



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave. NE
 BELLEVUE, WA 98004

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bruce Knowlton, CamWest Development, Inc.

LOCATION OF PROPOSAL: 6114 164th Avenue SE

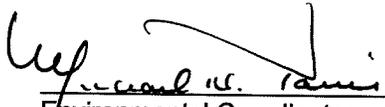
DESCRIPTION OF PROPOSAL: Application for 17 Lot Single Family Planned Unit Development combined with a Preliminary Plat

FILE NUMBER: 06-121249-LK

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **October 30, 2008**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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



 Environmental Coordinator

October 16, 2008
 Date

- OTHERS TO RECEIVE THIS DOCUMENT:**
- State Department of Fish and Wildlife
 - State Department of Ecology, Shoreline Planner N.W. Region
 - Army Corps of Engineers
 - Attorney General
 - Muckleshoot Indian Tribe



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

Proposal Name: **Cole Planned Unit Development/ Preliminary Plat**

Proposal Address: 6114 164th Avenue SE

Proposal Description: Proposed 17 Lot Single Family Planned Unit Development combined with a Preliminary Plat

File Number: **06-121249-LK**

Planner: Carol Saari, Associate Planner *CSaari*

Applicant: Bruce Knowlton, CamWest Development, Inc.

Decisions Included: Planned Unit Development (Land Use Code 20.30.D), Preliminary Plat Approval (Land Use Code 20.45B)

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

Michael Paine, Environmental Coordinator

Director's Recommendation Approval, with Conditions

Mike Brennan, Director
Development Services Department

Notice of Application:	<u>September 21, 2006</u>
Notice of Recommendation/ Bulletin Publication Date:	<u>October 16, 2008</u>
SEPA Appeal Deadline:	<u>October 30, 2008 5 p.m.</u>
Hearing Date:	<u>October 30, 2008 7 p.m.</u>

For information on how to appeal a proposal, visit Development Services at City Hall or call 425-452-6800 or TTY 425- 452-4636. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

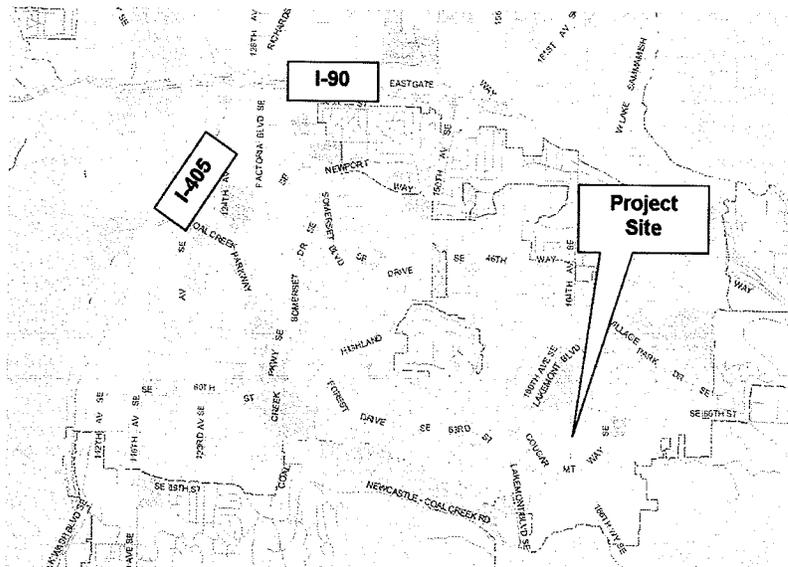
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Attachments:

- Exhibit A: Preliminary Plat/PUD (1 sheet)**
- Exhibit B: Boundary & Topographic Survey (1 sheet)**
- Exhibit C: Site Plan B with Road Plan (3 sheets)**
- Exhibit D: Preliminary Landscape Plan (1 sheet)**
- Exhibit E: Preliminary Clearing & Grading (2 sheets)**
- Exhibit F: Architectural Plans and Elevations (19 sheets)**
- Exhibit G: Transportation Map of 164th Avenue SE**
- Exhibit H: Map showing lot to the Southwest**

Vicinity Map

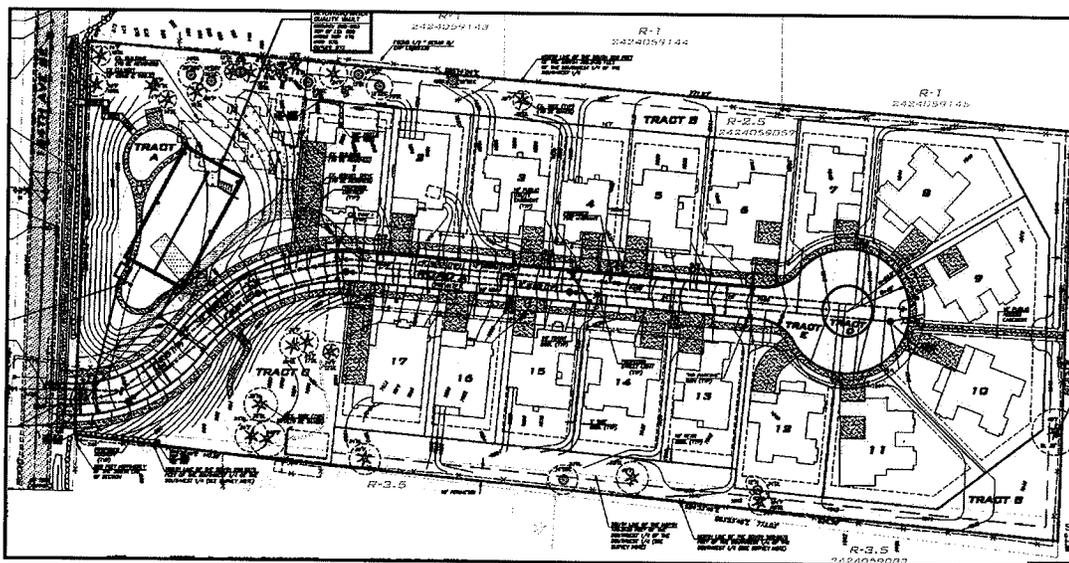


I. REQUEST/PROPOSAL DESCRIPTION

Request

The applicant proposes to construct a 17 lot single family detached residential community on approximately 5.5 acres located in the Lakemont area at 6114 164th Avenue SE. The applicant proposes a combined Planned Unit Development (PUD) and Preliminary Plat for the project. Access to all lots is from 164th Avenue SE. Open space and a recreation area for residents of the development will be provided onsite through four Open Space Tracts. City water and sewer will serve the site. Storm water detention will be provided by an underground vault which will connect to the City's storm water system within 164th Avenue SE.

Proposed Layout



Review Process

The PUD/Preliminary Plat is a Process I, quasi-judicial decision made by the Hearing Examiner, based on a threshold SEPA determination by the Environmental Coordinator and recommendation by the Director of the Development Services Department. Following the issuance of the Director's recommendation, a public hearing will be held before the City's Hearing Examiner. Following the public hearing, the Hearing Examiner will issue a written report which will set forth a decision to approve, approve with modifications, or deny the application. If an appeal has been filed regarding the SEPA Determination of Non-Significance (DNS), the Examiner's report will also include a final City decision on the DNS appeal. The decision of the Hearing Examiner may be appealed to the City Council. The City Council's action deciding the appeal and approving, approving with modification, or denying the project is the final City decision on the application.

II. SITE DESCRIPTION AND CONTEXT

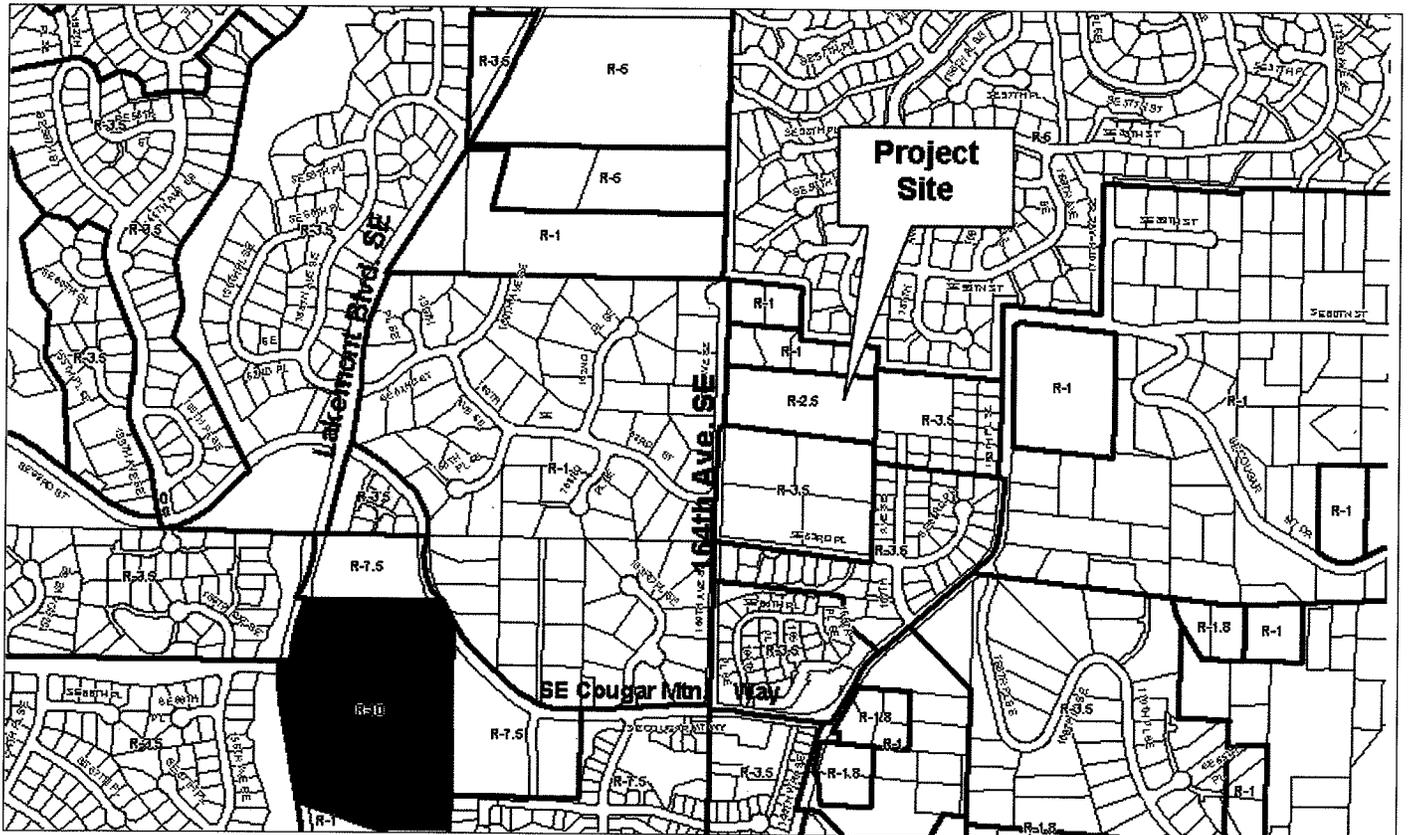
A. Proposal Description

Site Characteristics

The site is located in the Newcastle Subarea of South Bellevue. This is an area of residential subdivision development that has taken place over the last 10-15 years. The zoning of the subject site is R-2.5 (minimum lot size 13,500 square feet) while neighborhoods to the north and west are zoned R-1 (minimum lot size 35,000 square feet) and neighborhoods to the south and east are zoned R-3.5 (minimum lot size 10,000 square feet).

The project site contains one existing single family home and four accessory structures which will be demolished upon construction of this project. See condition X.C.1.

Zoning Map



The site access is from 164th Avenue SE which runs north/south from SE Cougar Mountain Way. 164th Avenue SE is not paved for approximately 1100 linear feet going north from SE Cougar Mountain Way. 164th Avenue SE is paved one parcel south of the subject site and continues in front of the site and further north.

The project site is rectangular in shape with an existing elevation change of about 80 feet over about 625 feet, for an overall slope of about 13%. The site does not contain any critical areas. Due to the limited size of the slope along 164th Avenue SE, these slopes do not qualify as steep slopes under the City of Bellevue Critical Areas designation (Land Use Code 20.25H.120.A.2). The steepest portion of the site along 164th Avenue SE is where the applicant proposes to save significant vegetation for open space tracts. The site contains 30 significant trees which are most prominent within the western portion of the site. The eastern portion of the site is relatively open with some clusters of trees (significant and non-significant) and grassy area.

Type of Use

The applicant proposed 17 detached single family homes on lots ranging from 6,188 square feet to 9,740 square feet. The PUD process is being used to reduce the 13,500 square foot minimum lot size in the R-2.5 single family zoning district to lots ranging in size from 6,188 square feet to 9,740 square feet. The PUD process provides flexibility in lot size as well as other dimensional requirements, such as structure setbacks. The ability to deviate from the fixed setback requirements through the PUD process provides opportunities for better project design, including the provision of more useful, integrated common open space and the retention of significant mature trees. The PUD decision criteria reflect this inherent trade-off by requiring the preservation of permanent open space within this infill development. **(See Section III "Consistency with Land Use Code/Zoning Requirements" for further discussion.)**

Site Design

The new homes will all be accessed from one new, curvilinear private road that ends in a cul-de-sac. This new road is laid out in a manner that responds to the existing topography and it will have a 5' wide sidewalk and 5' wide planter strip with street trees on both sides of the entire length of the new private road.

The applicant will provide street improvements along the east side of 164th Avenue SE for a distance of 306 feet which will include a new 5' wide sidewalk, 4' wide landscape area with street trees, and a thickened asphalt edge. There will be only one vehicular ingress/egress point off of 164th Avenue SE into the proposed development via the new private road.

Extending from the eastern edge of the cul-de-sac between Lots 9 and 10, is a trail on a 10 foot wide public access easement. The trail extends to the east property line, intersecting with another trail on a 5 foot wide public access easement extending to the north property line. The easement at the east property line of the Cole PUD is adjacent to a matching easement of the neighboring Martin Plat creating a 10 foot wide access easement in combination. These easements provide pedestrian access from 164th Avenue SE to the northeast corner of the property and link to the existing City of Bellevue trail system through the Martin Plat.

In order to ensure public pedestrian access from 164th Ave. SE over the new private plat road, the Transportation Department will require the applicant to portray the public trail easements, including the public trail easement along the east property line to match the

location of the existing Martin Plat public trail easement on the final plat prior to recording at King County. **See condition X.C.3.a.**

Stormwater is proposed to be collected in an underground storm water vault located in the northwest corner of the site and treated in an underground storm filter prior to release to the existing City storm system within 164th Avenue SE. The underground vault will have a landscaped lid for an open lawn play area and is part of the open space within Tract A.

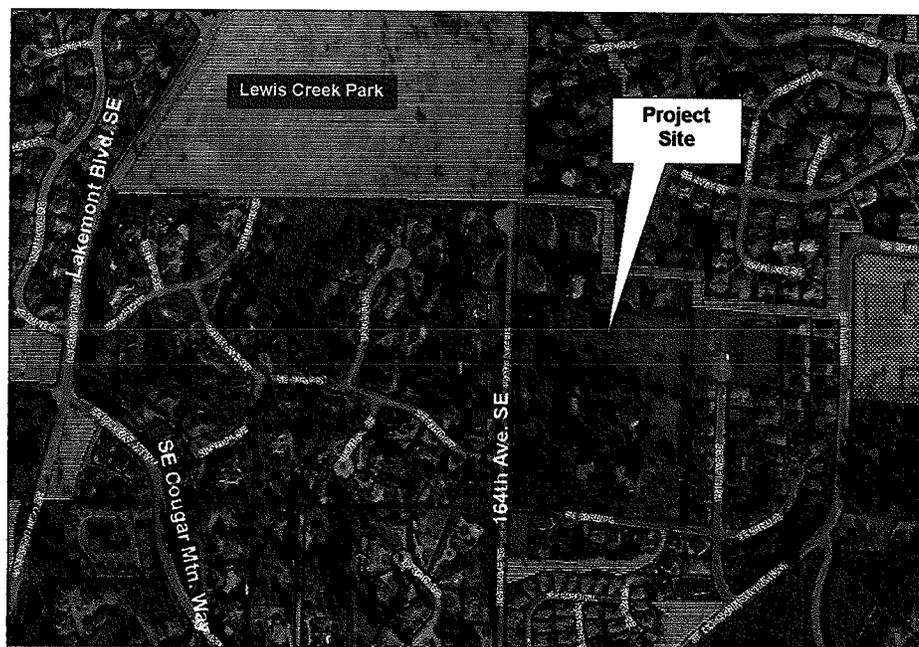
Large recreation / common open space areas (40% of the site area or about 2 acres) have been designed to provide attractive and safe areas for both active and passive recreation. Two open space tracts with retained significant trees have been located along 164th Avenue SE to provide a buffer for those traveling along 164th Avenue SE. Open space is also provided along the site perimeter and public trail walkway. A 6' high solid wood fence will be installed along the property boundary behind Tract B to provide additional buffer. **See condition X.B.1.**

All open space tracts will have supplemental planting. In order for the lawn areas within Open Space Tract B to not appear as an extension of the adjacent single family lots, all lawn areas within Tract B shall be converted to native shrubs and groundcover. In addition, to notify lot owners of the open space area, the developer shall install individual signs that state "Homeowners' Open Space Tract." **See condition X.B.1.**

The common open space area is intended to create a landscaped buffer for the existing and new community, thereby reducing the apparent density of the project and adding to the success of the City of Bellevue's "City in a Park" goal, as identified in the City's Comprehensive Plan. The open space is integrated throughout the site, running from the two wide tracts along the western portion of the site (ranging from about 160' to 190' in width), along both north/south perimeters to the eastern portion of the site with enlarged landscaped areas at the northeast and southeast corners of the site.

See Section VIII for discussion regarding the "Conservation Feature and Recreation Space Requirement."

Aerial Photograph



Building Elevations

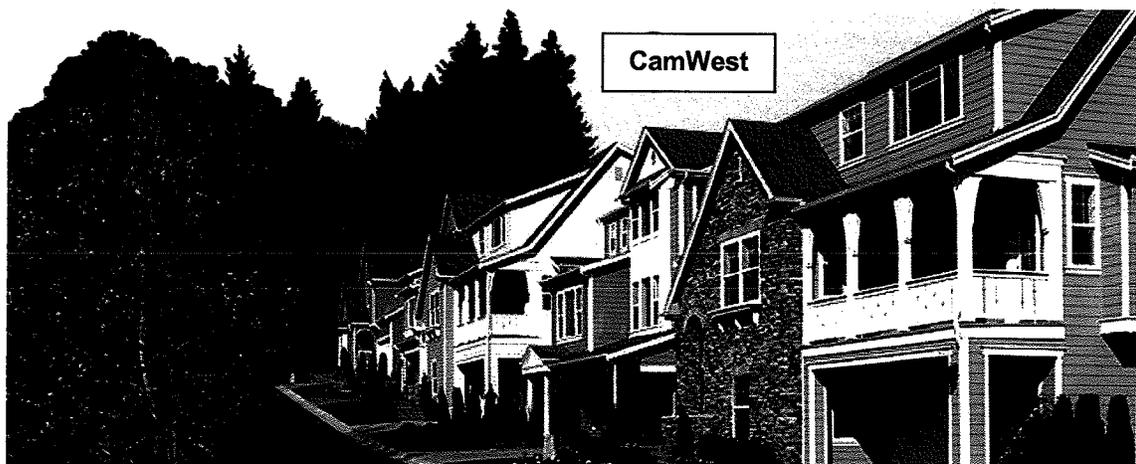


Building Design

The proposed homes range in size from 3,625 to 4,680 gross square feet, including garages. There are seven different building types with two to three variations for each building type; each incorporating different exterior finishes and colors. The structures are traditional suburban “Northwest” architecture, 2-3 stories in height, and include a variety of exterior materials (stone, brick, vertical and horizontal siding and shake), decorative dormers, varied roof lines and pitches, shutters, window grids, and significant articulation on all sides. Each home has a two-car garage with space for two to four vehicles. The variety of home types and exterior elevations (colors, materials, rooflines and details) help to provide an interesting streetscape.

Exterior colors will include various shades of northwest colors (beige, brown, grey, greens, etc.) along with natural wood, stone and brick, typical of other CamWest projects.

Example of as-built CamWest development



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

<u>BASIC INFORMATION</u>		
Zoning	R-2.5 / Single Family Residential District	
Comprehensive Plan Designation	Single Family – Medium Density (R-2.5 to R-3.5) Newcastle Subarea	
Gross Site Area	241,448 sq. ft. (5.54 acres)	
<u>SITE SPECIFIC CODE REQUIREMENTS</u>		
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	Zoning 2.5 units per acre. About 3 units per acre (3.06) per PUD. (See PUD calculation below)	About 3 units per acre (3.06). 17 Units. See Density section below for a discussion of density and bonus requested.
Maximum Number of Lots	Gross Site Area = 241,448 sq. ft. (or 5.54 acres) Road Area = 21,054 sq. ft. Net Site Area = 241,448 sq. ft. - 21,054 sq. ft. = 220,394 sq. ft. Minimum lot area in R-2.5 = 13,500 sq. ft. Base Density = 220,394 sq. ft. divided by 13,500 = 16.33 units Bonus density of 10% with PUD = 1.63 units Total allowed units = 17.96 units (rounded down) = 17 units 17 units divided by 5.54 acres = 3.06 units per acre.	17 lots. Meets Code.
Open Space ¹	40% of 241,448 sq. ft. (gross site area) = 96,579 sq. ft.	Tract A = 35,554 sq. ft. Tract B = 35,892 sq. ft. Tract C = 16,515 sq. ft. Tract D = 1,195 sq. ft. Remaining within trails/walkways and rearyards setbacks = 8,990 SF Total = 98,146 sq. ft. = 40.6%. Meets Code.

¹ **Open Space** is defined as land area unoccupied by buildings, traffic circulation roads, or parking areas, including, but not limited to, woodlands, fields, sidewalks, walkways, landscape areas, gardens, courtyards, or lawns. (Land Use Code Section 20.50.030)

ITEM	REQ'D/ALLOWED	PROPOSED																																										
Recreation Space ²	10% of 241,448 sq. ft. (gross site area) = 24,144 sq. ft.	Tract A = 35,554 sq. ft. or 14.7% Meets Code.																																										
Lot Area	13,500 sq. ft. (may be modified with PUD)	Through the PUD process, the applicant proposes to modify the lot sizes to 6,188 sq. ft. to a maximum of 9,451 sq. ft.* Meets Code, as modified through the PUD process.																																										
Lot Coverage by Structure	35% for structures maximum (may be modified with PUD) Calculated after subtracting private road from gross land area: 241,448 sq. ft. – 21,054 sq.ft.(road area) = 220,394 sq.ft.	<table border="0"> <thead> <tr> <th><u>Lot Coverage</u></th> <th><u>Impervious Surface</u></th> </tr> </thead> <tbody> <tr><td>Lot 1: 40% *</td><td>65% *</td></tr> <tr><td>Lot 2: 40% *</td><td>57% *</td></tr> <tr><td>Lot 3: 40% *</td><td>55% *</td></tr> <tr><td>Lot 4: 43%</td><td>62% *</td></tr> <tr><td>Lot 5: 45% *</td><td>60% *</td></tr> <tr><td>Lot 6: 47% *</td><td>65% *</td></tr> <tr><td>Lot 7: 48% *</td><td>64% *</td></tr> <tr><td>Lot 8: 40% *</td><td>50%</td></tr> <tr><td>Lot 9: 40% *</td><td>56% *</td></tr> <tr><td>Lot 10: 38% *</td><td>53% *</td></tr> <tr><td>Lot 11: 39% *</td><td>52% *</td></tr> <tr><td>Lot 12: 46% *</td><td>63% *</td></tr> <tr><td>Lot 13: 42% *</td><td>57% *</td></tr> <tr><td>Lot 14: 46% *</td><td>60% *</td></tr> <tr><td>Lot 15: 42% *</td><td>57% *</td></tr> <tr><td>Lot 16: 45% *</td><td>62%</td></tr> <tr><td><u>Lot 17: 40% *</u></td><td><u>67%</u></td></tr> <tr><td>55,366 sq.ft =</td><td>77,515 sq. ft. +</td></tr> <tr><td>25.1% total for site</td><td>21,054 sq. ft. (road area) =</td></tr> <tr><td></td><td>44.7% total for site</td></tr> </tbody> </table> Meets Code, as modified through the PUD process.	<u>Lot Coverage</u>	<u>Impervious Surface</u>	Lot 1: 40% *	65% *	Lot 2: 40% *	57% *	Lot 3: 40% *	55% *	Lot 4: 43%	62% *	Lot 5: 45% *	60% *	Lot 6: 47% *	65% *	Lot 7: 48% *	64% *	Lot 8: 40% *	50%	Lot 9: 40% *	56% *	Lot 10: 38% *	53% *	Lot 11: 39% *	52% *	Lot 12: 46% *	63% *	Lot 13: 42% *	57% *	Lot 14: 46% *	60% *	Lot 15: 42% *	57% *	Lot 16: 45% *	62%	<u>Lot 17: 40% *</u>	<u>67%</u>	55,366 sq.ft =	77,515 sq. ft. +	25.1% total for site	21,054 sq. ft. (road area) =		44.7% total for site
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² **Recreation Space** is defined as interior or exterior areas designed and set aside exclusively for diversion, amusement or entertainment; including, but not limited to, swimming pools, tennis courts, rest areas, or picnicking areas, located and designed for common use of all residents within a Planned Unit Development. (Land Use Code Section 20.50.044)

* Indicates modified R-2.5 Single Family Zoning District dimensional requirements. **See condition X.C.2** regarding required variance restriction on the face of the plat.

Cole Planned Unit Development/Preliminary Plat

06-121249-LK

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<p>Building Setbacks</p>	<p>Front: 20-feet Rear: 25-feet Side: 5-feet minimum 2 Sides: 15-feet minimum (may be modified with PUD)</p>	<p>Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15</p>	<p>Front 10 ft. * 10 ft. *</p>	<p>Side 5/10 feet 5/10 feet</p>	<p>Rear 10 ft. * 10 ft. * 10 ft. * 15 ft. * 10 ft. * 10 ft. * 10 ft. * 10 ft. * 10 ft. *</p>																																																						
<p>Building Height</p>	<p>30-feet from average <u>existing</u> grade (may be modified with PUD)</p>	<p>All homes (Lots 1-17): 30-feet as measured from average <u>existing</u> grade to the mean height between the eaves and ridge of a pitched roof (Land Use Code Section: 20.50.012). Meets Code.</p>																																																									
<p>Significant Tree Retention</p>	<p>15% of total diameter inches of significant trees within the site x 1,501 diameter inches(site weighted diameter) = <u>225</u> diameter inches required to be saved.</p>	<p><u>722</u> diameter inches of 1,501 diameter inches (site weighted diameter) = 48%. Meets Code.</p>																																																									
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<p>Lot Width & Depth</p>	<p>Width: 80 feet (minimum) Depth: 80 feet (minimum) Street Frontage: 30 feet (minimum) (may be modified with PUD)</p>	<table border="1"> <thead> <tr> <th><u>Lot Width</u></th> <th><u>Lot Depth</u></th> <th><u>Street Frontage</u></th> </tr> </thead> <tbody> <tr><td>Lot 1: 70 feet *</td><td>113 feet</td><td>72 feet</td></tr> <tr><td>Lot 2: 60 feet *</td><td>113 feet</td><td>60 feet</td></tr> <tr><td>Lot 3: 70 feet *</td><td>113 feet</td><td>70 feet</td></tr> <tr><td>Lot 4: 55 feet *</td><td>113 feet</td><td>55 feet</td></tr> <tr><td>Lot 5: 60 feet *</td><td>113 feet</td><td>60 feet</td></tr> <tr><td>Lot 6: 70 feet *</td><td>108 feet</td><td>71 feet</td></tr> <tr><td>Lot 7: 60 feet *</td><td>97 feet</td><td>71 feet</td></tr> <tr><td>Lot 8: 50 feet *</td><td>97 feet</td><td>31 feet</td></tr> <tr><td>Lot 9: 50 feet *</td><td>108 feet</td><td>44 feet</td></tr> <tr><td>Lot 10: 50 feet *</td><td>108 feet</td><td>40 feet</td></tr> <tr><td>Lot 11: 50 feet *</td><td>97 feet</td><td>34 feet</td></tr> <tr><td>Lot 12: 70 feet *</td><td>97 feet</td><td>82 feet</td></tr> <tr><td>Lot 13: 60 feet *</td><td>117 feet</td><td>60 feet</td></tr> <tr><td>Lot 14: 70 feet *</td><td>116 feet</td><td>70 feet</td></tr> <tr><td>Lot 15: 60 feet *</td><td>115 feet</td><td>60 feet</td></tr> <tr><td>Lot 16: 55 feet *</td><td>115 feet</td><td>55 feet</td></tr> <tr><td>Lot 17: 70 feet *</td><td>114 feet</td><td>70 feet</td></tr> </tbody> </table> <p>Above meets Code, as modified through the PUD process.</p>				<u>Lot Width</u>	<u>Lot Depth</u>	<u>Street Frontage</u>	Lot 1: 70 feet *	113 feet	72 feet	Lot 2: 60 feet *	113 feet	60 feet	Lot 3: 70 feet *	113 feet	70 feet	Lot 4: 55 feet *	113 feet	55 feet	Lot 5: 60 feet *	113 feet	60 feet	Lot 6: 70 feet *	108 feet	71 feet	Lot 7: 60 feet *	97 feet	71 feet	Lot 8: 50 feet *	97 feet	31 feet	Lot 9: 50 feet *	108 feet	44 feet	Lot 10: 50 feet *	108 feet	40 feet	Lot 11: 50 feet *	97 feet	34 feet	Lot 12: 70 feet *	97 feet	82 feet	Lot 13: 60 feet *	117 feet	60 feet	Lot 14: 70 feet *	116 feet	70 feet	Lot 15: 60 feet *	115 feet	60 feet	Lot 16: 55 feet *	115 feet	55 feet	Lot 17: 70 feet *	114 feet	70 feet
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* Indicates modified R-2.5 Single Family Zoning District dimensional requirements.
See condition X.C.2 regarding required variance restriction on the face of the plat.

Density

Land Use Code Section 20.20.010 outlines how density is calculated. The Land Use Code identifies the minimum lot size in an R-2.5 zoning district to be 13,500 square feet in size. This lot size is used in calculating the density permitted on the site. Land Use Code Section 20.30D.165, governing PUDs, allows a 10 percent bonus in the number of dwelling units allowed based on whether the design of the development offsets the impact of the increased density, and the increased density is compatible with existing uses in the immediate vicinity. The applicant has proposed a density bonus with this PUD application. See the calculations provided in the Consistency Chart, "Maximum Number of Lots," Section III, page 8.

See Section VIII for discussion regarding conservation open space calculations under "Conservation Feature and Recreation Space Requirement."

IV. SUMMARY OF TECHNICAL REVIEWS

A. Transportation Department

The Transportation Department has reviewed the plans submitted for the PUD/preliminary plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (Bellevue City Code 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit.

Under Bellevue City Code 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance. **See condition X.D.1.**

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See condition X.B.2.**

Off-street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit. **See condition X.B.3.**

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on 164th Avenue SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development

Code (Bellevue City Code 14.60), and the provisions of the Transportation Department Design Manual. **See condition X.B.4.**

Bellevue City Code section 14.60.110A states that installation of street frontage improvements is required prior to final approval of subdivisions. Bellevue City Code Section 14.60.110B states, "Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the Review Engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping irrigation, street widening, and channelization." Site distance must meet the requirements of Bellevue City Code 14.60. **See condition X.B.5.**

Prior to final plat approval, the developer must provide street frontage improvements on 164th Avenue SE at the developer's expense (Bellevue City Code 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (Bellevue City Code 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure (GE) permit. **See condition X.C.3.**

Site Access

Access to the Cole PUD will be from a private road off of 164th Avenue SE. This road will be designed per DEV-8 (Public Streets Internal to Subdivisions) with a 24 foot wide paved section, concrete curb and gutters, and five foot wide planter strips and concrete sidewalks. On-street parking will be permitted on one side of the new private road. **See condition X.C.3.**

Access Design and Maintenance

The final subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed. **See condition X.C.4.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Near the development site 164th Avenue SE is classified as an "Overlay Required" street. Minimum pavement restoration for this type of classification will consist of a full grind and overlay extending 50 feet from each side of the street cut for the full width of the street. The Transportation Inspector reserves the right to amend pavement restoration requirements as needed dependent upon field conditions during construction. **See condition X.B.6.**

B. Utilities Department

The Utilities Department approval of the planned unit development application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes. This project will discharge Storm water to the Lewis Creek drainage basin and will provide detention with dead storage, water quality and nutrient treatment with perlite in an approved treatment train. A portion of the road system will not be able to drain to this treatment train but could be mitigated with a rain garden near the entrance of the PUD unless compensatory storage is provided. **See condition XA.1.**

C. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and Standards and recommends a fire hydrant to be located within 300 feet of any home to be built on the PUD lots, including a fire hydrant between Lots 14 and 15. **See condition X.B.7.**

D. Clearing & Grading Department

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this PUD application can be approved.

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

The environmental review indicates no probability of significant adverse impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the proposal. The Checklist can be viewed in the project file at the City Hall Records Office.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. The following potential adverse impacts will occur from the proposal. However, these impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

Noise

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays.

Therefore, no specific measures to reduce noise during this period are proposed. Note: The Department Director, as outlined in the Noise Control Ordinance, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of Bellevue City Code 9.18.020.C 1 & 2. **See condition X.A.2.**

Earth

Grading will occur to build the access road and to prepare building pads for the lots. A geotechnical report prepared by Earth Consultants, Inc., dated August 10, 2001, provides recommendations on soil preparation and construction of building foundations. This report can be viewed in the project file at the City Hall Records Office.

Soil erosion on the site from water and wind is likely when the vegetation is removed for grading purposes. As required by Section 23.76.090 of the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. Therefore, no further mitigation measures are recommended.

Air

During the project construction, heavy equipment operation and worker's vehicles will generate exhaust emissions into the local air. Construction activity on the site could also stir up exposed soils and generate fugitive dust and particulate matter. Dust suppressant measures will be required as part of the clearing and grading permit conditions, per Bellevue City Code 23.76. In addition, the completed project would result in a minor increase in the amount of exhaust-related pollutants in the air from traffic related to the new homes. Typical residential use of lawn mowers, fireplaces and barbecues is also anticipated. However, these impacts are considered to be less than significant and therefore no further mitigation is recommended.

Water

The proposed development is expected to adversely affect the quality of surface water on the site. Pollutants such as sediment, oil, grease, herbicides, pesticides and fertilizers could be expected to enter the storm water from the driving surfaces and landscaped areas. However, the City of Bellevue's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants. Therefore, no further mitigation measures are recommended.

Plants

The proposal would require removal of a portion of the site's existing trees and vegetation for the construction of roadways and to prepare building pads and open space improvements. Existing trees to remain will be protected during site earth work activities. **See conditions X.B.8 and C.5.** The proposal also includes new landscaping for the open space tracts and planting strips adjacent to the new private road and 164th Avenue SE. Such landscaping shall be inspected by a Landscape Architect for a period of 2 years for any required replacement to ensure success of the health of the new plant materials. **See condition X.B.10.**

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

The Cole PUD will generate 16 new p.m. peak hour trips. It will not exceed the threshold amount of 30 new p.m. peak hour trips as set forth by the Traffic Standards Code BCC 14.20 and therefore will not be subject to concurrency testing.

Existing capacity at nearby system intersections and arterial streets is sufficient to accommodate the new trip generation from the Cole PUD.

Due to the fact that access for the Cole PUD will be located near the dead-end of 164th Avenue SE, short term operational impacts will be negligible.

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into Transportation Analysis Zones for analysis purposes. The Cole PUD lies within TAZ #173, which has a 2017 total growth projection of 19 single family dwelling units. This development proposes 16 new single family dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

VI. PUBLIC COMMENTS

Notice of application was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on September 21, 2006. Three public meetings were held over the course of the past two years: October 26, 2006, January 10, 2008 and May 7, 2008. Meeting attendance at each meeting varied between 5-20 people.

The City received numerous written letters/emails which are available for viewing in the project file, located at the City Hall Records Office. The following is a summary of the main issues identified by the community, along with the City's response:

1. Question/Issue: *How will the proposal affect the quality of life and open space?*

Response: The proposal includes significant landscaping and common open space that will enhance the livability of the development. Attention has been given to the design of the structures and circulation throughout the development. A sidewalk and other street improvements, including landscaping, will be provided along the new private roadway as well as along 164th Avenue SE. In addition, there will be a new public trail connection to the east which may be accessed by the greater community. The applicant has set aside 40% of the site area in open space. Wide open space buffers are provided along 164th Avenue SE. In addition, the applicant has saved all of the diameter inches of significant trees within the site perimeter and triple the amount required of diameter of significant trees within the site interior.

2. Question/Issue: *Will speed bumps be installed along streets within neighborhoods to the west as a part of this development?*

Response: According to the Transportation Department, this traffic calming measure is not a required mitigation by this development. If the neighbors would like speed bumps or other traffic calming measures, they should call the Traffic Calming Program at 425-452-2841. This is a separate issue from this proposal.

3. **Question/Issue:** *Will on-street parking be restricted along 164th Avenue SE?*

Response: According to the Transportation Department, on-street parking along 164th Avenue SE is not restricted at this time. Parking is allowed on both sides of 164th Avenue SE. This is a separate issue from this proposal and may be addressed with Neighborhood Transportation Services at 425-452-4560.

4. **Question/Issue:** *What improvements will be made to the streetscape along 164th Avenue SE? Will the gravel on 164th Avenue SE be paved from the project site to SE Cougar Mountain Way?*

Response: The applicant will be required to provide a new curb, gutter, 4' planting strip with street trees and 5' sidewalk along 164th Avenue SE, only for that portion in front of the proposal (one site, east side of 164th Ave. SE). The Transportation Department has reviewed the issue of paving 164th Avenue SE and has determined that the scope of this proposal will not require the developer to pave 164th Avenue SE from the project site to SE Cougar Mountain Way. As other developments are proposed along 164th Avenue SE, they will be responsible for installing street frontage improvements in front of their property. See Exhibit G.

5. **Question/Issue:** *Will a street light be installed at the intersection of SE Cougar Mountain Way and 164th Avenue SE?*

Response: According to the Transportation Department, this traffic mitigation is not a required as a part of this development. If the neighbors would like a street light installed at this intersection, they should call the Neighborhood Transportation Services at 425-452-4560. This is a separate issue from this proposal.

6. **Question/Issue:** *Increased traffic to adjacent neighborhoods will occur as a result of this project.*

Response: The Cole PUD will build 17 residential units which will generate 16 new PM peak hour trips (the existing home does not count as a new trip). Not all the new trips will be occurring at the same time. Each house will generate approximately 10 daily trips for a total of approximately 160 new daily trips. Existing capacity at nearby intersections and arterials is sufficient to accommodate the new trip generation from this proposal.

7. **Question/Issue:** *Quality of new homes: Lower quality materials, smaller homes, impact on home values of neighborhood (lower home values).*

Response: According to the applicant, the proposed home construction materials will be equal or greater in quality to other neighborhoods in the Lakemont area. See discussion of building design, Section II.A, page 7.

8. **Question/Issue:** *The neighbor to the southwest commented that there is the potential for headlights to shine into his living room.*

Response: The home on the west side of 164th Avenue SE opposite the entrance (southwest) to the project sits on a large lot, is located more than 140 feet from the

site to the house and about 15 feet below the grade of the road. The homeowner may see headlights in the evening when vehicles from the Cole project enter onto 164th Avenue SE, but it does not represent a significant adverse impact. The applicant provided photos (available in the file) and a map (see Exhibit H) showing the angle of the headlights from the site to the subject home. Because (1) there is a grade change of about 15 feet (the existing house is lower); (2) there is a long distance of over 140 feet distance from the site to the house; and (3) the project will retain existing significant trees along the open space buffer and provide new plantings, the City determined that there would not be a significant impact.

9. **Question/Issue:** *Due to the environmental impacts of the project, a Determination of Non-Significance is not appropriate.*

Response: City staff analyzed the project and potential environmental impacts. See Section V. The environmental review indicates no probability of significant adverse impacts occurring as a result of the proposal. Identified impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

10. **Question/Issue:** *Road grade proposed within the project may be too steep and there may be possible problems related to access during periods of snow.*

Response: The road will have a maximum grade of 15% for a distance of approximately 300 feet and is consistent with City of Bellevue standards. Roads within several neighborhoods near the site, including East Summit and The Pinnacle, have similar road grades and often for much longer distances. The hilly nature of this portion of the City inherently requires steeper roads to be constructed. The proposed road grade will meet City standards, as required by the Transportation Department.

11. **Question/Issue:** *Neighbors were concerned about the construction period for the project.*

Response: Site and utilities construction are currently anticipated to occur between May and the end of September of 2009. House construction is expected to then commence sometime in late 2009. Construction work is limited to the hours and days set forth in City of Bellevue codes. Also, parking of construction equipment and employee vehicles will be required to be on the property and not on perimeter streets. To reduce impacts associated with site and utilities construction to residents within Lakemont Woods, CamWest is willing to use 164th Ave. SE for construction access if this is approved by the City. This will be decided by the City of Bellevue at the application stage for the Right-of-Way Use permit.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. A revised site plan was developed to provide a more integrated, contiguous open space throughout the development. As requested by City staff, open space areas previously proposed by the applicant within individual lots was taken out and placed into a separate tract, Open Space Tract B.
2. A revised landscape plan was submitted to show more landscaping within the Open Space Tract B.
3. A public trail was added to connect to the public trail at the Martin plat to the east.

VIII. APPLICABLE DECISION CRITERIA

This section includes a discussion of the Decision Criteria for a Planned Unit Development and Preliminary Plat Approval. These are quasi-judicial decisions; the Hearing Examiner may approve or approve with conditions/modifications an application for a Planned Unit Development combined with a Preliminary Plat if the following approval criteria are met:

PUD Decision Criteria (Land Use Code 20.30D.150)

This section includes a discussion of the Decision Criteria for Planned Unit Development action (20.30D.150). The Director may approve or approve with modifications an application for a Planned Unit Development if approval criteria are met.

Approval of the Planned Unit Development plan will constitute the City's acceptance of the general project, including its density, arrangement and design. Upon final City approval of the Planned Unit Development, the applicant will forward to the King County for recording. Approval of a Planned Unit Development is considered final once the Planned Unit Development is recorded and proof of recording is received by the Land Use Division. **See condition X.D.2.**

A. The Planned Unit Development is consistent with the Comprehensive Plan.

POLICY S-NC-11. *Promote infill development at a density consistent with the existing character of established neighborhoods.*

The density of the new development will be about 3 units per acre (as allowed through the PUD process for this site). Adjacent neighborhoods to the east and south are zoned 3.5 units per acre, more dense than this PUD. Although the density of this PUD is more than adjacent neighborhoods to the west and north, R-1, the proposal mitigates for this by creating a wide buffer along 164th Avenue SE, retention of significant trees onsite and new plantings.

POLICY S-NC-31. *Protect and retain, in a natural state, significant trees and vegetation in designated greenbelt and open space areas.*

The proposal includes the retention of significant trees within open space tracts. 48% of the diameter inches of significant trees onsite will be saved. This is more than three times that required by code, which is 15%.

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

The site is surrounded entirely with single family development. This PUD proposes to add additional single-family, detached homes that are compatible in size and style with the surrounding neighborhoods. Although these PUD homes will be smaller than the adjacent R-1 zoned neighborhoods, the style and quality will be of a similar Northwest character.

POLICY HO-10. *Support housing with appropriate amenities for families with children.*

The size and the orientation of the homes onto the open space encourage use by families. In addition, the site is designed with family-friendly amenities, such as

an active recreation area, tot lot, a path that winds throughout the entire site and the integrated passive open space system.

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

There are currently adequate public services serving this site. The infill with modestly-sized single family homes is compatible with the scale and Northwest character of the surrounding single family neighborhoods to the east and south.

POLICY HO-18. *Provide opportunities and incentives through the planned unit development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.*

There will be seven distinctively different housing unit types on this site. The variations will incorporate different exterior detailing, materials and colors. The variety of home types and exterior elevations (colors, materials, rooflines and details) help to provide an interesting streetscape. Through the PUD process, the lots for the homes may be smaller than required for a traditional R-2.5 development. The dimensional flexibility of a PUD makes it possible for at least 40% of the site to be maintained in open space.

The following discussion is in regard to the following three policies:

POLICY UD-16. *Exemplify the Pacific Northwest character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs.*

POLICY UD-18. *Preserve significant trees and mature vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.*

POLICY UD-61. *Encourage the green and wooded character of existing neighborhoods.*

Large stands of existing significant trees will be retained along the west open space tracts. 48% of the diameter of significant trees within the site will be retained, which is more than three times that required by code at 15%. For retained trees, protection will be required. **See conditions X.B.8 and C.5.**

Extensive new plantings with Northwest native trees, shrubs and groundcover will be provided throughout the site to enhance the existing wooded character of the site and the surrounding neighborhood. A landscape plan and assurance devices will be required. **See conditions X.B.10, X.C.7 and C.8.** The overall density and design of the proposal are in compliance with the Newcastle Subarea Plan designation of the site as Single-Family Medium density and the above Comprehensive Plan policies.

- B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development.**

Finding: The proposal includes features better than those provided in a typical subdivision, including the retention of open space and a landscape plan that would otherwise not be required. The plans also incorporate pedestrian friendly elements such as a tot lot (Tract A), sidewalks, pedestrian trail, and passive recreation features. In addition, numerous existing significant trees will be preserved permanently within the Open Space Tracts. Open space tracts will be provided adjacent to 164th Avenue SE and all perimeters as a buffer to adjacent neighbors. The individual homes and their respective lots have been designed to work with the topography. All of the homes connect directly to proposed open space. A traditional development on this site would could include homes adjacent to 164th Avenue NE and homes on the rest of the property with no open space set aside. This would have more visual impact to the neighborhood.

- C. The Planned Unit Development results in no greater burden on present and projected public utilities than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities.**

Finding: The project will be served by existing public facilities including streets, fire protection, and utilities. This infill development will efficiently take advantage of existing urban levels of service that has been established with adjacent residential communities.

- D. The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes, but is not limited to, size, scale, mass and architectural design.**

Finding: The perimeter of the PUD is compatible with the existing residential land use in the area and is consistent with the single-family development located in the vicinity. The proposed design of the structures will be of a contemporary "Northwest" style similar to other newer development in the immediate vicinity and the maximum size of the structures will be approximately 3,625 to 4,680 square feet. The front entrances to the homes will face the new private road. The streetscape on 164th Avenue SE will be enhanced by a 4' wide planting strip including street trees, new curb, gutter and a new 5' sidewalk. 100% of the existing significant trees along the site perimeter will be retained within the perimeter of the site and 48% of the interior diameter of significant trees (only 15% is required by code). In addition, the open space tracts will be planted with trees, shrubs and groundcover.

Although these PUD homes will be smaller than adjacent neighborhood homes, the style, architectural design and quality will be of a similar character. The lot sizes have been reduced through the PUD process. The perception of increased density (relative to the existing surrounding development) has been mitigated through the inclusion of extensive perimeter landscaping, fencing and the integrated open space. It should be noted that the overall density for this proposal (about 3 units per acre) is less than the adjacent neighborhoods to the east and south (3.5 units per acre).

- E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by the Code (Section 20.20.520) and enhances the visual compatibility of the development with the surrounding neighborhood.**

Finding: Although no perimeter landscaping is required in single family zoning districts, the applicant has incorporated extensive landscaping into the design in keeping with the surrounding wooded neighborhood context. Land Use Code Section 20.20.900.E requires that at least 15% of the diameter inches of significant trees existing on the site interior be retained under a new PUD approval. The applicant is proposing to save 722 diameter inches or 48% of the total diameter inches of the existing interior trees. The enhanced landscaping results in superior vegetation within the interior and perimeter of the proposed development and enhances the visual compatibility of the development with the surrounding neighborhood.

- F. At least one major circulation point is functionally connected to a public right-of-way.**

Finding: Access to the development will be provided by a private road that connects to the existing public right-of-way of 164th Avenue SE. Pedestrians may access the site at this point via a newly constructed sidewalk and walk through the site to the public trail connection along the east property line.

- G. Open space within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project.**

Finding: The open space/recreational element proposed for this community is well integrated into the project. The open space was located so as to protect existing significant trees, create a focal point for the new community, to provide passive and active community recreation space for children and families, and to provide a connection for a future pedestrian path. Open space tracts are provided along 164th Avenue SE for buffer and integrated open space is provided along the perimeter of the property. All open space will be enhanced by additional landscaping. This landscaping, primarily with native plant materials, will further serve to visually integrate the open spaces within the entire development.

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

Finding: Adjacent surrounding development is similarly developed with single family detached homes. Extensive perimeter landscaping and street trees will help to serve as effective buffers.

The applicant has provided architectural drawings of the proposed homes. As designed and conditioned, this development will complement and add diversity to the housing stock available in the vicinity. The design is compatible with the existing character of the immediate vicinity.

To ensure that landscaping and landscape features are installed and maintained at an adequate level of quality, the applicant is required to provide landscape installation and maintenance assurance devices. **See conditions X.C.6 and C.7.**

- I. That part of a Planned Unit Development in a Transition Area meets the Transition Area requirements (Part 20.25B) or the criteria of Paragraph 20.25.040B**

Finding: Transition Area requirements do not apply to single family districts. This project is zoned single family R-2.5.

- J. Roads and streets, whether public or private, within and contiguous to the site comply with Department of Transportation and Utilities guidelines for construction of streets.**

Finding: Proposed internal circulation meets City standards. Access will be provided via a private access road from 164th Avenue SE. The Transportation and Utilities Departments have reviewed the proposed plans and commented accordingly. In addition, these departments will be involved in the review process for the Clearing and Grading permit.

- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.**

Finding: A private road and sidewalk will serve this entire site, gaining access from 164th Avenue SE. With approximately 16 new p.m. peak hour trips, this development is not subject to the City of Bellevue Traffic Standards Code; therefore, a concurrency analysis is not required. Frontage improvements along 164th Avenue SE include, sidewalk, curb, gutter and landscaping.

- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.**

Finding: No phasing is proposed with this application.

Planned Unit Development Plan – Conservation Feature and Recreation Space Requirement (Land Use Code 20.30D.160)

- 1. Through the conservation design features, the proposal must earn square footage credit totaling at least 40 percent of the gross land area;**

Finding: This proposal has fulfilled this requirement by earning credit with the following Conservation Design Features:

Tract A: (landscaped area over detention vault):
Conservation Design Feature: Landscaped or grass open space in separate tract for active or passive recreation but only partially connected to soil below.
Conservation Factor: 1.0 (2,500 square foot area minimum)
Total Square Footage Credit: 5,000 square feet x 1.0 = 5,000 square feet

Tract A: (westerly recreation open space tract along 164th Avenue SE, other than vault area)
Conservation Design Feature: Preservation of native soils and mature trees on required open space.
Conservation Factor: 1.1 (10,000 square foot area minimum)
Total Square Footage Credit: 30,554 square feet x 1.1 = 33,609 square feet

Tract B: (open space tract along site perimeters – south, east, north)
Conservation Design Feature: Preservation of native soils and mature trees on required open space.
Conservation Factor: 1.1 (10,000 square foot area minimum)
Total Square Footage Credit: 35,892 square feet x 1.1 = 39,481 square feet

Tract C: (westerly open space tract along 164th Avenue. SE):
Conservation Design Feature: Preservation of native soils and mature trees on required open space.
Conservation Factor: 1.1 (10,000 square foot area minimum)
Total Square Footage Credit: 16,515 square feet x 1.1 = 18,167 square feet

Trail Connection: (from 164th Avenue SE to the east property line)
Conservation Design Feature: Impervious area meeting definition of open space.
Conservation Factor: 1.0 (2,500 square foot minimum)
Total Square Footage Credit: 6,240 square feet x 1.0 = 6,240 square feet

Total Conservation Design Features Credit:

Tract A: (with vault)	5,000 square feet
Tract A: (without vault)	33,609 square feet
Tract B:	39,481 square feet
Tract C:	18,167 square feet
Trail Connection:	6,240 square feet
Total:	102,497 square feet divided by 241,448 square feet (gross site area) = <u>42.4%</u>

2. **At least 10 percent of the gross land area of the subject property must be retained or developed as common recreation space as defined by Land Use Code 20.50.044;**

Finding: 14.7% of the gross land area (35,554 SF) has been retained or developed as common recreation space. The applicant has provided the active recreation space within Tract A on the western portion of the neighborhood for active recreation. Amenities include a large open lawn area, benches, a picnic table and play structure. A path with benches winds throughout this open space tract as well.

3. **Recreation space may be included within non-critical area conservation design features if:**
 - a. **the common recreation space does not interfere with the purposes and functions of the conservation design feature; and**
 - b. **at least 20 percent of the gross land area is non-recreation open space.**

Finding: The common recreation space is not located within a tract that contains critical areas, lowland conifer hardwood forests, wildlife corridors or within an area set aside for bioretention. These tracts will contain both native and amended soils. These amended soils will improve the drainage of the lawn and landscaped areas and, as such, does not interfere with the purposes and functions of the amended soils that will be provided. The common recreation space enhances the functions of the conservation design feature through extensive plantings of numerous trees, shrubs and groundcover species and the placement of native soils. This project provides 22% of the gross land area (53,602 SF) in non-recreation open space. This space is located in Tracts B, C and D.

4. **The area of the site devoted to pedestrian trails shall not be included in the required common recreation space unless public trails are specifically required by the City;**

Finding: The project provides 10.3% (25,000 SF) common recreation open space exclusive of the pathway leading to the informal open lawn area located in Tract C and the concrete steps leading down to 164th Avenue SE from the open lawn and tot lot area within Tract A.

5. **An outdoor children's play area meeting the requirements of Land Use Code 20.20.540 may be included in the above-described common recreation space requirements; and**

Finding: The proposal provides a centrally located children's play area within Tract A.

6. **For mixed use projects, the required open and recreation space shall be designed to meet the needs of both the residential and commercial uses.**

Finding: This proposal is not a mixed use project. Therefore, this requirement does not apply.

Preliminary Plat Decision Criteria (Land Use Code 20.45A.130)

The City may approve or approve with modifications a Preliminary Plat if:

- A. **The Preliminary Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare; for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds; and**

Finding: City codes ensure public health, safety and general welfare through development code requirements. The project will be served by existing public facilities, including streets, fire protection and utilities. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements to service the drainage needs of the entire site. Prior to Final Plat Approval, the existing structures onsite will be demolished.

The site will gain access from 164th Avenue SE to a new private road. The new road profile will include curb, gutter and a five foot wide sidewalk. All of the homes within the project will be accessed from this road.

The proposal contains a well designed integrated open space system with 40% of the site permanently retained in open space tracts and landscape easements. The open space will provide both passive and active recreation opportunities. A playground is provided for the use of families with young children.

B. The public use and interest is served by the platting of the subdivision; and

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards. **Refer to Section VIII.A of this report.**

C. The preliminary plat appropriately considers the physical characteristics of the proposed subdivision site; and

Finding: The overall site has a slope of about 13%. There are stands of existing mature, significant trees which will be retained in open space tracts. Units are located on the upper flatter portion of the site, enabling the applicant to leave large stand of mature trees within open space Tracts A and C adjacent to 164th Avenue SE. Both of these tracts will be supplemented by generous landscaping, including native trees, shrubs and groundcover. The design of these tracts will help provide a visual buffer of the homes to those traveling along 164th Avenue SE. In addition, the homes will be located about 180 feet back from 164th Avenue SE and approximately 30 feet above the grade of 164th Avenue SE. The distance/elevation change along with the saved trees and new plantings will provide separation of these new homes to the those traveling along 164th Avenue SE. The new private road is curvilinear to work with the site topography and reduce the amount of cut/fill onsite.

Significant Tree Retention: The Land Use Code requires the applicant to retain a minimum of 15% of the inches of significant trees onsite. The applicant proposes to save 48% which exceeds the code requirement. See Section III, Consistency Chart, "Significant Tree Retention." In addition, the retention of significant trees is consistent with Comprehensive Plan Policy UD-16, Section VIII.A. In order to ensure the installation and maintenance of the proposed landscaping, securities will be required prior to the issuance of the plat clearing and grading permit. **See conditions X.C.6 and C.7.**

- D. The proposal complies with all applicable provisions of the Land Use Code (Bellevue City Code Title 20), the Utility Code (Bellevue City Code Title 24), the City of Bellevue Development Standards and Chapter 58.17 RCW; and**

Finding:

Development Standards: The proposal complies with the Land Use Code requirements for R3.-5 zoning as modified through the PUD criteria, as well as the Utility Code and the City of Bellevue Development Standards as conditioned. The applicant is restricted to the building permit plans as attached to this PUD approval. **See condition X.C.3.**

Construction Hours: The proposed development must comply with the provisions of Bellevue City Code 9.18, which allows for noise related to construction between the hours of 7:00am and 6:00pm, Monday through Friday and 9:00am to 6:00pm on Saturdays. **See condition X.A.2.**

- E. The proposal is in accord with the Comprehensive Plan (Bellevue City Code Title 21); and**

Finding: The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family medium residential development for this property. **Refer to PUD Decision Criteria A in Section VIII.A of this report for discussion.**

- F. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H Land Use Code, where allowed under the provisions of that part, may be considered together with an application for preliminary plat so long as the resulting lots may each be developed without individually requiring a variance; and**

Finding: Each lot can reasonably be developed to current R-3.5 zoning standards as modified per the PUD decision criteria without requiring a variance. There are no environmental factors which further inhibit the development of this property that would warrant a variance. **See condition X.C.2.**

- G. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

IX. CONCLUSION AND RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and Bellevue City Code and compliance reviews, the Director **RECOMMENDS APPROVAL** of the **Cole Planned Unit Development and Preliminary Plat** with the following **CONDITIONS** to the Hearing Examiner:

X. CONDITIONS OF APPROVAL

The following conditions are imposed by referenced Permit Authorities to ensure compliance with the Planned Unit Development and Preliminary Plat criteria, with provisions of Code as cited, or to mitigate adverse impacts that are otherwise not addressed through an applicable Code provision.

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to;

Applicable Ordinances	Contact Person
Clearing & Grading Code – Bellevue City Code 23.76	Janney Gwo, 425-452-6190
Construction Codes – Bellevue City Code Title 23	Building Division, 425-452-4121
Fire Code – Bellevue City Code 23.11	Adrian Jones, 425-452-6032
Land Use Code – Bellevue City Code Title 20	Carol Saari, 425-452-2731
Noise Control – Bellevue City Code 9.18	Carol Saari, 425-452-2731
Sign Code – Bellevue City Code Title 22	Carol Saari, 425-452-2731
Transportation Code – Bellevue City Code 14.60	Ray Godinez, 425-452-7915
Transportation Code – Bellevue City Code 14.30	Jon Regalia, 425-452-4599
Utility Code – Bellevue City Code Title 24	Rob Hutchinson, 425-452-7903

A. GENERAL CONDITIONS

1. Utility Condition of Approval

The Utilities Department approval of the planned unit development application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes. This project will discharge Storm water to the Lewis Creek drainage basin and will provide detention with dead storage, water quality and nutrient treatment with perlite in an approved treatment train. A portion of the road system will not be able to drain to this treatment train but could be mitigated with a rain garden near the entrance of the PUD unless compensatory storage is provided.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Rob Hutchinson

2. Noise/Construction Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to Noise Control BCC 9.18.020C, when necessary to accommodate construction which cannot be undertaken during exempt hours. If expanded hours are necessary to accommodate a specific component of construction, a written request for exemption from the Noise Control Code must be submitted as a "Construction Noise Expanded Exempt Hours" LY permit application, at least two weeks prior to the scheduled onset of the requested extended hours of construction activity.

AUTHORITY: Bellevue City Code 9.18.020
REVIEWER: Carol Saari

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT

1. Tract B: Native Shrubs/Groundcover and Fence/Sign Requirement

The final landscape plan shall portray within Tract B native shrubs and groundcover, instead of lawn. To notify lot owners of the open space area, the developer shall install individual signs that state "Homeowners' Open Space Tract." A 6' high solid wood fence shall be installed along the property boundary behind Tract B to provide additional buffer.

AUTHORITY: Land Use Code 20.30D.160
REVIEWER: Carol Saari

2. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever

3. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever

4. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to 164th Avenue SE, pavement restoration in 164th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Ray Godinez

5. Sight Distance

If necessary to meet the sight distance requirements of Bellevue City Code 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 164th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ray Godinez

6. Pavement Restoration

The city's pavement manager has determined that this segment of 164th Avenue SE will require a full grind and overlay trench restoration for any utility connections or other digging in the street surface. Therefore, minimum pavement restoration shall extend to 50 feet beyond each side of the trench cut for the full width of the street. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans. Transportation Inspector reserves the right to amend pavement restoration requirements as needed dependent upon field conditions during construction.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Tim Stever

7. Fire Hydrant

A fire hydrant shall be located within 300 feet of any home to be built on the PUD lots, including a fire hydrant between Lots 14 and 15.

AUTHORITY: International Fire Code 508
REVIEWER: Adrian Jones

8. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be clearly established in the field for the Clearing & Grading inspector's approval prior to clearing and grading activities. The clearing limits shall match the approved PUD/Plat Clearing & Grading plans, per Exhibit E.
- b) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- c) The applicant shall install a tree protection warning sign (laminated 8.5" x 11") on each chain link fence that states:

"TREE PROTECTION WARNING: This is a tree protection zone. This tree protection fence shall not be removed. Any injury to this or these protected trees is subject to penalty according to BCC 14.06.100."

- d) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be performed by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

The Land Use Planner shall confirm tree protection prior to the start of any work.

AUTHORITY: Bellevue City Code 23.76.060; Environmental Best Management Practices and Design Standards, City of Bellevue Parks & Community Services Department, 2006.

REVIEWER: Carol Saari

9. Landscape Inspection

The final plat map shall include the following note:

The project landscape architect shall inspect each Open Space Tract and landscape easement during the fall of the first two (2) years after installation and submit a letter to the Land Use Division which summarizes the exact number and types of plants that need to be replaced. Each plant identified for replacement shall be replaced with the same size and type of plant between November 1st and December 15th.

AUTHORITY: Land Use Code 20.20.900 and 20.30D.150.D & E
REVIEWER: Carol Saari

10. Final Landscape Plan

A final detailed landscape plan must be submitted to and approved by the Land Use Division prior to the completion of Plat Engineering. This plan shall show each specific plant by symbol and type with a detailed plant legend. All vegetation in the Open Space Tracts shall conform to the Preliminary Landscape Plan found in Exhibit D, as revised by conditions herein.

AUTHORITY: Land Use Code 20.20.520.C & I and 20.20.900
REVIEWER: Carol Saari

C. PRIOR TO PUD/FINAL PLAT APPROVAL

1. Existing Structures to Demolish

The applicant shall remove the existing house and all accessory structures prior to final plat approval and shall provide a survey to verify that these structures have been removed.

AUTHORITY: Land Use Code 20.20.010
REVIEWER: Carol Saari

2. Variance/Modification Restriction

A note restricting any future variances must be placed on the Final Plat map. No building permit will be granted a variance from the approved setback/dimensional standards found in the project documents and outlined in Section III of this Staff Report in order to accommodate a building larger than will fit within the boundaries indicated on each approved lot.

AUTHORITY: Land Use Code 20.45A.130A.6
REVIEWER: Carol Saari

3. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

- i) 24 foot wide private road with concrete curb, gutter, sidewalks and planter strips. Width of sidewalk and planter strips have been designed for a 5 foot width. These widths may be amended dependent upon field conditions during construction at the request of the Transportation Inspector. The private road will be illuminated with street lights per PSE standards.
- ii) Trail connection running east to west for the entire length of the project site.

Said trail will be located within a public access easement (10 foot wide) incorporating the pedestrian facilities (sidewalks) located on both sides of the new private access road as well as a new sidewalk section located between Lots 9 and 10 (minimum sidewalk width is set at 5 feet). The final plat shall portray the public trail easements, including the public trail easement along the east property line to match the location of the existing Martin Plat public trail easement, prior to recording at King County.

- iii) Driveway approach per DEV-7B (Residential or Commercial Driveway Approach Where No Curb-Gutter Exists).
- iv) Cul-de-sac street end per DEV-1 (Turn Around Facilities).
- v) Street signing.
- vi) Street frontage improvements on 164th Avenue SE adjacent to the project site. Said improvements consists of a 5 foot wide concrete sidewalk with a 4 foot wide planter strip.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per Bellevue City Code 14.60.240 and 14.60.241.
- On-street parking will be allowed only on one side of the new private road.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; Land Use Code 20.40.490; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez

4. Access Design and Maintenance

The final subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Ray Godinez

5. Tree Retention

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final plat shall portray 722 diameter inches (or 48%) of the total diameter inches of existing significant trees within the site, as portrayed in the submittal documents for this PUD application.

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar (recorded with King County). The Tree Preservation Plan must contain the following note:

"Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

AUTHORITY: Land Use Code 20.20.900
REVIEWER: Carol Saari

6. Landscape Installation Assurance Device

All of the required landscaping must be installed and approved (per the approved Final Landscape Plan) prior to final plat recording. If building permits and/or building occupancy on any of the homes are requested prior to completion of the landscape installation for the entire site, the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: Land Use Code 20.40.490
REVIEWER: Carol Saari

7. Landscape Maintenance Assurance Device

All of the required landscaping must be installed and approved (per the approved Final Landscape Plan) prior to final plat recording. At the time of inspection of the installation of the landscape plantings a Landscape Maintenance Security will be required in the amount of 20 percent of the cost of materials and labor required for installation. This security will be held for one year following installation. Should any of the required plantings die during this period, replacement is required, or the security may be required to be forfeited.

AUTHORITY: Land Use Code 20.20.520.K, and 20.20.520.L.1, 2
REVIEWER: Carol Saari

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMITS:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The current impact fee is \$438.89 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Ray Godinez

2. Planned Unit Development Recording

The approval of the Planned Unit Development plan constitutes the City's acceptance of the general project, including its density, arrangement and design. Upon final City approval of the Planned Unit Development, the applicant shall forward the approved Planned Unit Development to the King County Department of Records and Elections for recording. Approval of a Planned Unit Development is considered final once the Planned Unit Development is recorded and proof of recording is received by the Land Use Division. See Land Use Code Chapter 20.45 for recording requirements of Planned Unit Developments merged with subdivisions.

AUTHORITY: Land Use Code 20.30D.200.A
REVIEWER: Carol Saari

3. Building Permit Plans

The applicant is restricted to the building permit plans as attached to this PUD approval.

AUTHORITY: Land Use Code 20.30D
REVIEWER: Carol Saari



November 9, 2007

Project No. 113.122



5865 Owens Drive
Bellevue, WA 98008
935.251.7200
935.251.7201 Fax

COLE PROPERTY BELLEVUE, WASHINGTON

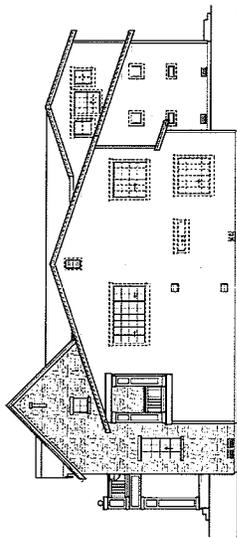
CAMWEST DEVELOPMENT, INC.

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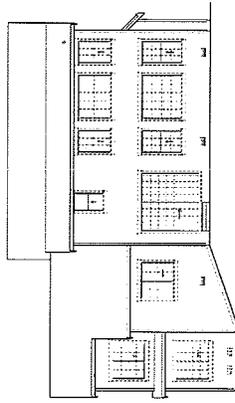


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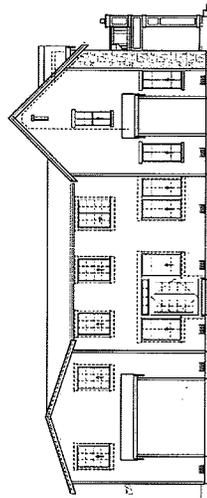
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- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHELF
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH-SAWN' 1x LAP SIDING BOARDS
- T. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



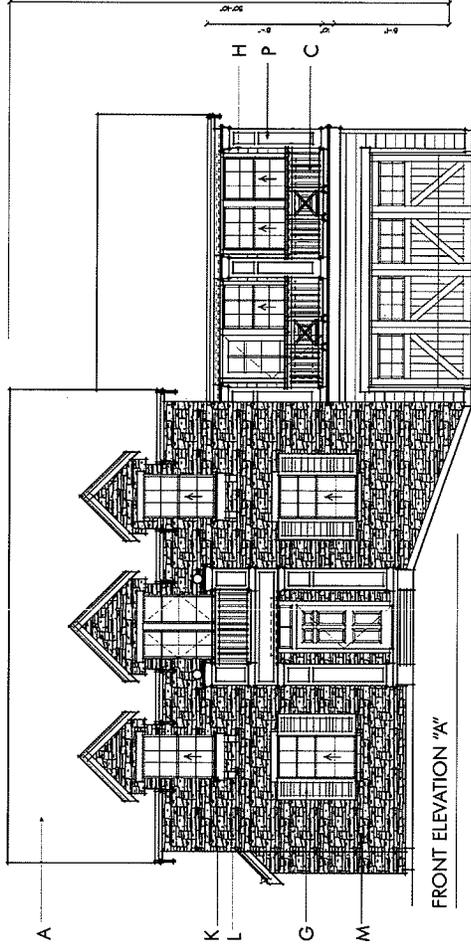
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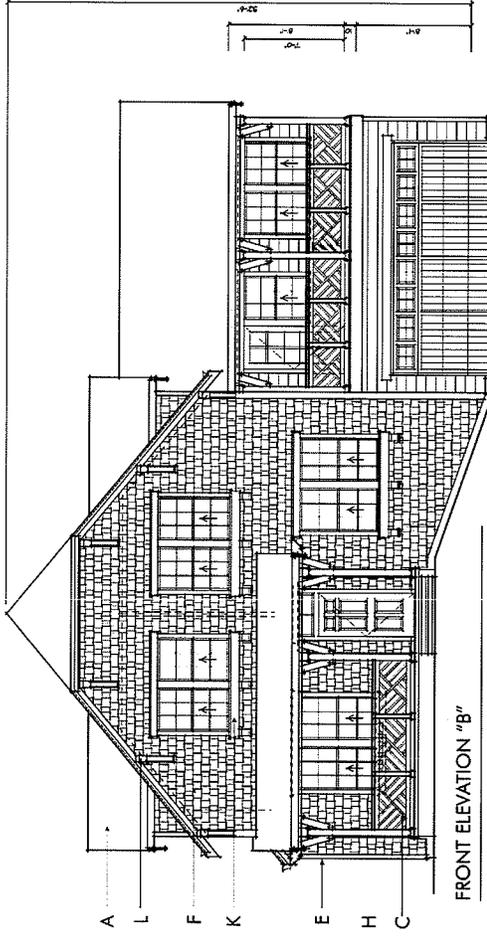
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LEFT



FRONT ELEVATION "A"



FRONT ELEVATION "B"



**PLAN 1226-1
ELEVATIONS**

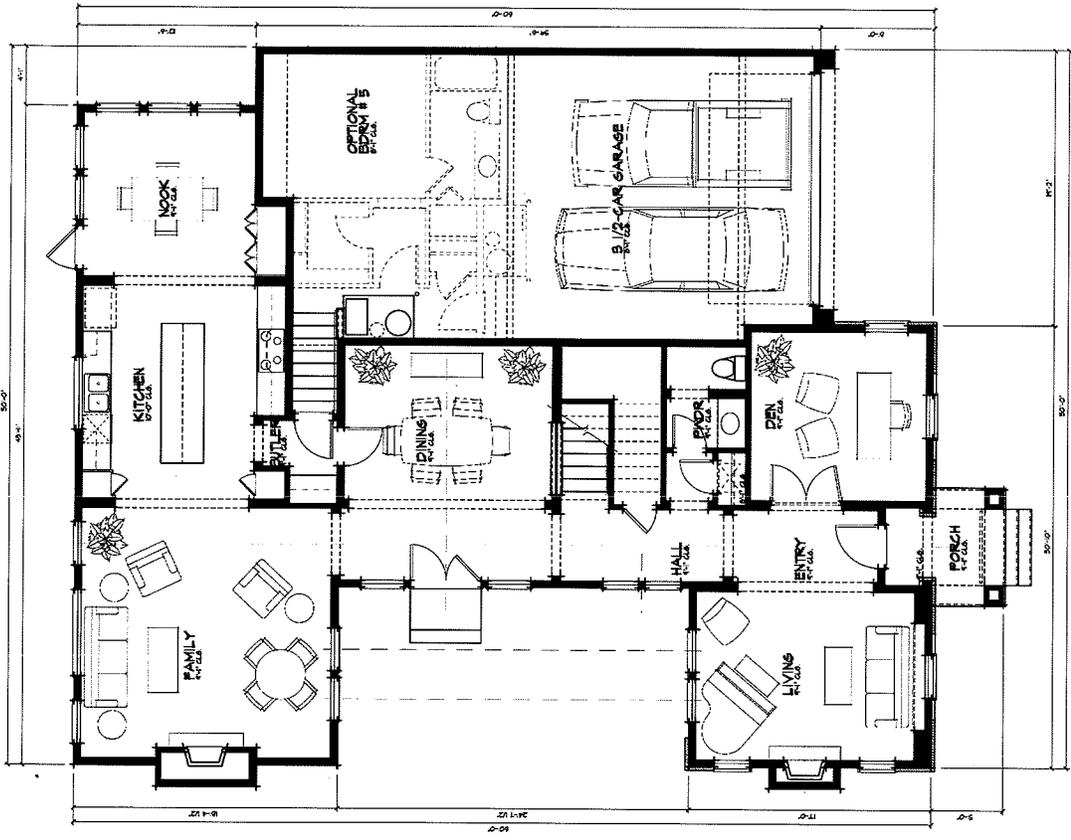
November 9, 2007 Project No.: 113.112



5845 County Dr.,
Fresno, CA 94388
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FIRST FLOOR

1,638 SQ. FT.
TOTAL 3,707 SQ. FT.

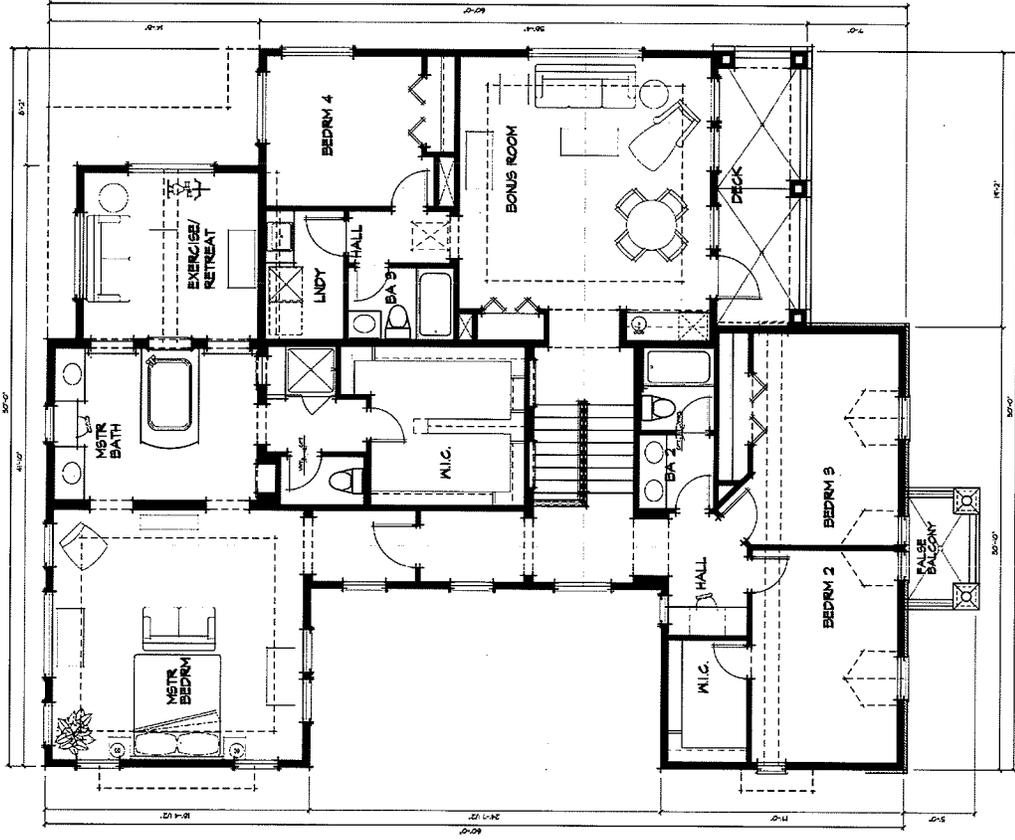
PLAN 1226-1



Project No: 113.122

DAHLEN GROUP
ARCHITECTS

5845 Owens Drive
Redmond, CA 94588
925.251.7200
925.251.7201



SECOND FLOOR

2,069 SQ. FT.

BELLEVUE, WASHINGTON

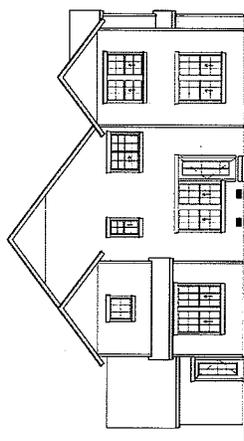
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.

MATERIAL LEGEND

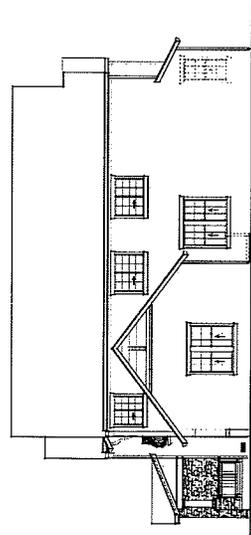
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
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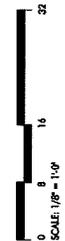
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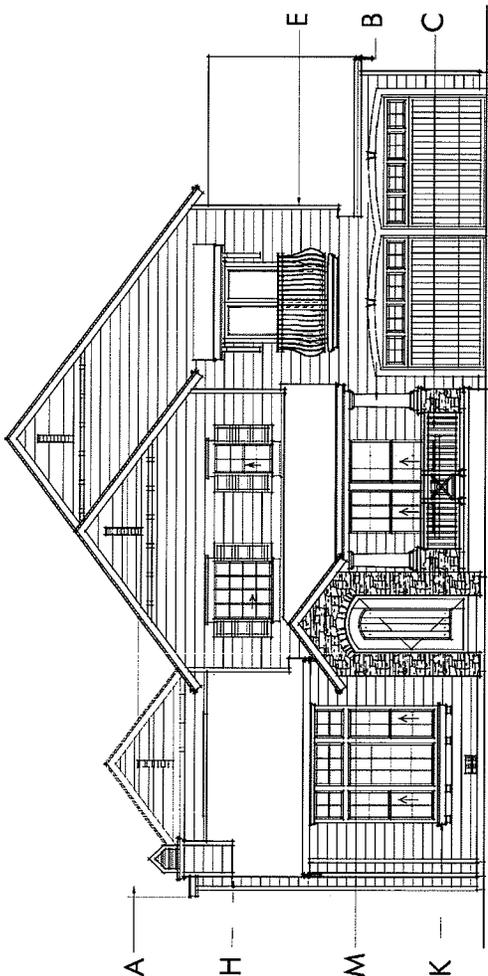
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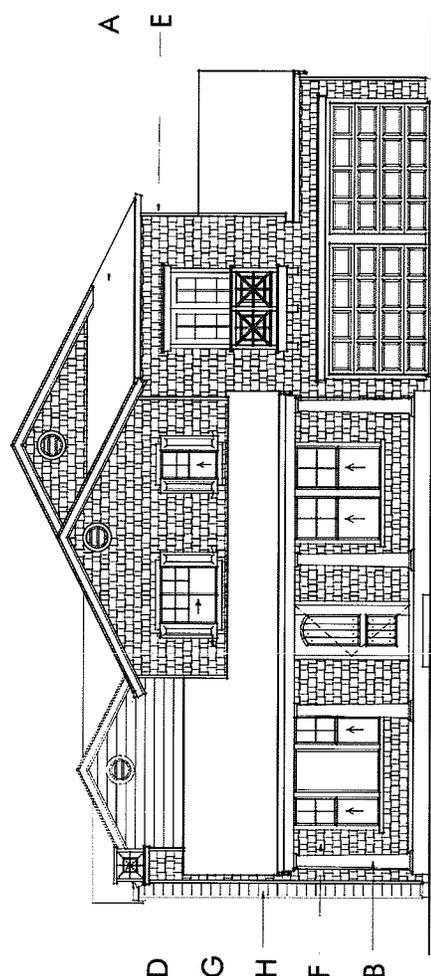
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COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



PLAN 1127-1
ELEVATIONS

November 9, 2007

Project No.: 112,122

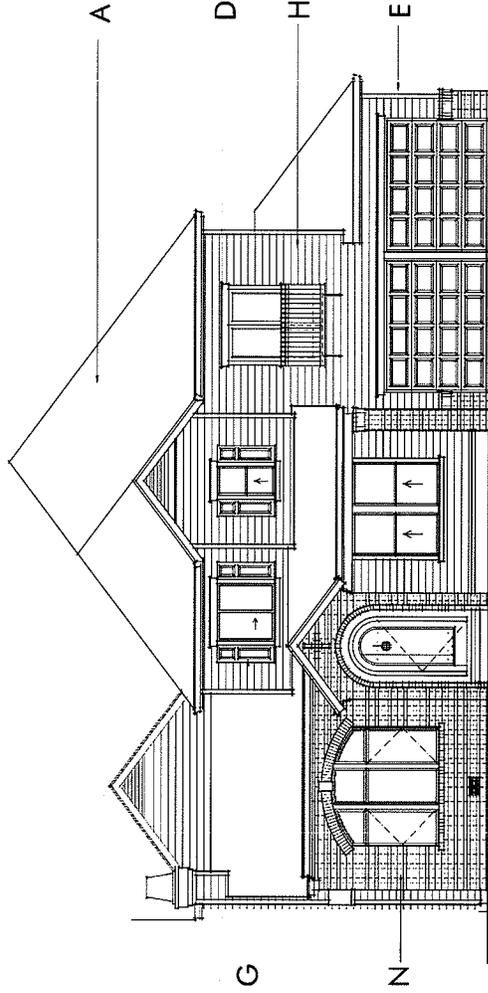


5835 Owens Park
Folsom, CA 95688
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
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- T. 1x LAP SIDING BOARDS
- WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



FRONT ELEVATION "C"



**PLAN 1127-1
ELEVATIONS**

November 9, 2007 Project No: 113.112



3635 Owen Dr.
Bellevue, WA 98008
952.251.7200
952.251.7201

BELLEVUE, WASHINGTON

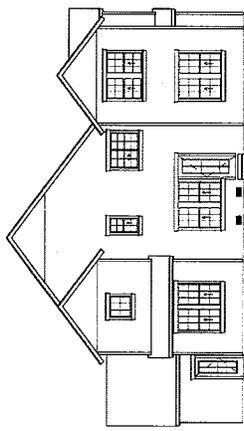
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.

MATERIAL LEGEND

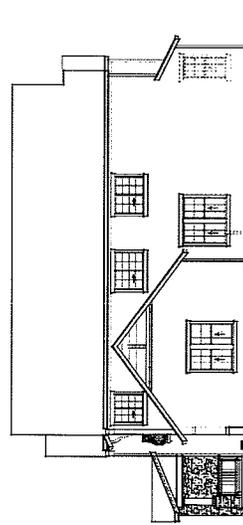
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- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHIELD
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- O. WOOD-PANEL COLUMNS
- P. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- Q. WOOD SHUTTER BOARD
- R. 'ROUGH SAWN'
- S. 1x LAP SIDING BOARDS
- T. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



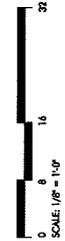
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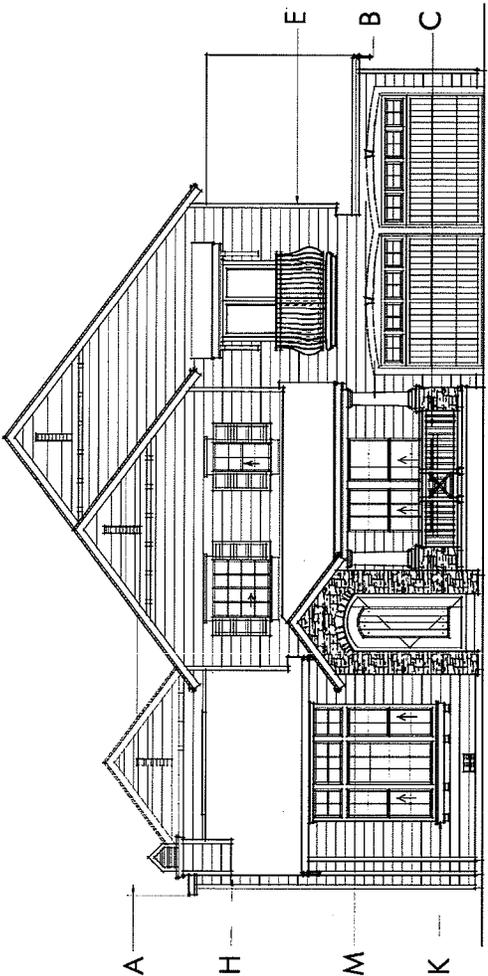
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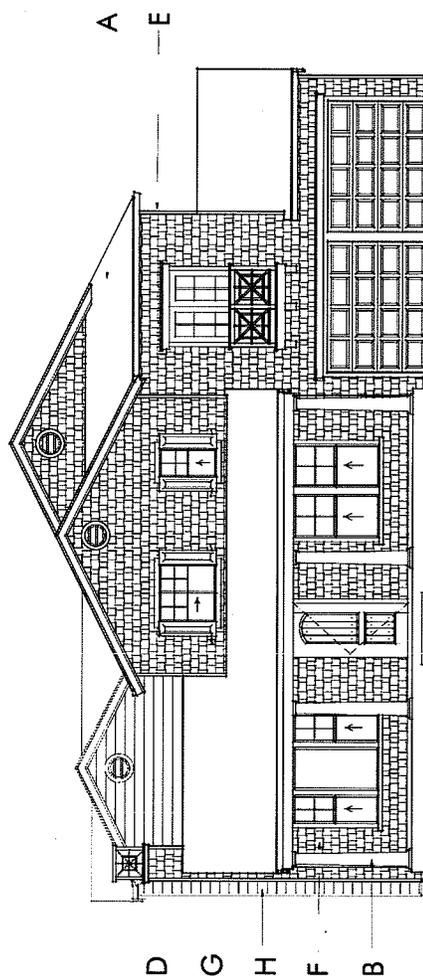
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COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



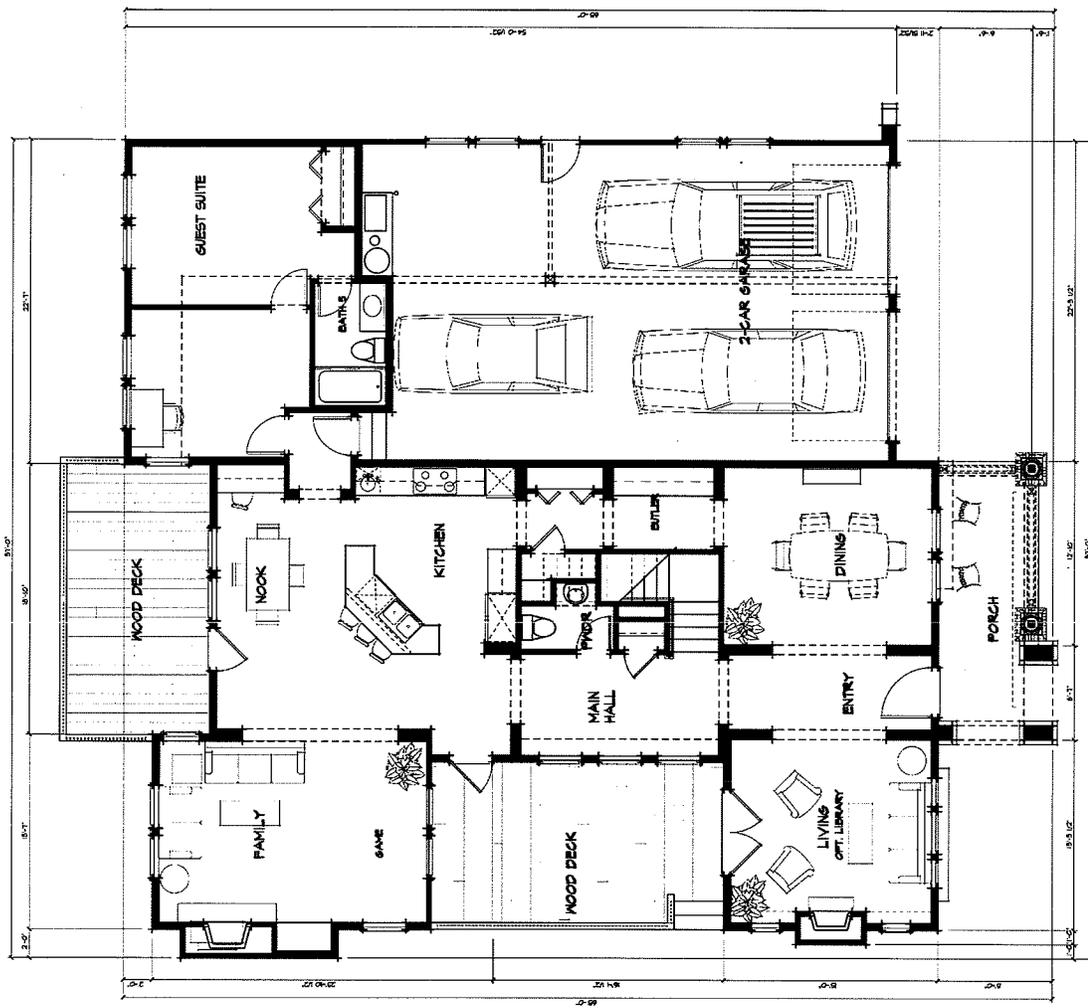
PLAN 1127-1
ELEVATIONS

November 9, 2007
Project No.: 113,127



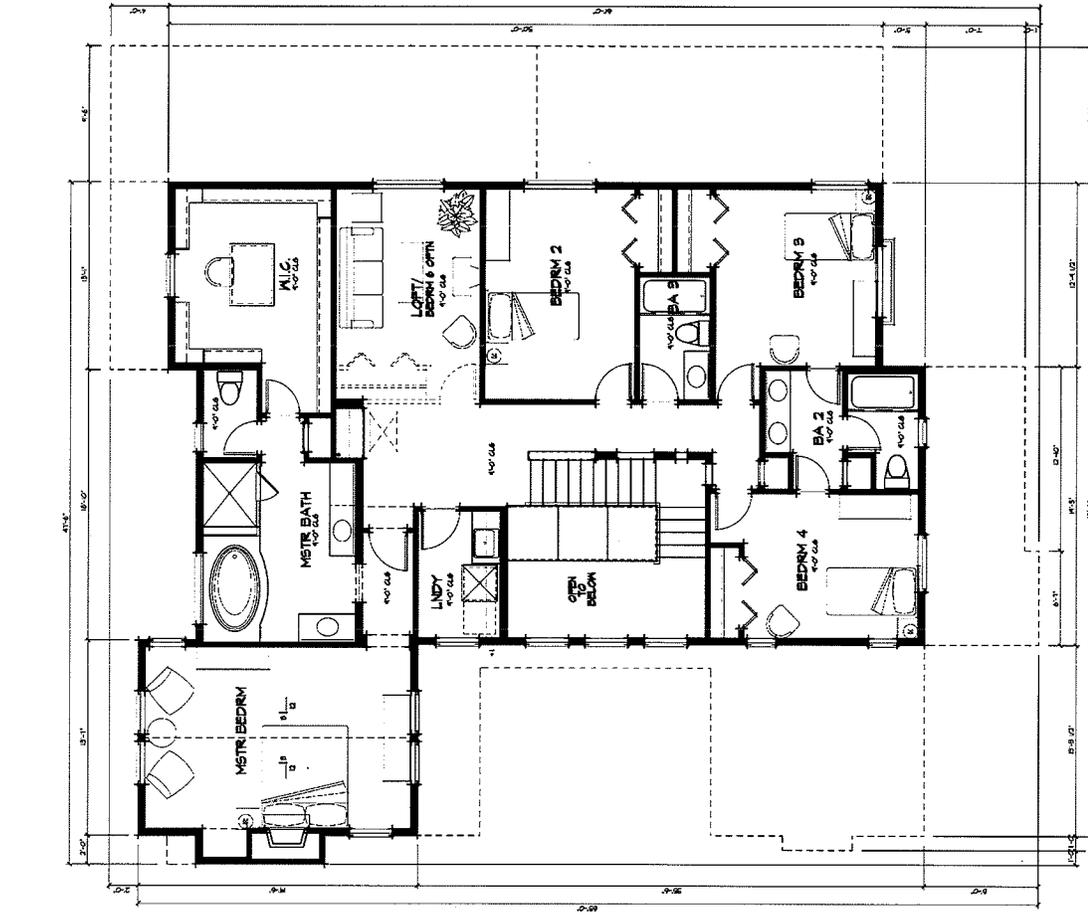
5845 Owens Dr.
Pasadena, CA 94388
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON



FIRST FLOOR

1,723 SQ. FT.



SECOND FLOOR

1,723 SQ. FT.

1,946 SQ. FT.
TOTAL 3,669 SQ. FT.

PLAN 1127-1



Project No.: 113.122

DAHLIN GROUP
ARCHITECTS

5845 Owens Drive
Pleasanton, CA 94588
925.251.7700
925.251.7701

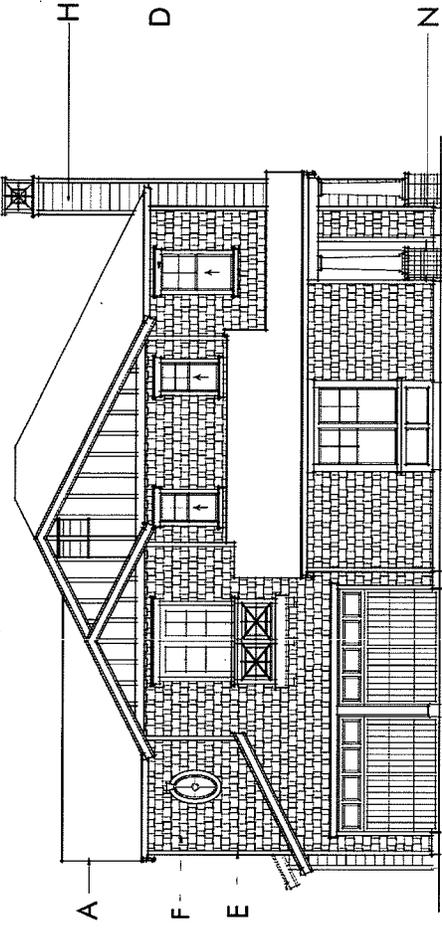
BELLEVUE, WASHINGTON

COLE PROPERTY

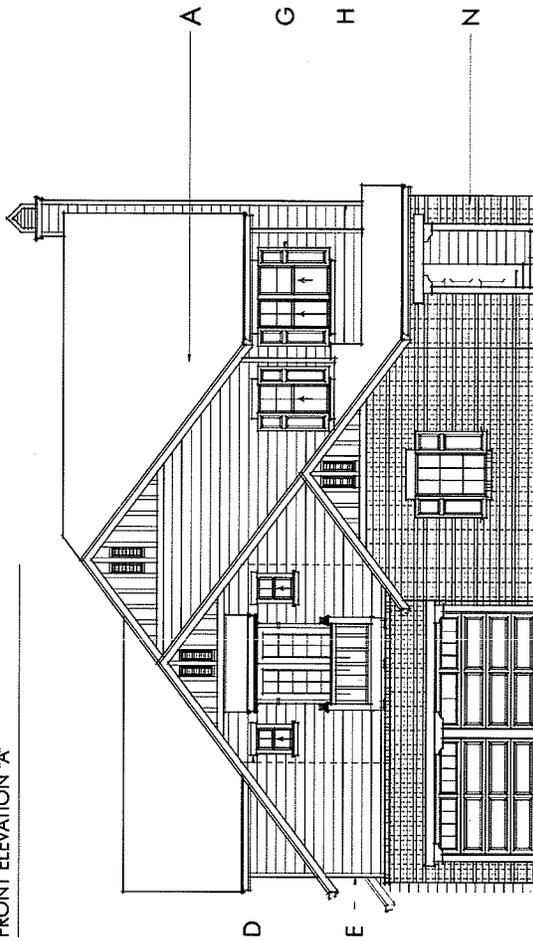
CAMWEST DEVELOPMENT, INC.

MATERIAL LEGEND

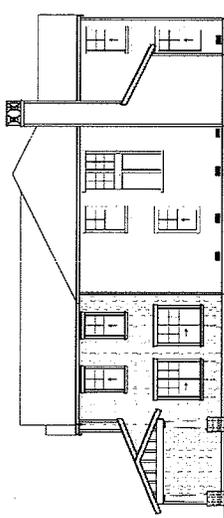
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHIELD
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN'
- R. 1x LAP SIDING BOARDS
- S. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD
- T.



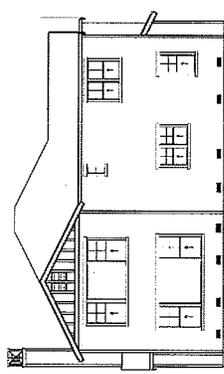
FRONT ELEVATION "A"



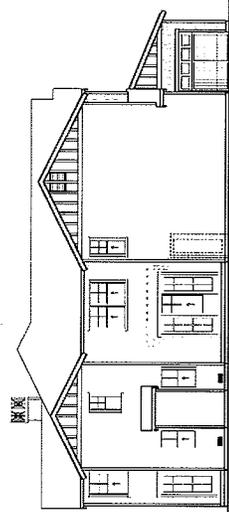
FRONT ELEVATION "B"



RIGHT



REAR



LEFT



PLAN 1128-4 ELEVATIONS

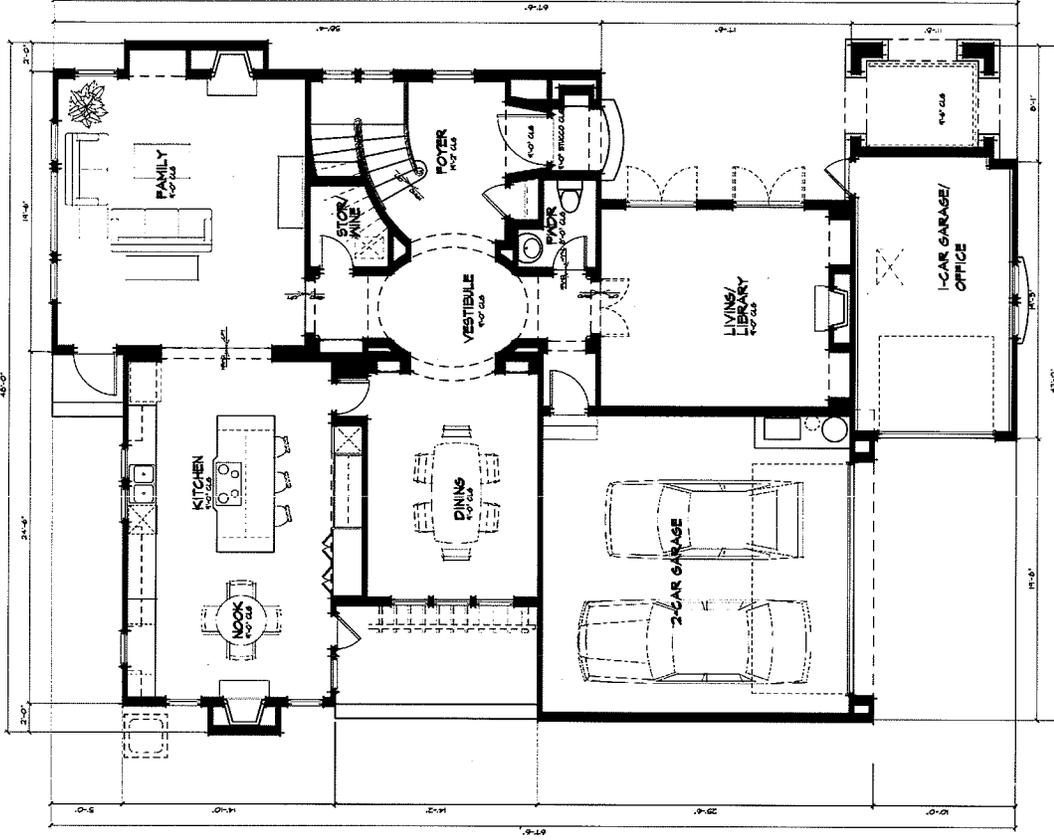
November 9, 2007 Project No. 113,122



3665 Owens Dr.
Folsom, CA 95688
925.251.7200
925.251.7201

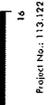
BELLEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FIRST FLOOR

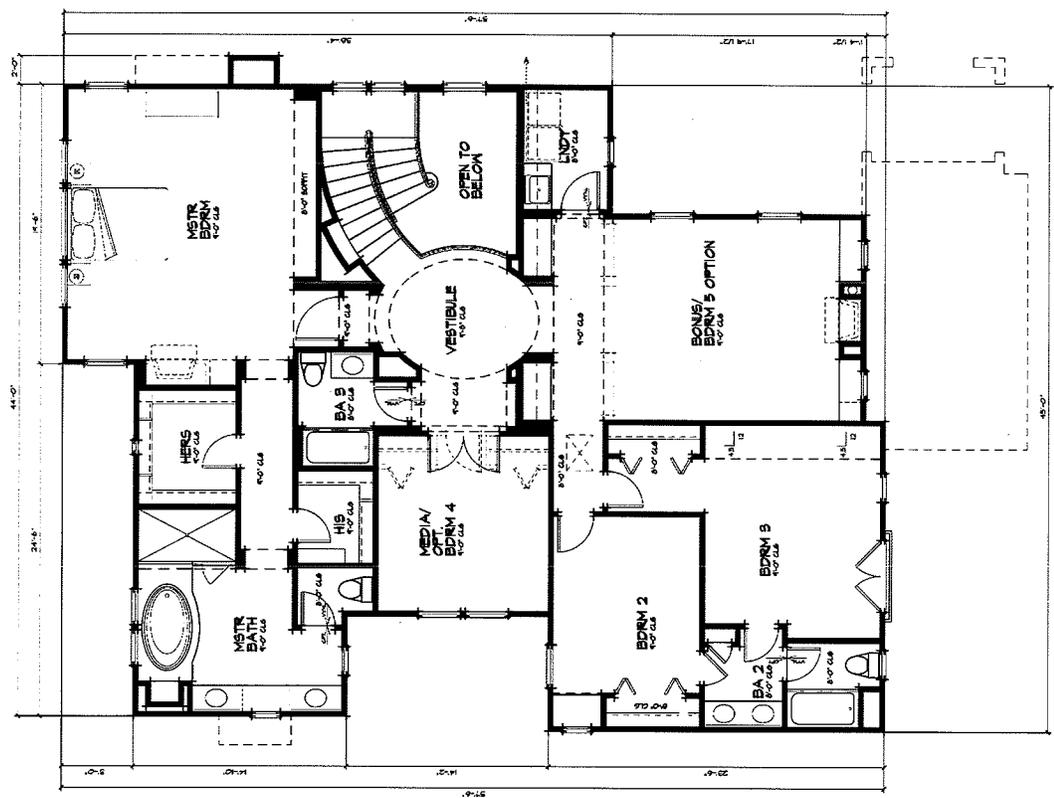
1,637 SQ. FT.
TOTAL 3,225 SQ. FT.
PLAN 1128-4



Project No.: 113.122

DAHLEN GROUP
ARCHITECTS

5865 Owens Drive
Pleasanton, CA 94588
925.251.7600
925.251.7261



SECOND FLOOR

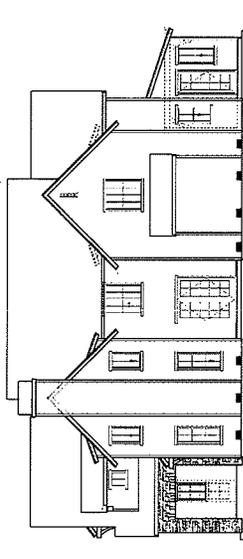
1,988 SQ. FT.

BELLEVUE, WASHINGTON

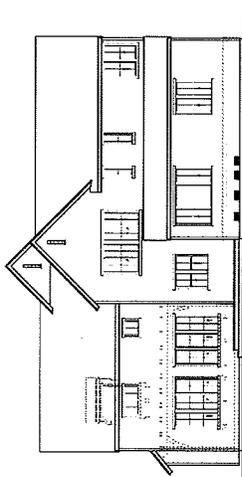
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.

MATERIAL LEGEND

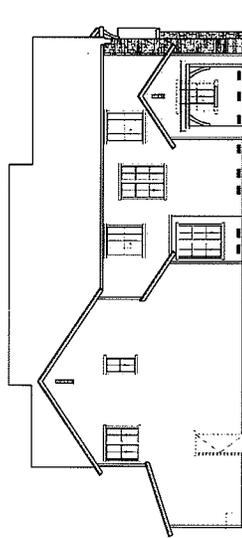
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x4 WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHIELD
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN' 1x LAP SIDING BOARDS
- R. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



RIGHT



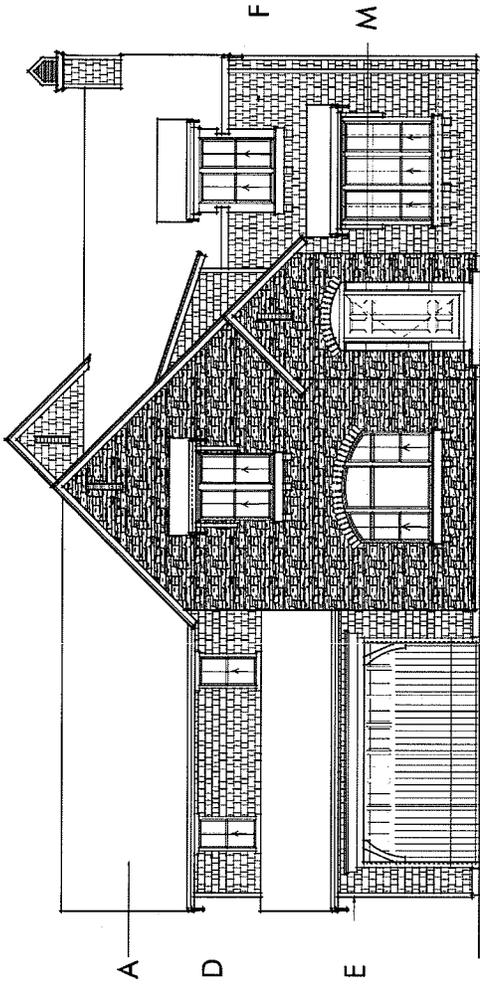
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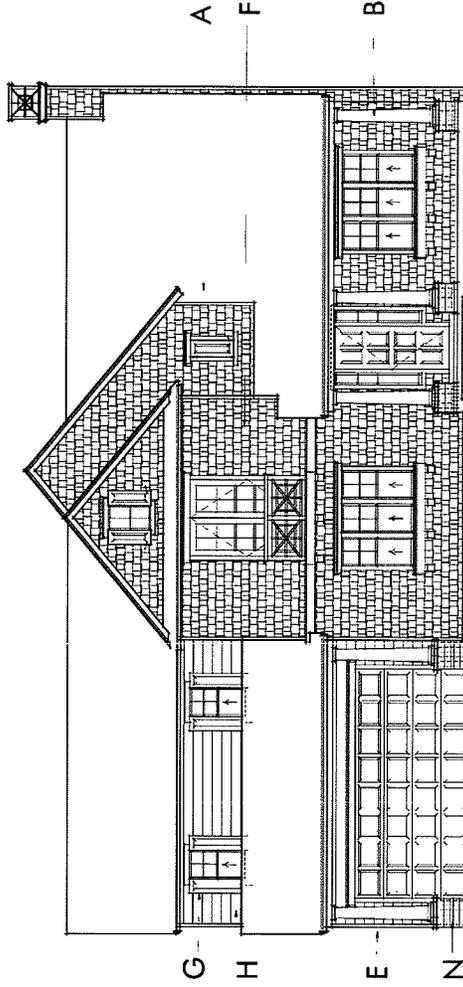
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COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



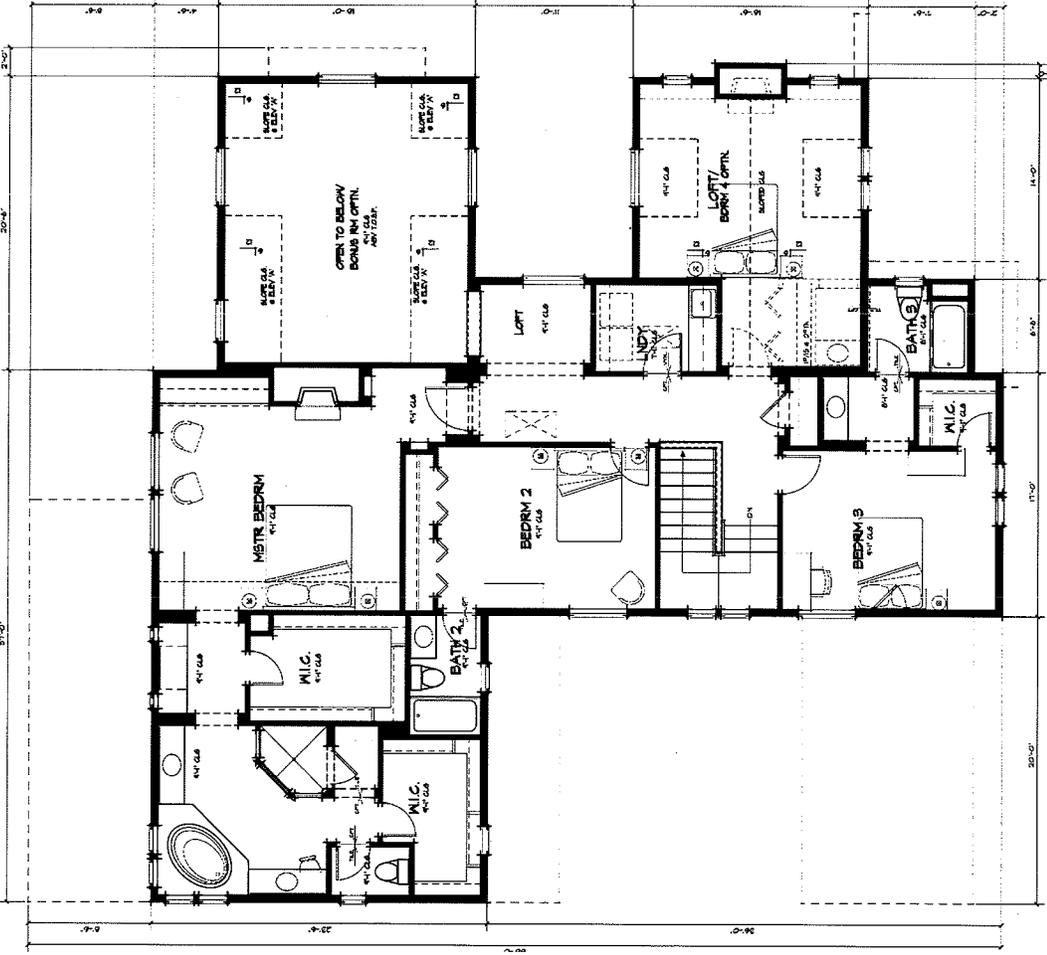
PLAN 1129-1
ELEVATIONS

November 9, 2007
Project No.: 113,122



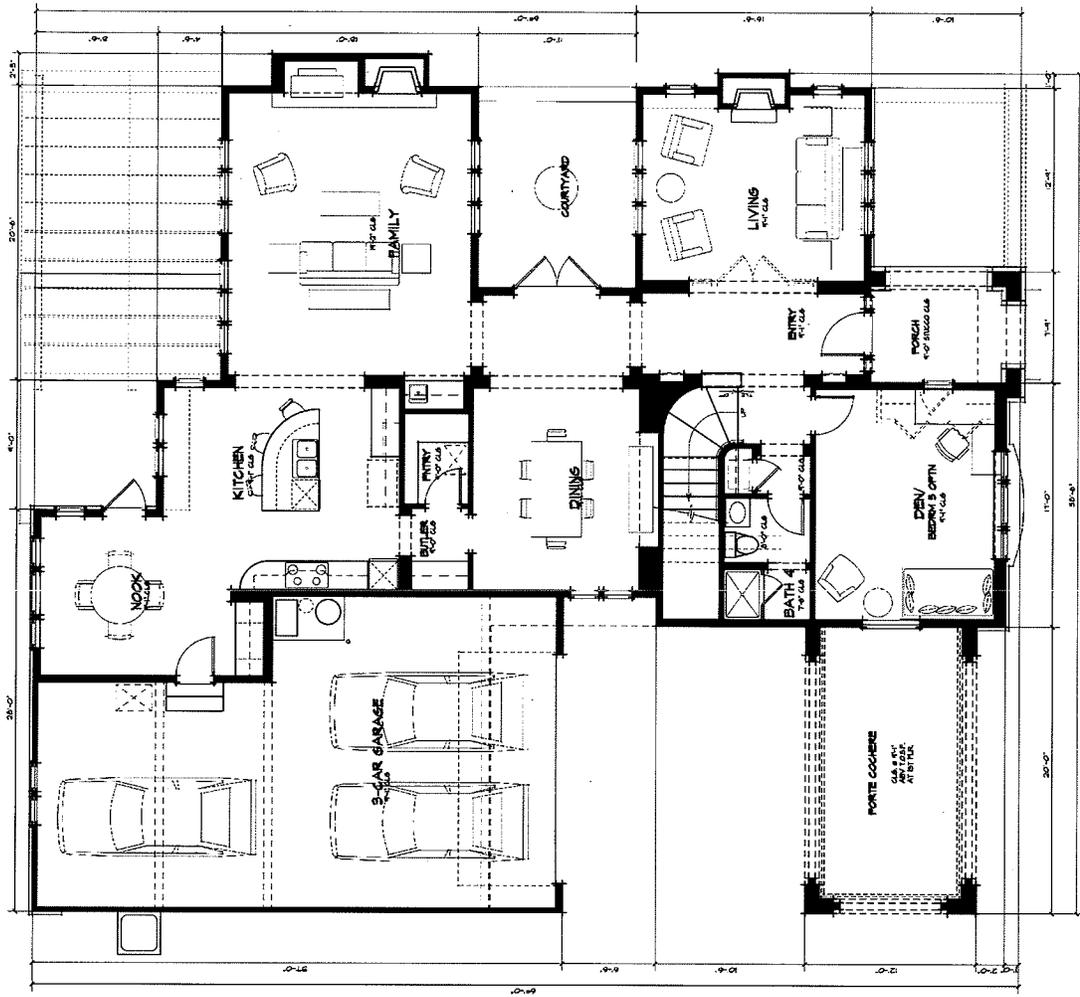
3635 Owen Way
Bellevue, WA 98005
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON



SECOND FLOOR

1,876 SQ. FT.



FIRST FLOOR

1,900 SQ. FT.
TOTAL 3,776 SQ. FT.

PLAN 1129-1



Project No.: 112.122

DAHLIN GROUP
ARCHITECTS

5805 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201

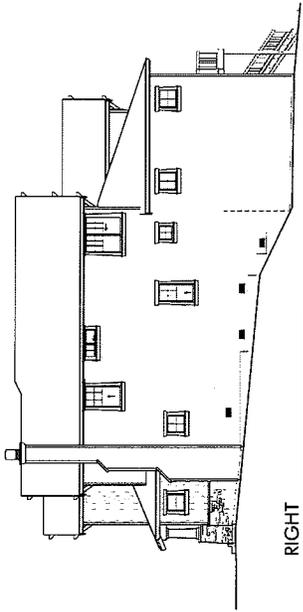
BELLEVUE, WASHINGTON

COLE PROPERTY

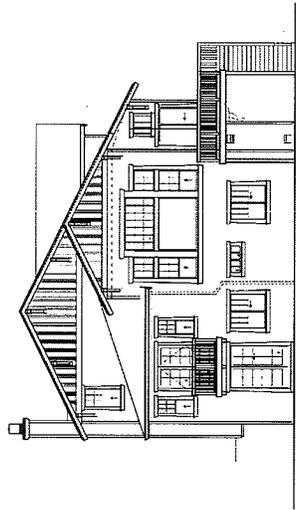
CAMWEST DEVELOPMENT, INC.

MATERIAL LEGEND

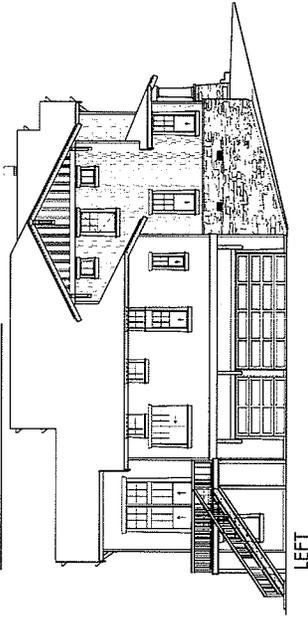
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHelf
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- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN'
- R. 1x LAP SIDING BOARDS
- S. WOOD LATTICE OVER
- T. 'SMOOTH' FIBER CEMENT BOARD



RIGHT



REAR

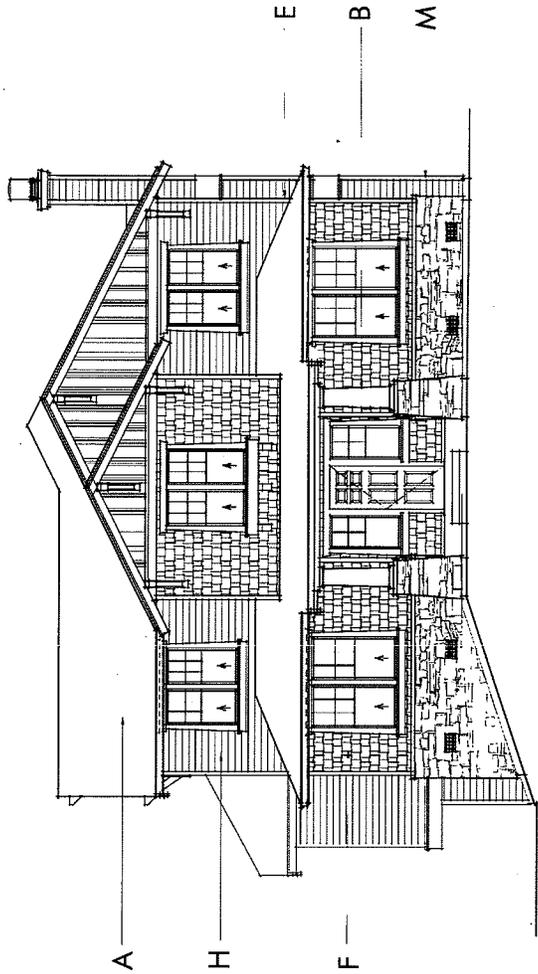


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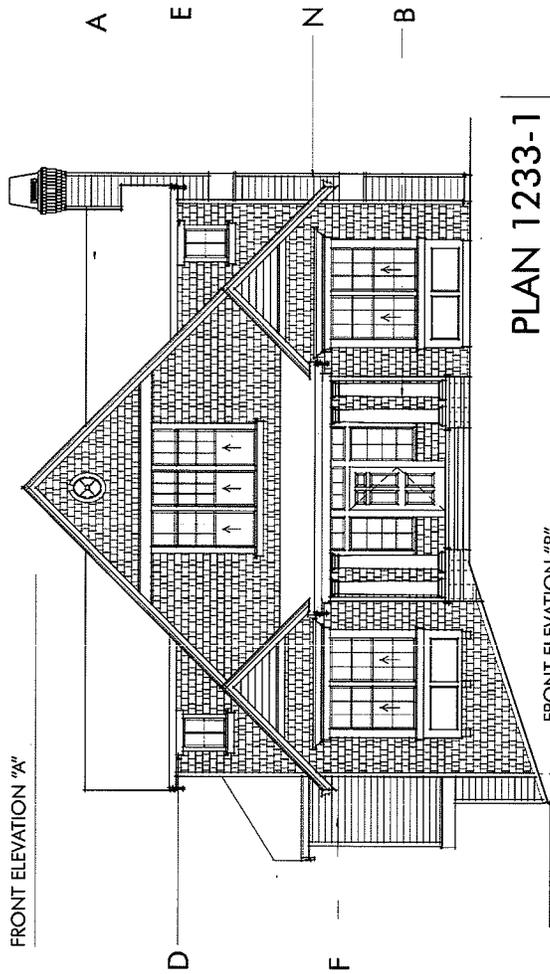


COLE PROPERTY

CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



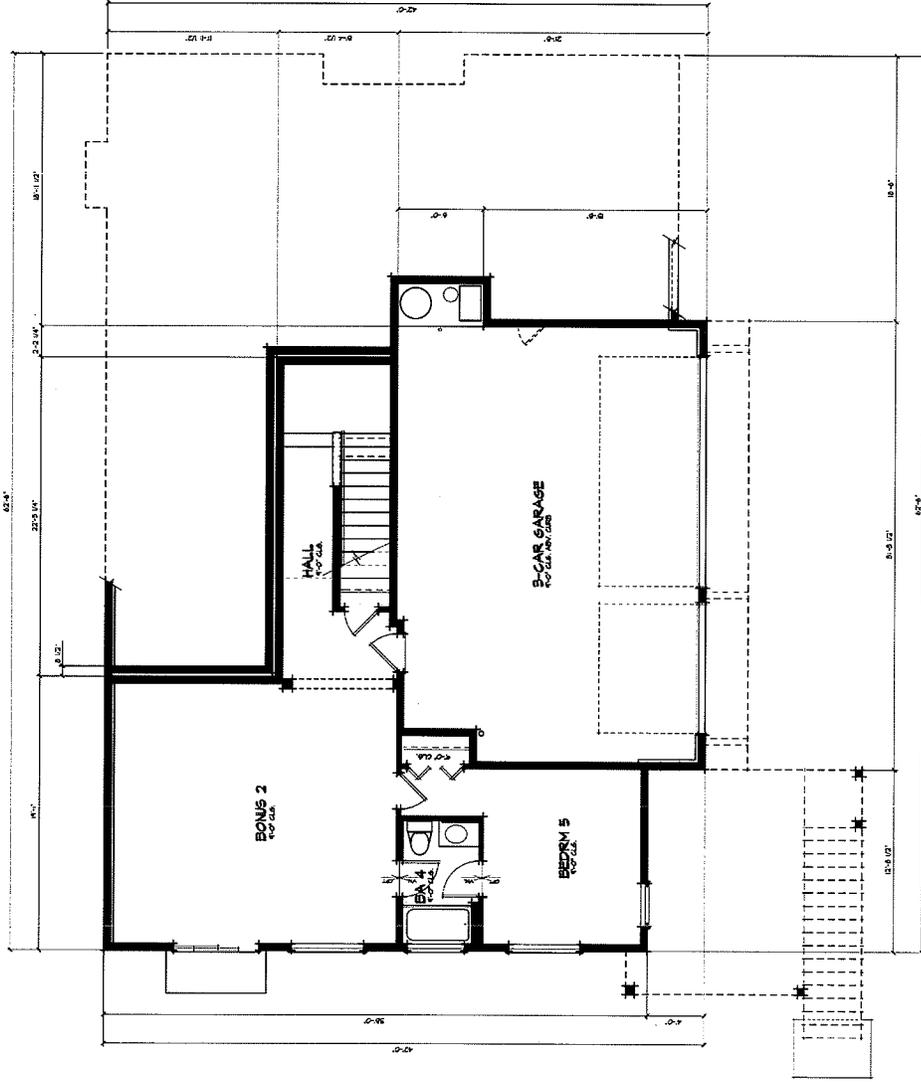
PLAN 1233-1 ELEVATIONS

November 9, 2007 Project No. 113.122

DAHLIN GROUP
ARCHITECTS

3845 Cherry Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON



BASEMENT FLOOR

824 SQ. FT.
TOTAL 4,680 SQ. FT.

PLAN 1233-1

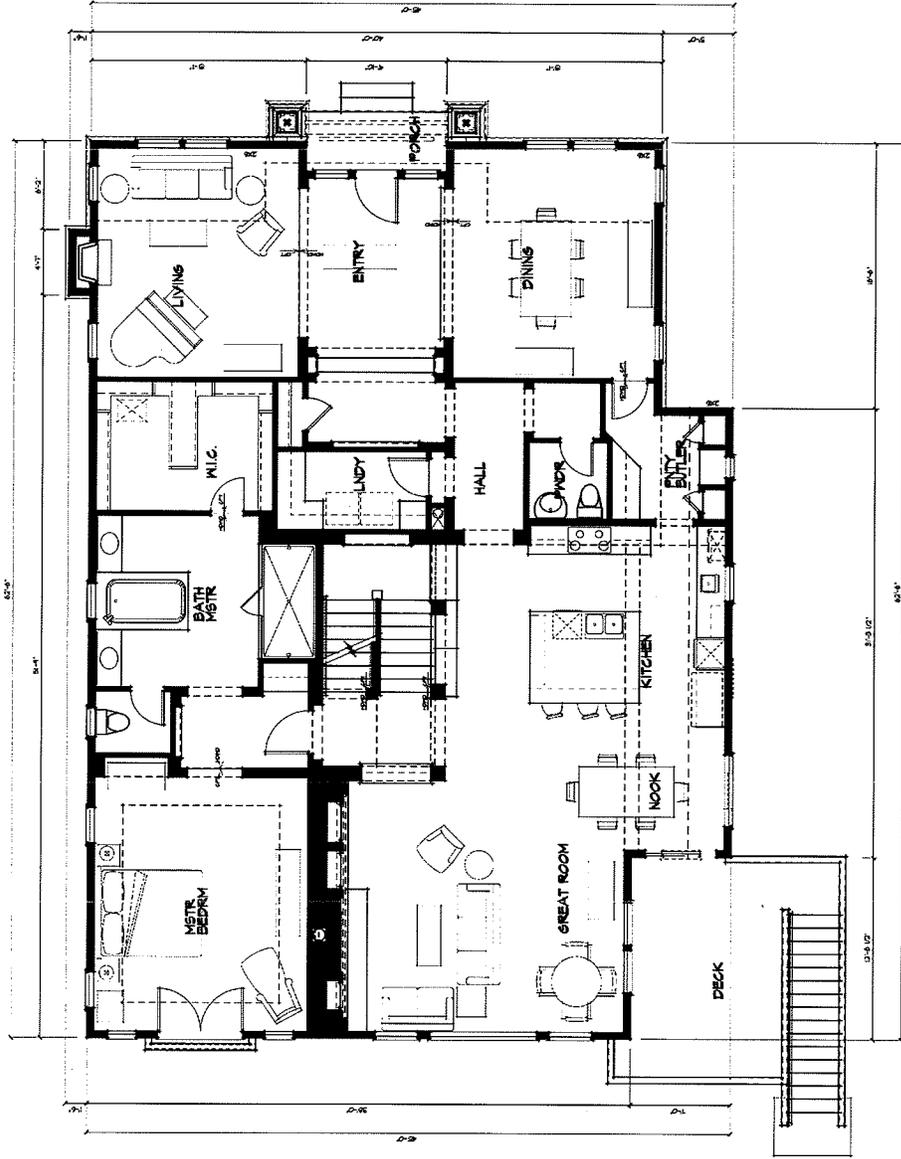
Project No.: 113.122



584 E. Christie Drive
Folsom, CA 94588
925.251.7200
925.251.7201

BELLEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FIRST FLOOR

2,611 SQ. FT.

PLAN 1233-1

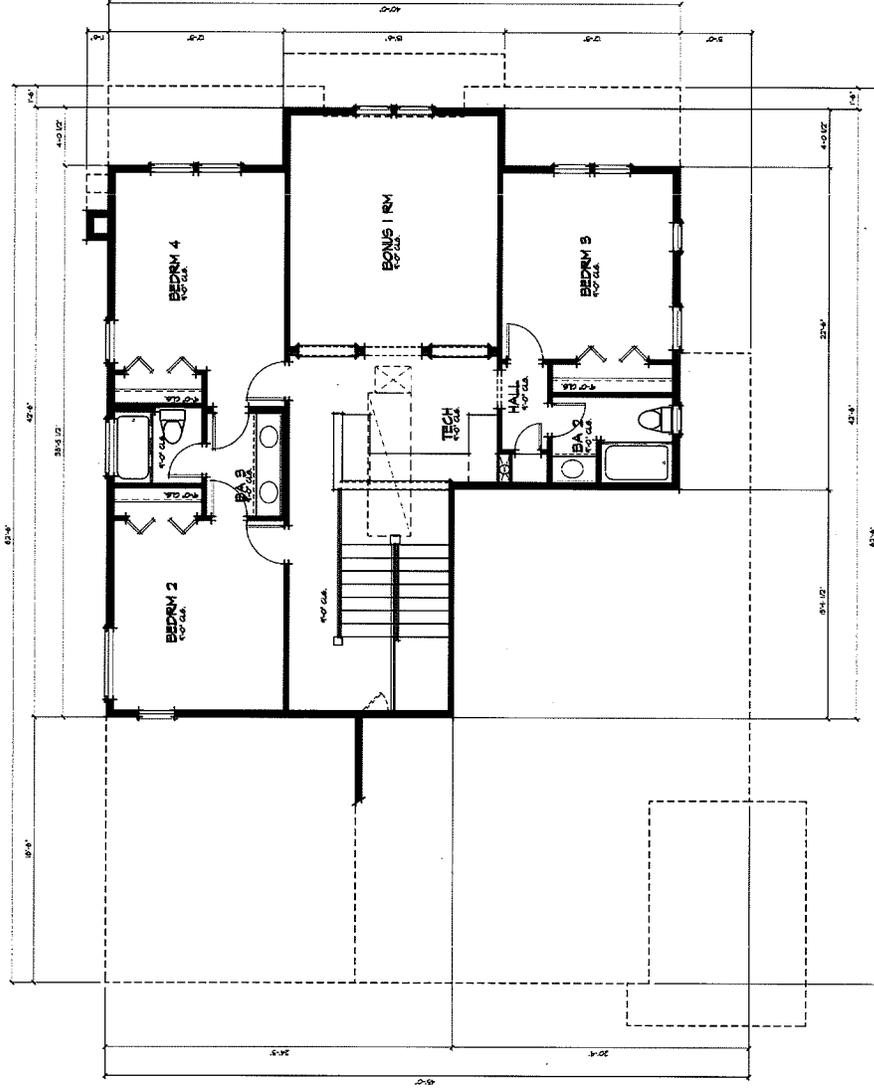


Project No: 113.122

DAHLIN GROUP
 5015 Columbia St.
 Pleasanton, CA 94588
 925.251.7500
 925.251.7501

BELLEVUE, WASHINGTON

COLE PROPERTY
 CAMWEST DEVELOPMENT, INC.



SECOND FLOOR

1,245 SQ. FT.

PLAN 1233-1



Project No. 113.122

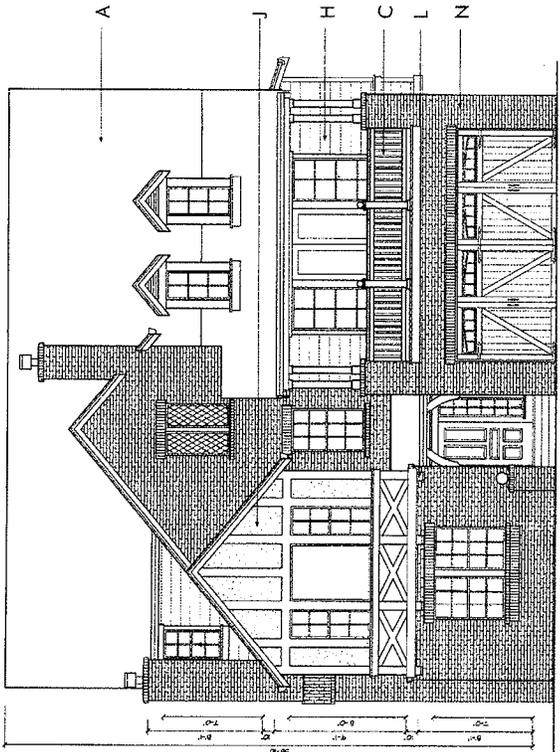
DAHLIN GROUP
ARCHITECTS

5845 Owens Drive
Foothill, CA 91888
952.251.7200
952.251.7501

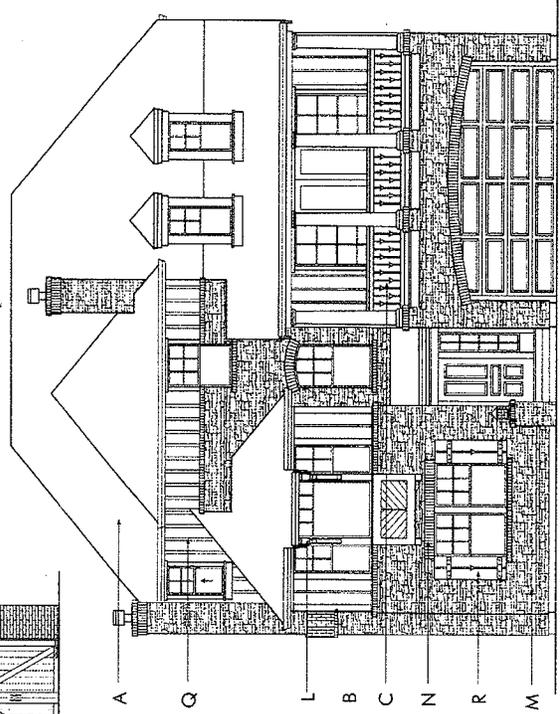
BELLEVUE, WASHINGTON

COLE PROPERTY

CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"



FRONT ELEVATION "B"



PLAN 1260-0
ELEVATIONS

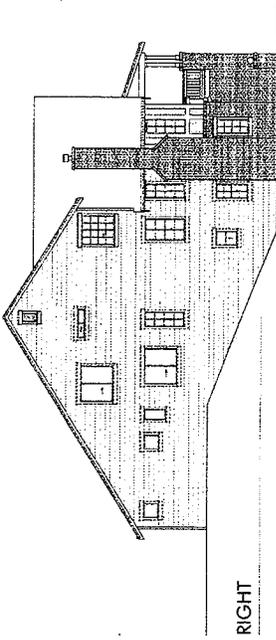
February 10, 2006
Project No: 113.122



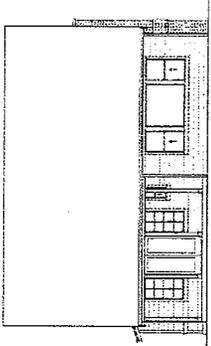
2671 Crow Canyon Rd.
San Ramon, CA 94583
925.337.2548
925.337.2548 fax

MATERIAL LEGEND

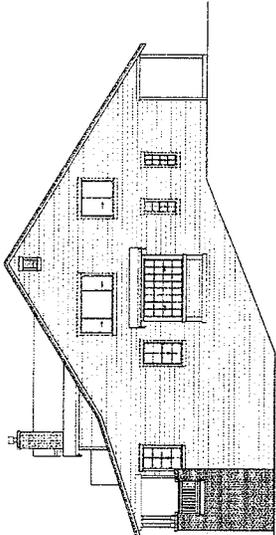
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD POTSHLF
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN' 1x LAP SIDING BOARDS
- T. WOOD LATTICE OVER 'SMOOTH' FIBER CEMENT BOARD



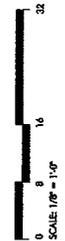
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REAR

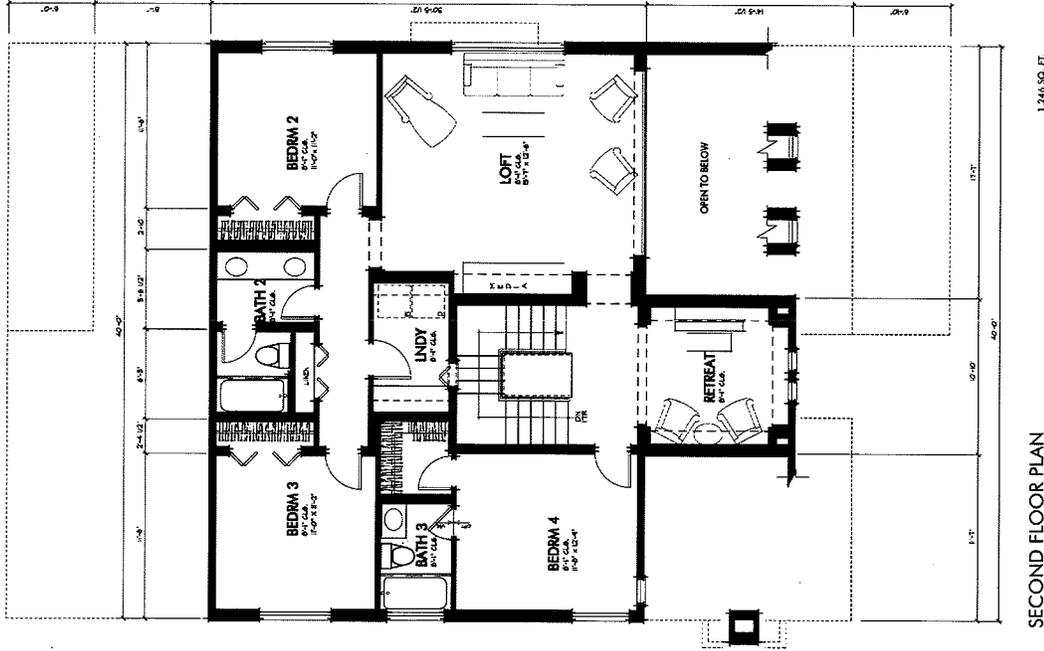


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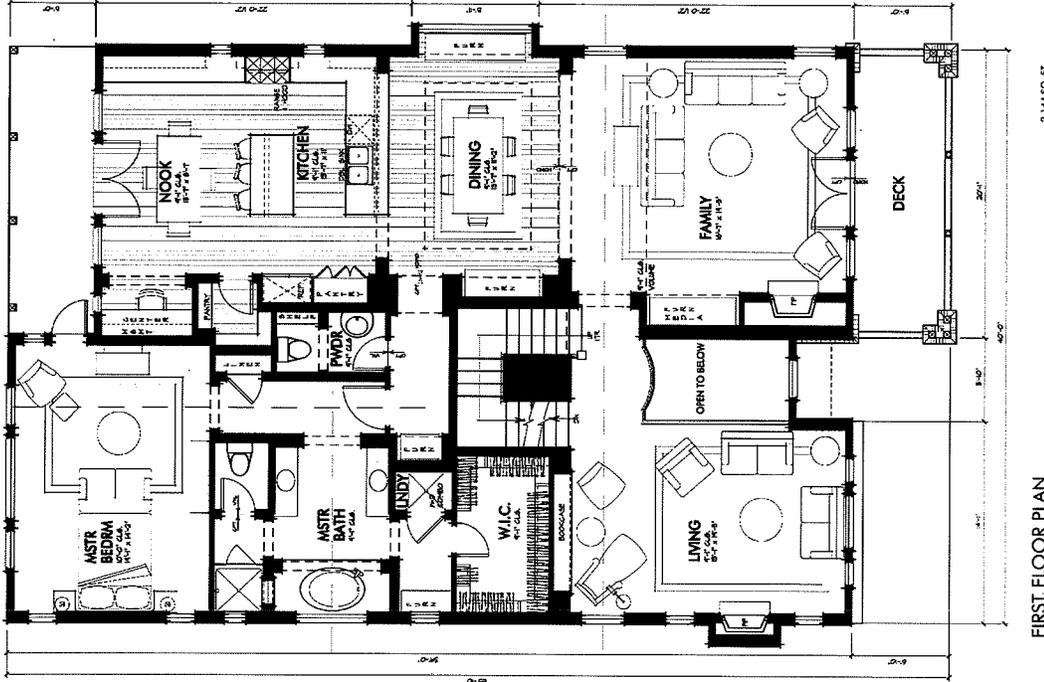


BELLEVUE, WASHINGTON

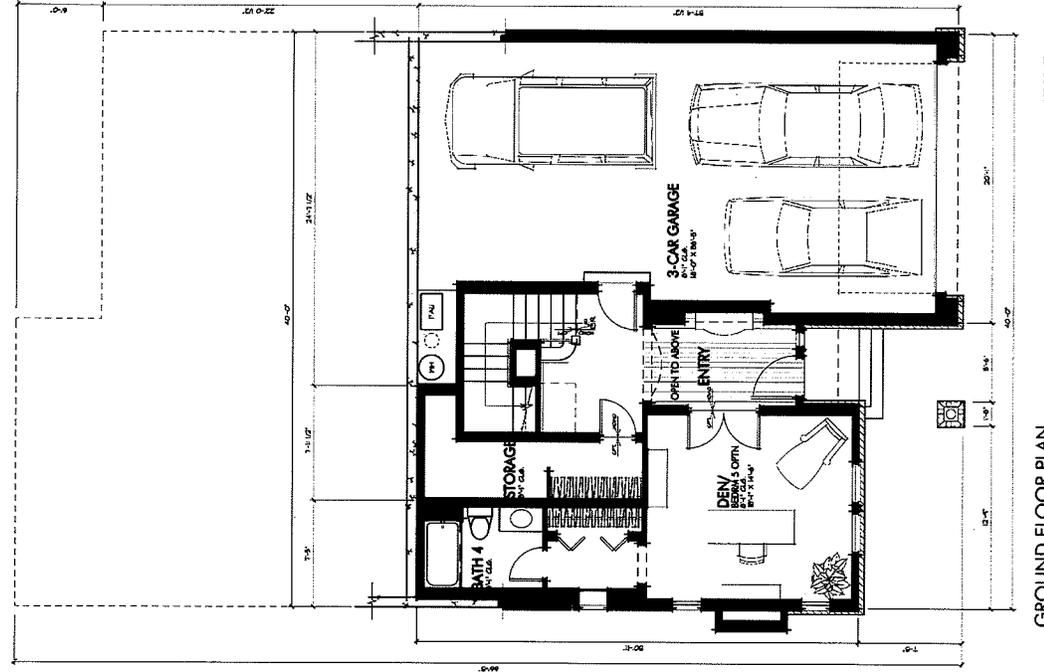
CAMWEST DEVELOPMENT, INC.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



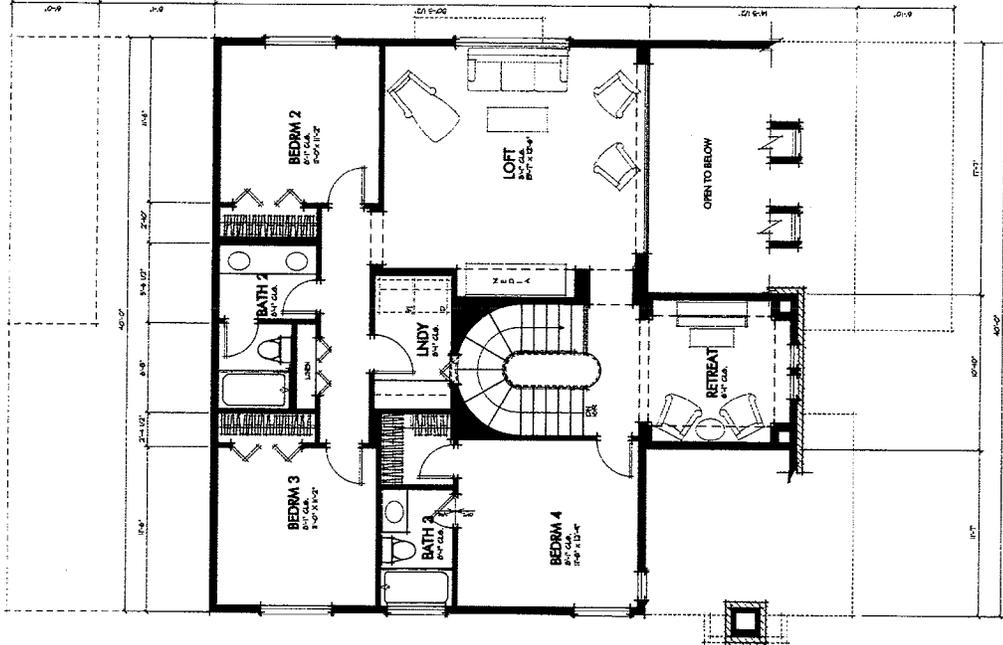
GROUND FLOOR PLAN

PLAN 1260-0

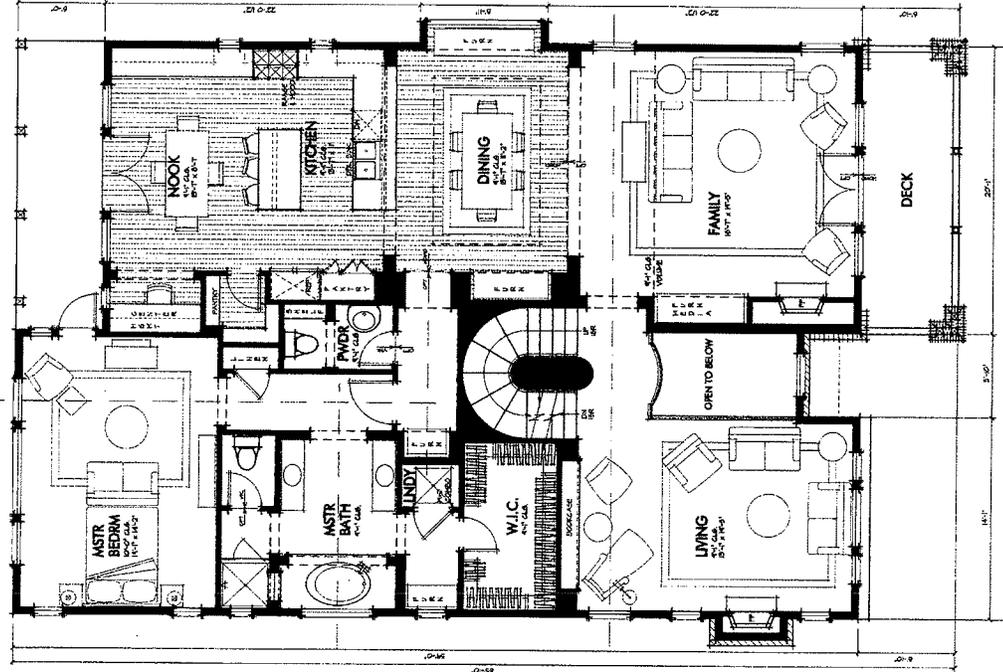
DAHLLIN GROUP
2865 Owens Drive
Bellevue, WA 98005
935.251.7200
935.251.7201

BELLEVUE, WASHINGTON

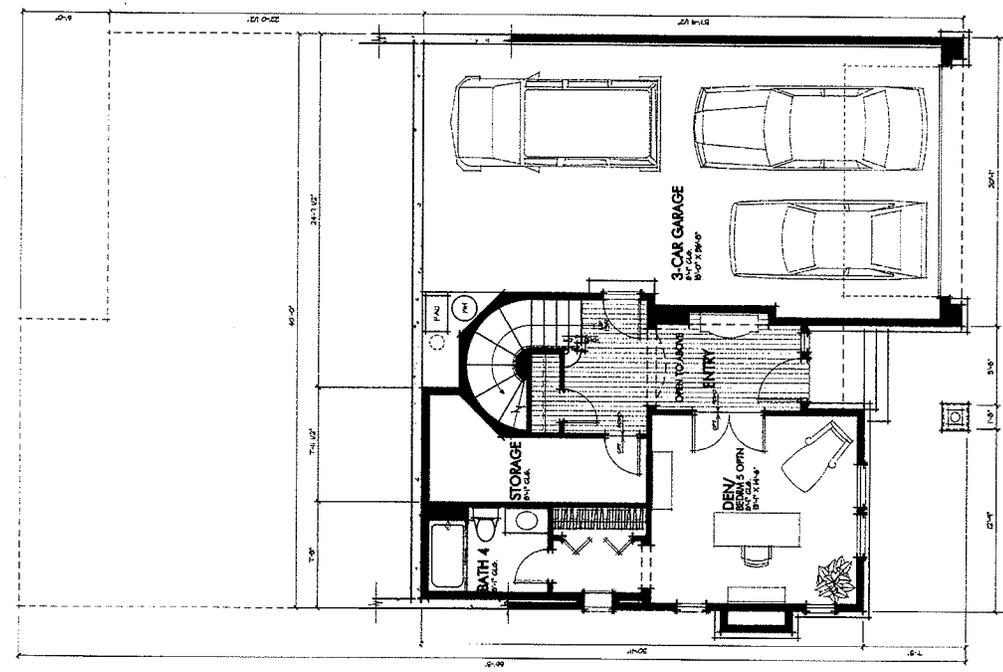
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



SECOND FLOOR PLAN 1,246 SQ. FT.



FIRST FLOOR PLAN 2,144 SQ. FT.



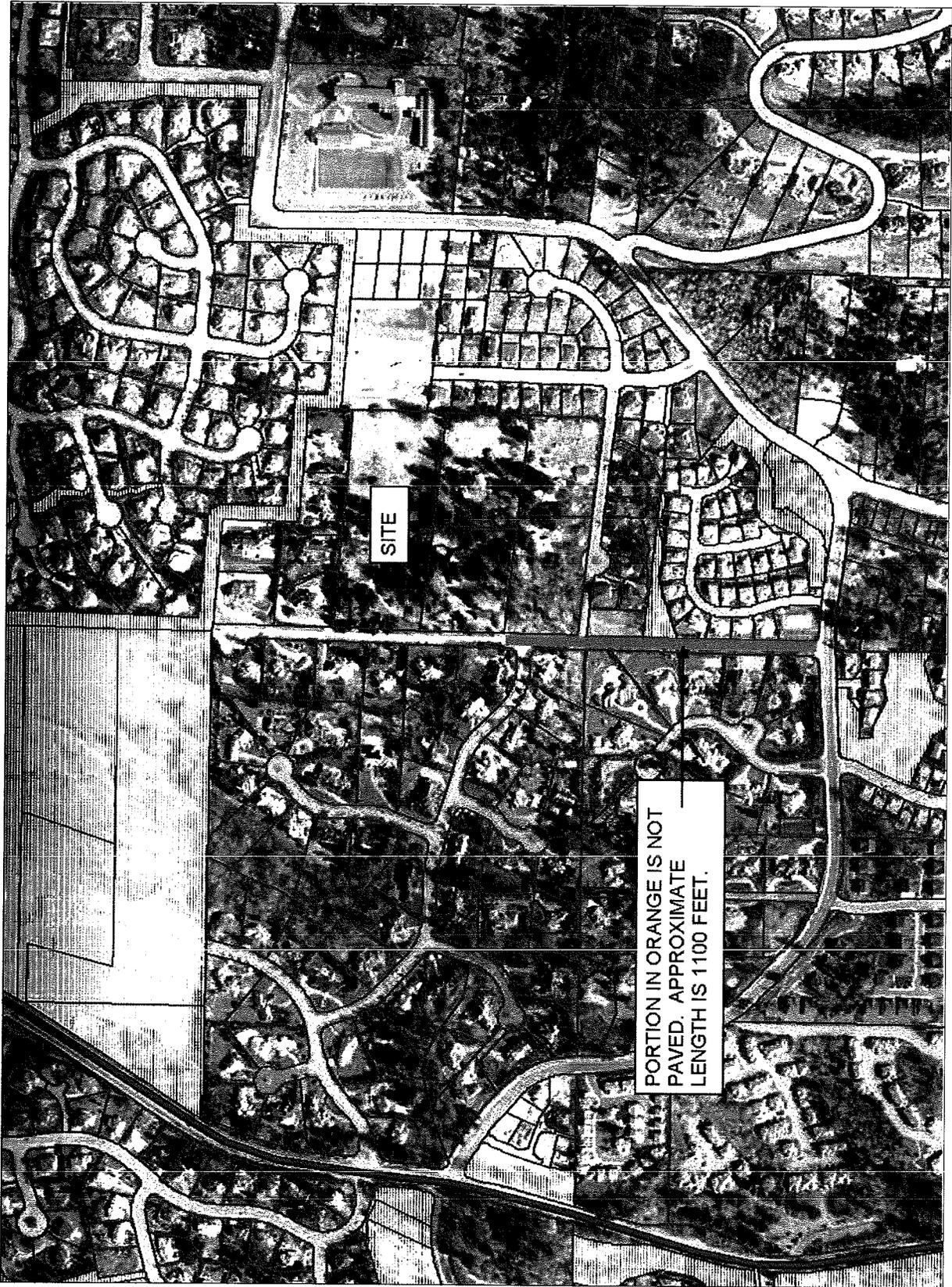
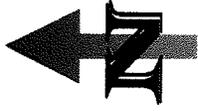
GROUND FLOOR PLAN 653 SQ. FT. TOTAL 4,043 SQ. FT.

PLAN 1260-0
0 4 8 16
February 10, 2006 Project No.: 113.122

DAHLLIN GROUP
ARCHITECTS
2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.2626
925.837.2540 fax

BELLEVUE, WASHINGTON

CAMWEST DEVELOPMENT, INC.



iMAP



(C) 2008 King County

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Date: 8/7/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



10-16-08
CSaw

COLE PROPERTY SEPA CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Cole Property PUD

2. Name of applicant:

CamWest Cole, LLC

3. Address and phone number of applicant and contact person:

**CamWest Cole, LLC c/o
CamWest Development, Inc.
9720 NE 120th Pl, Suite 100
Kirkland, WA 98034
Contact: Sara Slatten Bruce Knowlton
(425) 825-1955**

4. Date checklist prepared:

**July 31, 2006
Revised 12-06-2007**

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

**Construction of utilities and infrastructure ~ Starting Spring 2008-2009
House construction ~ Starting Fall 2008 2009**

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

No.

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

A geotechnical report has been prepared by Earth Consultants, Inc.

Preliminary Plat/ PUD Plans prepared by the Blueline Group and Landscape Plans prepared by Triad Associates.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.* ✓

None known

10. *List any government approvals or permits that will be needed for your proposal, if known.*

SEPA Threshold Determination.

Preliminary plat & PUD Approval

Clear and Grade and Utilities Approval

Final Plat Approval

Building Permit Approval

11. *Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.*

The project consists of 17 single family detached homes on lots ranging from 7,950 square feet to 13,700 sq. ft. on a 5.5 acre parcel of land. All of the homes will be served by a single cul-de-sac street. Two large open space tracts containing 33,557 sq. ft. and 14,046 sq. ft. respectively are proposed on both sides of the road at the entrance to the neighborhood. Several existing trees will be retained within these two tracts and this area will be enhanced with landscaping. A public trail connection is proposed through the site from 164th Avenue NE to the east to a future trail connection as part of the approved subdivision located east of the property. ✓

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.*

The proposed neighborhood is located at 6114 164th Ave. SE in Bellevue. ✓

D. ENVIRONMENTAL ELEMENTS

1. EARTH

A. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other _____.

B. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.

Overall slope ~13%
steeper slopes do not qualify as critical area
10' elev change + 1000 SF min. size

Limited areas of the site contain slopes of approximately 25%

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Loose to medium dense silty sand and sandy silt with varying amounts of gravel (Unified Soil Classifications SM and ML, respectively) over highly weathered bedrock. Please refer to the geotechnical report for specific soils information.

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

None known

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

The site will be graded for construction of open space areas, streets, utilities, building pads and yards. The Preliminary quantities for cut and fill are approximately 12,000 cubic yards of cut and 10,000 cubic yards of fill. All efforts will be made to balance the site, however if additional material needs to be taken off-site, an approved dump site will be chosen.

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

Erosion is a possibility during clearing and construction. Temporary erosion control measures, as approved by the City of Bellevue, will be implemented on site.

BCC 73.76

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

Approximately 40% of the site will be covered with impervious surfaces.

40% entire site

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

Filter fence, temporary ponds, hydroseed, straw bales, and other TESC measures as approved by the City of Bellevue.

*EWASTM
control
per BCC
23.76*

2. AIR

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

Dust, diesel and gasoline emissions during construction. Natural gas emissions from fireplaces, and automobile exhaust after construction.

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

None known

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

Construction vehicles and equipment will be in proper working order to minimize emissions.

*Dust suppression
measures per
BCC 23.76*

3. WATER

A. Surface

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

A stream has been identified to the applicant by a neighboring property owner, It is located to approximately 500' south of the project and flows east to west. The type of stream, name and other information is not known. Another seasonal stream is located approximately 440-ft to the north of our site. Type and name of stream is not known.

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.

*No critical
streams on
non-critical
streams
on site*

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 discharge 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, purpose, and approximate quantities if known.*

No. ✓

2. *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ... ; 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.*

N/A. ✓

C. Water Runoff (including storm water):

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

On-site stormwater generated as a result of this development will be collected in a series of catch basins and pipes and conveyed to underground detention facility located within the open space area on the western portion of the site. The detained runoff will pass through a storm filter for water quality treatment prior to discharging into an existing underground storm water conveyance system located in 164th Avenue SE along the projects westerly boundary. The runoff is then directed north in this conveyance system where it ultimately discharges into a seasonal creek tributary approximately 440-ft to the north of our site. ✓

per BCC
24.06
DOE Stormwater
Management Manual
for R.Sol ✓

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

Oil and other pollutants from automobiles could enter the storm system.

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

Storm water detention will be provided in an underground vault and the storm water will be treated prior to leaving the site by a Storm Filter vault. Both of these are designed and constructed in accordance with City of Bellevue requirements.

Per BCC
24.06+
Doe right

4. PLANTS

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

deciduous tree: **alder**, cottonwood, **maple**, **cherry**, **birch**, other:
evergreen tree: **fir**, **cedar**, **hemlock**, pine, other:
shrubs: grass, salal, etc.:

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

Trees and understory plant materials will be removed for development of streets, utilities and future homes. The amount of trees proposed to be retained are approximately double the City of Bellevue's tree retention requirement.

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:

98,146 SF open space w/ project 40.6%
3x

Approximately ~~47,000~~ ^{98,146} square feet of open space will be maintained within two open space tracts at the entrance to the project. In additional open space is proposed on all lots and in private landscape easements. All landscaping will be primarily native Northwest plant materials. Proposed tree retention is over double what is required by the City of Bellevue. Please refer to the proposed landscape design by Triad Associates for additional detail related to proposed landscaping.

See tree retention
CUC 20.20.900 ✓

5. ANIMALS

A. 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 salmon, trout, herring, shellfish,
other:

Not known

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.*

Not known

D. *Proposed measure to preserve or enhance wildlife, if any:*

A significant portion of the site will be retained as open space. Open space will include existing trees and enhanced with native landscape plantings. Proposed tree retention is double what is required by the City of Bellevue.

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6. ENERGY AND NATURAL RESOURCES

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

Electricity for lighting and 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:*

Construction will meet city of Bellevue codes and regulations for house construction.

7. ENVIRONMENTAL HEALTH

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

The potential for fire during construction is possible.

1. *Describe special emergency services that might be required.*

Normal fire, medical, and police emergency services.

2. *Proposed measures to reduce or control environmental health hazards, if any:*

All construction and development will meet or exceed local codes and requirements.

B. Noise

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

Traffic noise from adjacent roadways may be heard from the site.

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

Short-term noise will be created by equipment and automobiles associated with project construction. Long-term noise may be created by automobiles going to and from the neighborhood and from adjacent roadways.

3. *Proposed measures to reduce or control noise impacts, if any:*

Short-term measures include keeping machinery and vehicles in proper working order. Construction work is permitted to only occur within approved working hours as determined by the City of Bellevue.

Noise control
per
BCC 9.18

8. LAND AND SHORELINE USE

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

The Site contains a single-family residence, which will be demolished.

Single-family homes abut the north and east property lines. The site is bordered on the west by 164th Avenue SE and the site is bordered on the south by large lots with single family homes.

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

No.

C. *Describe any structures on the site.*

A single-family residence and related accessory buildings are located on the property.

D. *Will any structures be demolished? If so, what?*

All buildings on the property will be demolished.

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

✓

R-2.5

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

✓

Single-family low

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. (If unsure check with City)

✓

No.

I. Approximately how many people would reside or work in the completed project.

Assuming 2.6 people per dwelling unit, approximately 44 people would reside in the completed project. (17x 2.6 = 44)

✓

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

2

✓

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

✓

N/A

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

The proposal will be developed in conformance with the City of Bellevue Land Use Code and the comprehensive plan. Lots will range from approximately 6,800 sq. ft. to approximately 13,700 square feet and two large open space tracts are proposed on either side of the road at the entrance to the project.

✓

9. HOUSING

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

✓

17 upper-middle income residences.

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

One

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

The proposal is for 17 new single-family residences. The architectural features, style, scale, and size will be compatible with the surrounding community.

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?*

from average existing grade
Approximately 30 feet. Lap siding, board & batten, cedar shakes, and brick/stone accents are proposed to provide for varied exteriors and overall streetscape.

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

None known.

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

The homes will feature northwest architectural elements such as front porches, pitched roofs, a variety of exterior materials, and landscaping throughout the site.

11. LIGHT AND GLARE

A. *What type of light or glare will the proposal produce: What time of day or night would it mainly occur:*

Street lighting and automobile lighting could produce glare in the evening hours.

B. *Could light or glare from the finished project be a safety hazard or interfere with views:*

Not aware of any potential interference or hazard

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

Automobile lights from adjacent streets could produce glare.

Home to southwest may see headlight at night, but it does not represent a significant adverse impact: (1) there is a grade change of over 15' (existing house is lower), (2) distance of over 40' from the site to the house & (3) project will retain significant trees & provide new plantings.

D. *Proposed measures to reduce or control light and glare impacts, if any:*

Proposed street lighting will consist of low wattage fixtures compatible with the existing neighborhoods.

*Open Spaces
new plantings
on site adjacent
to 164th.*

12. RECREATION

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

Lewis Creek Park is located northwest of the site.

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:*

Tracts A and B are open space tract for both active and passive recreation. These areas will have large lawn areas, trails, tot lot and outdoor furniture for active recreation opportunities.

13. HISTORIC AND CULTURAL PRESERVATION

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

None known

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

None known

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

None applicable

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.*

All of the new homes will gain access the cul-de-sac which will extend into the property from 164th Avenue SE. ✓

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

No ✓

C. *How many parking spaces would the completed project have: How many would the project eliminate?*

Each new residence will have a two-car garage and a driveway which can accommodate additional parking in front of the garage. ✓

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

A street will be extended off of 164th Avenue SE, within the PUD, to serve the proposal. ✓

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 weekday vehicular trips (one way) per day would be generated by the completed project?*

Assuming on ¹⁰~~9.57~~ average daily trips and 16 additional homes (17 homes minus 1 existing home), the projected weekday vehicular trips is ~~153~~ average daily trips. ✓

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15. PUBLIC SERVICES

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

The project would result in a marginal increase for public services including police, fire, ambulance and schools. ✓

B. *Proposed measures to reduce or control direct impacts on public services, if any.*

Impact fees may be imposed on the project as required by the City of Bellevue.

16. UTILITIES

→ Issaquah School Impact fees will be required at time of single family building permit issuance. ✓

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.*

Water and sewer utilities will be provided by the City of Bellevue, telephone service will be provided by Verizon, electricity and gas service will be provided by Puget Sound Energy. ✓

C. SIGNATURE

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

Signature: *Bruce Smith*
V.P. Development
Cas West Development, Inc.

Date: 12-06-2007

Relationship to signer to project: Applicant