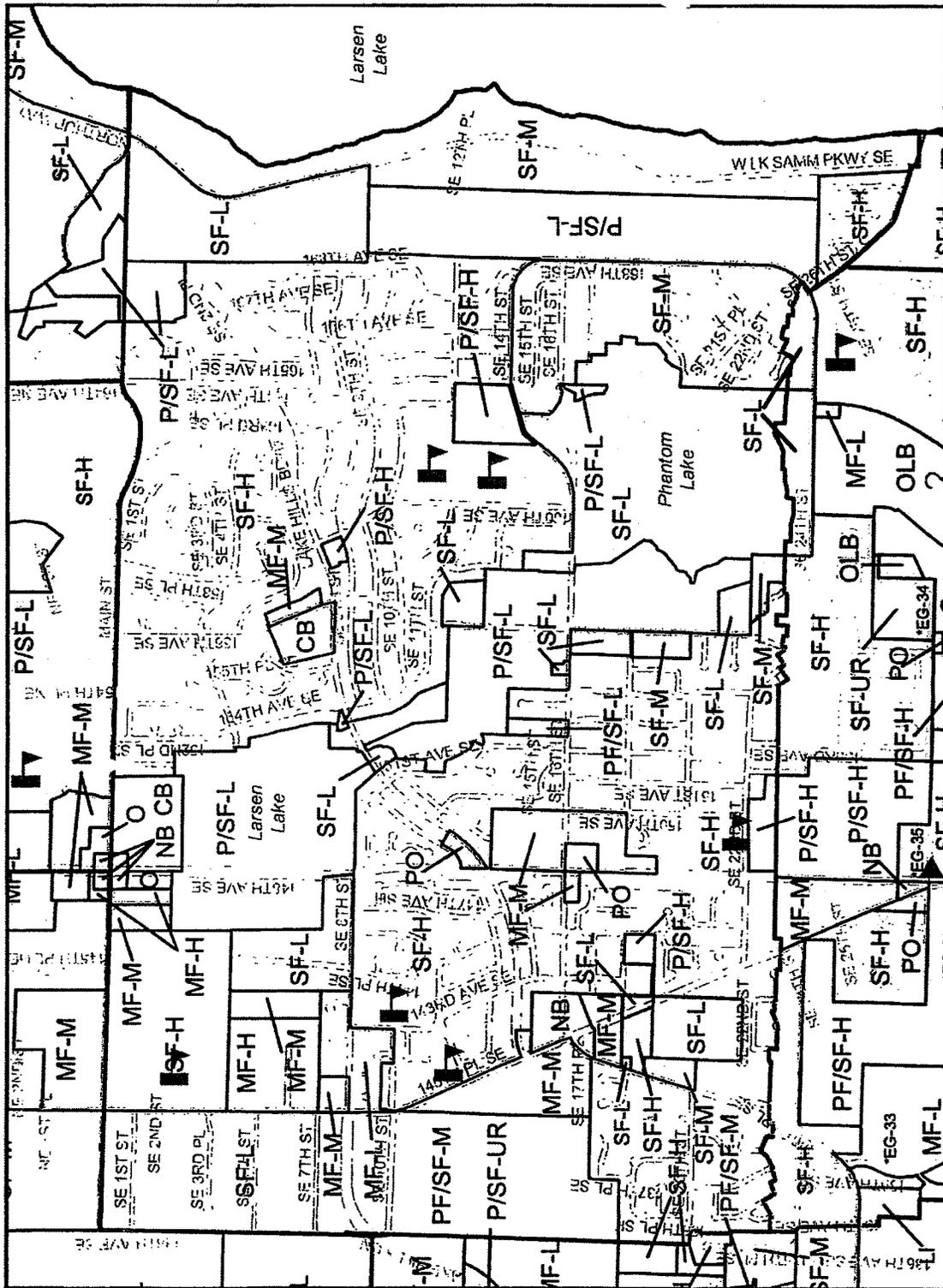


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

- | | | | | | | | |
|-----|-------------------|--------|--------------------------|----|--------------------|--|-------------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | PF | Public Facility | | Planning Districts |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | | Bellevue City Limits (6/2005) |
| -H | High Density | NB | Neighborhood Business | | | | Lakes |
| -UR | Urban Residential | CB | Community Business | | | | |

CITY OF Bellevue

File Search Tools Zoom To Help



Search Property Info Layers Legend

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

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

This report was generated on 1/26/2010 2:21:33 PM

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CITY OF Bellevue

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Search	Property Info	Layers	Legend
City of Bellevue			
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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<hr/> Highlight Parcel <hr/>			
<hr/> Property Report <hr/>			

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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		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PRIVATE
Present use	Single Family(Res Use/Zone)	Plat lot	5-6	Access	PUBLIC
Lot area	57,934 sq. ft. (1.33 acres)	Q-S-T-	SE-3-24-5	Street surface	PAVED
		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 & SE-3-24-5	Access	PUBLIC PAVED
Lot area	54,450 sq. ft. (1.25 acres)	Q-S-T-R		Street surface	

Residential building description

Building	1 of 1	Total living sq. ft.	4,370	Bedrooms	5
Year built	1957	1st floor sq. ft.	4,370	Baths	2
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	2
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	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
City of Bellevue			
Property Information for 8838900263			
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

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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		
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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

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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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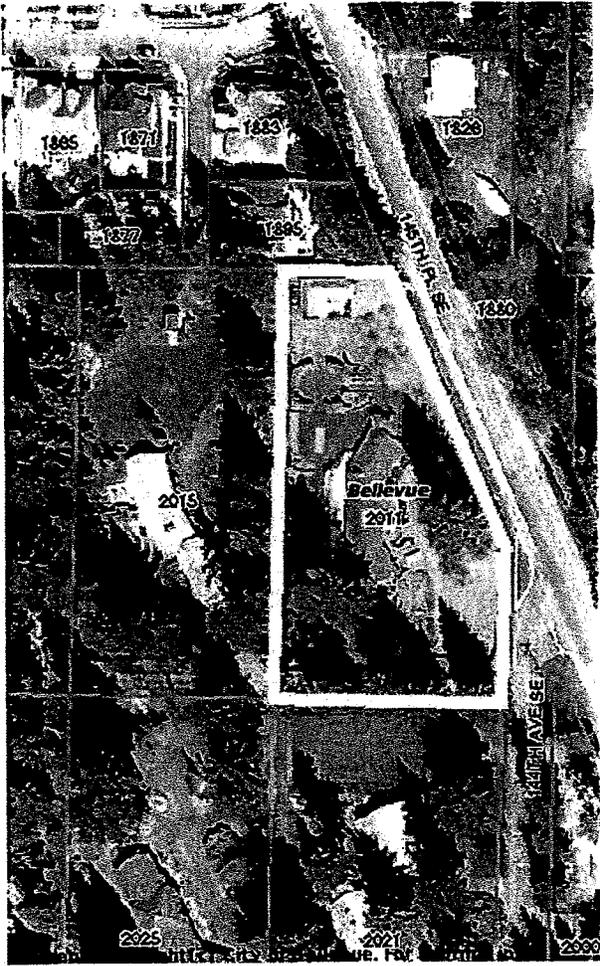
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Search	Property Info	Layers	Legend
City of Bellevue Property Information for 8838900260			
PIN:		8838900260	
Address:		2011 144TH AVE SE	
Tax Payer:		CARLISLE ROBERT A & JANICE L	
Land Value		\$649,000	
Improvement Value		\$143,000	
Total Value		\$792,000	
Elementary 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 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

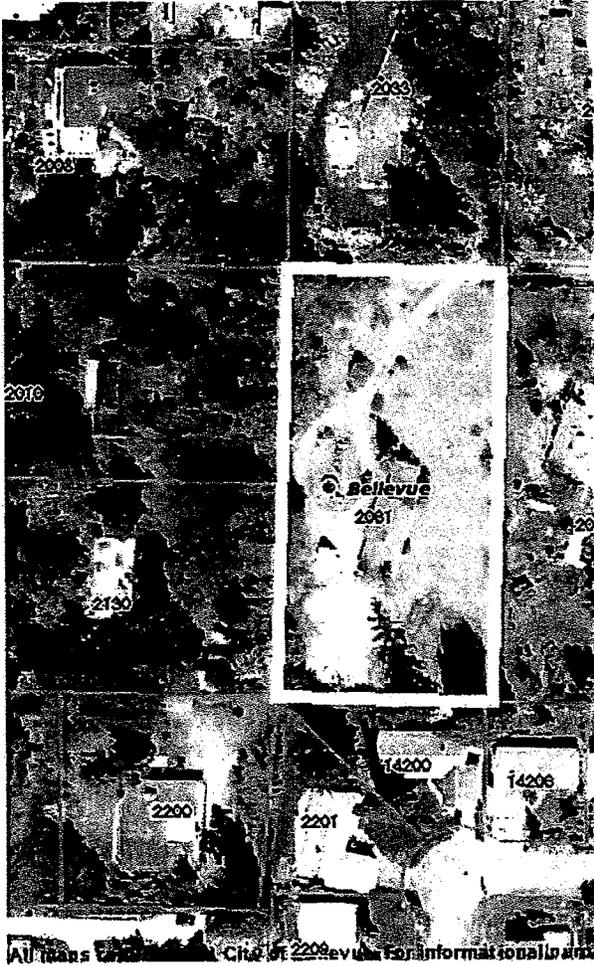
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City of Bellevue			
Property Information for 8838900033			
PIN:	8838900033		
Address:	2061 144TH AVE SE		
Tax Payer:	INOUE KUNIO & KAZUYO		
Land Value	\$787,000		
Improvement Value	\$10,000		
Total Value	\$797,000		
Elementary School District	Lake 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

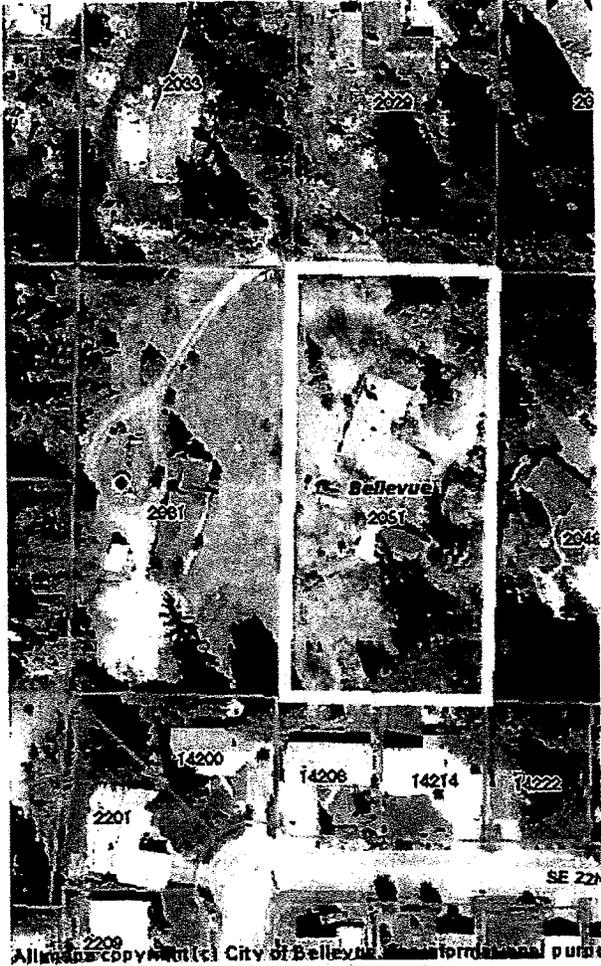
Property name		Plat name	UPPER & RENICKS BELT LINE ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6	Access	PRIVATE

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

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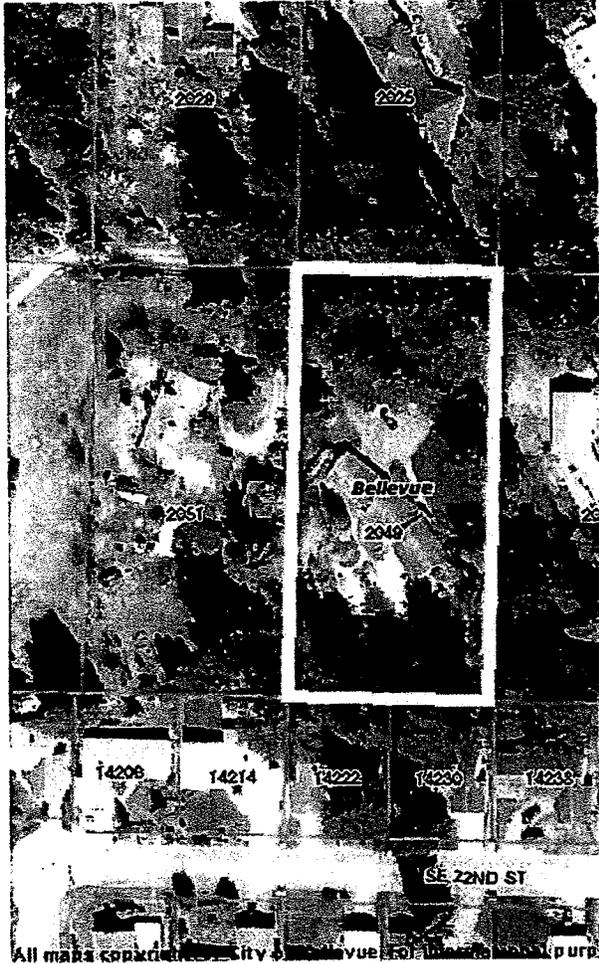
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search by condo name

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 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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KCGIS Parcel Reports

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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
		2nd floor sq. ft.	0	Free-standing fireplace	0
Condition	Good	Upper floor sq. ft.	0	Percent brick or stone	0
Finished basement grade	9 - Better	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 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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Property Report

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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
giscenter@kingcounty.gov

+ 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	1st floor sq. ft.	1,940	Baths	2
Year renovated	0	Half floor sq. ft.	0	1/2 baths	0
Stories	1	2nd floor sq. ft.	0	3/4 baths	0
Building grade	9 - Better	Upper floor sq. ft.	0	Single story fireplace	2
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.	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

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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		
<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 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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+ 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>[Signature]</i>
Checked by:	<i>[Signature]</i>

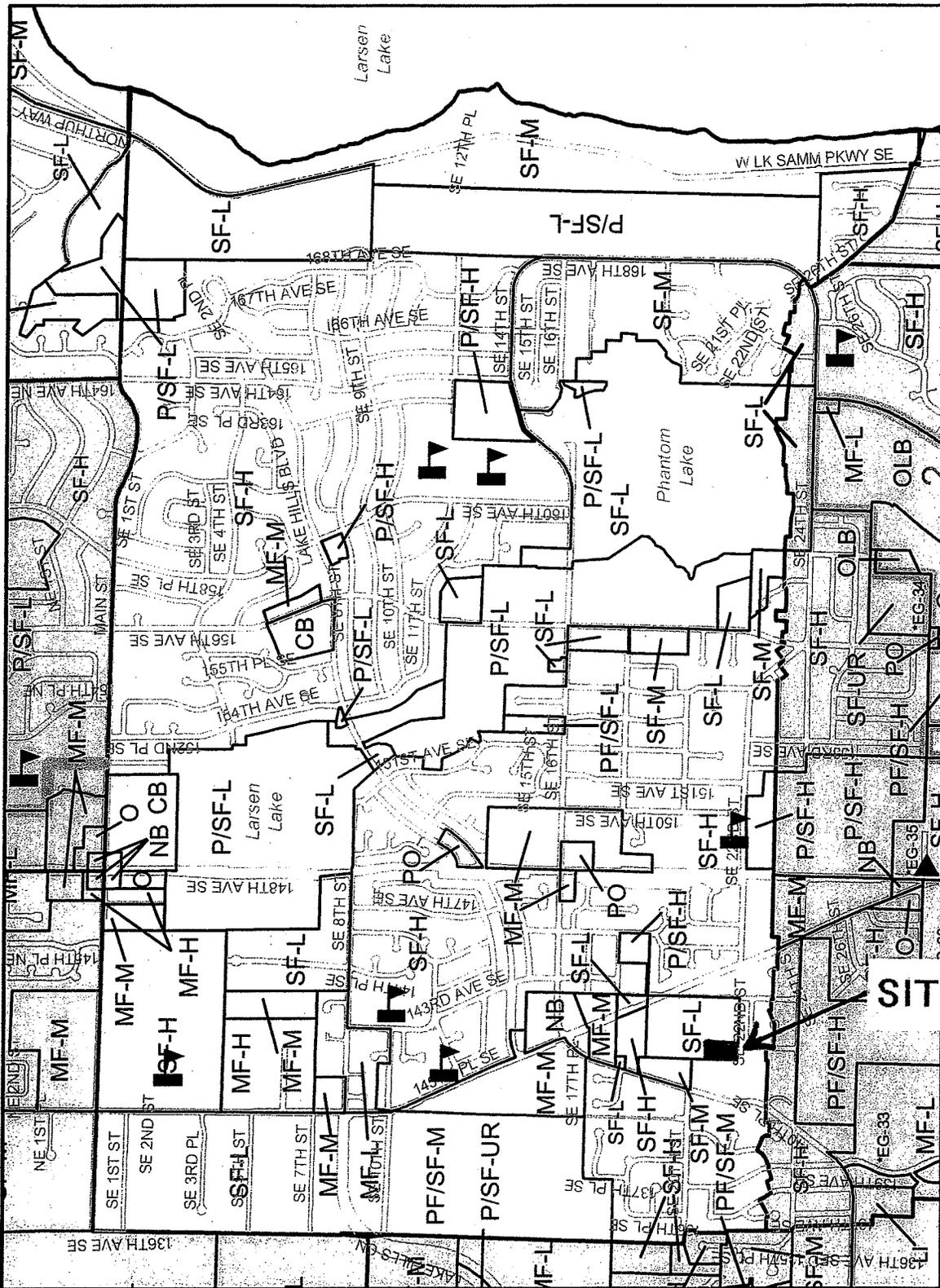


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

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 ()

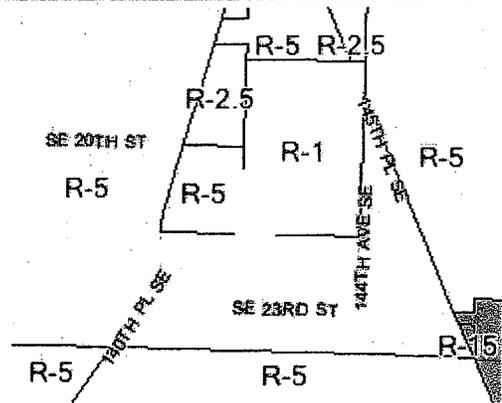
Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

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:

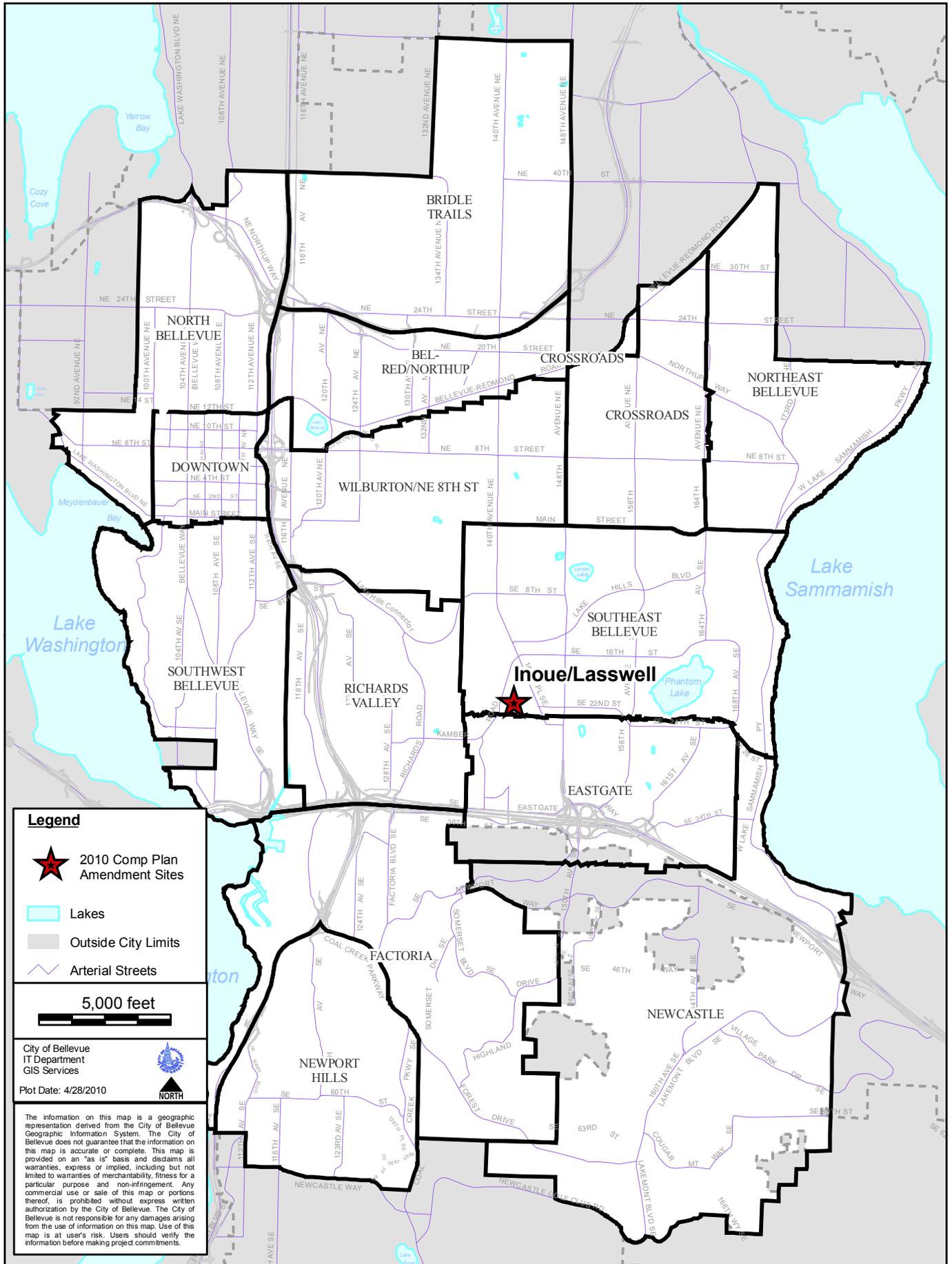
Any proposed future project under the R-5 zone would pay increased property taxes as well as required mitigation fees for roads, schools, parks, fire, police and general government impacts.

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.

2010 Comprehensive Plan Amendments

City of Bellevue



Legend

- 2010 Comp Plan Amendment Sites
- Lakes
- Outside City Limits
- Arterial Streets

5,000 feet

City of Bellevue
IT Department
GIS Services

Plot Date: 4/28/2010

NORTH

The information on this map is a geographic representation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. Any commercial use or sale of this map or portions thereof, is prohibited without express written authorization by the City of Bellevue. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at user's risk. Users should verify the information before making project commitments.

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...