



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lozier at Newport

LOCATION OF PROPOSAL: 6230 117th Ave NE

NAME & DESCRIPTION OF PROPOSAL:

Approval of an Administrative Amendment to modify house plans on Lots 9, 11, 12 and 18 within the previously approved Westfield PUD (05-130626-LK).

FILE NUMBER: 09-130947-LI

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- 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 March 4, 2010
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carrie V Holland
Environmental Coordinator

2-18-10
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



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

Proposal Name: **Westfield PUD Administrative Amendment**

Proposal Address: 6230 117th Ave NE

Proposal Description: Application to amend a previously approved Planned Unit Development to modify the approved house plans for lots 9, 11, 12 and 18.

File Number: **09-130947-LI**

Applicant: Lozier at Newport LLC, Michael Levy

Decisions Included: Administrative Amendment to a previously approved Planned Unit Development, Process II

Planner: Leah Chulsky, Assistant Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance (DNS)**
Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: December 9, 2009
Public Notice (500 feet): December 17, 2009
Minimum Comment Period: December 31, 2009
Decision Publication Date: **February 18, 2010**
Appeal Deadline: **March 4, 2010**

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. 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 PM on the date noted for appeal of the decision.

I. Request / Review Process

A. Request

The applicant requests approval of an Administrative Amendment to a previously approved Planned Unit Development (PUD) to modify the approved house plans to include options 901A, 902A, 903A and 912B.

Lot 9 – Replace plan G533B with plan 903A

The new plan 903A places the open kitchen, nook dining and great room at the rear of the house. The master bedroom and bath are relocated to the rear of the house. The exterior changes include relocating the garage to the side of the home so they are not directly facing the street.

Lot 11 – Replace plan B125B with plan 902A

The new 902A plan incorporates the primary living areas at the rear of the house. This plan includes a corner porch facing the front corner of the lot. The right side elevation facing 116th Ave SE has been upgraded with window wrap trim and a gable panel and trim treatment to match the front gable detail.

Lot 12 – Replace plan G533B with plan 901A

The new 901A plan places the open kitchen, nook, great room and see-thru dining room at the rear of the home. The master bedroom and bath on the second floor are relocated to the rear of the house. An enlarged front porch and shingled front elevation will add variety to the streetscape of the community.

Lot 18 – Replace plan 318A with plan 912B

The new 912B plan reduces the footprint of the house and incorporates the kitchen, nook and family room into a great room which has been relocated to the rear of the home. The master and bath on the second floor are relocated to the rear of the house.

See related condition of approval in section IX.

II. Project History

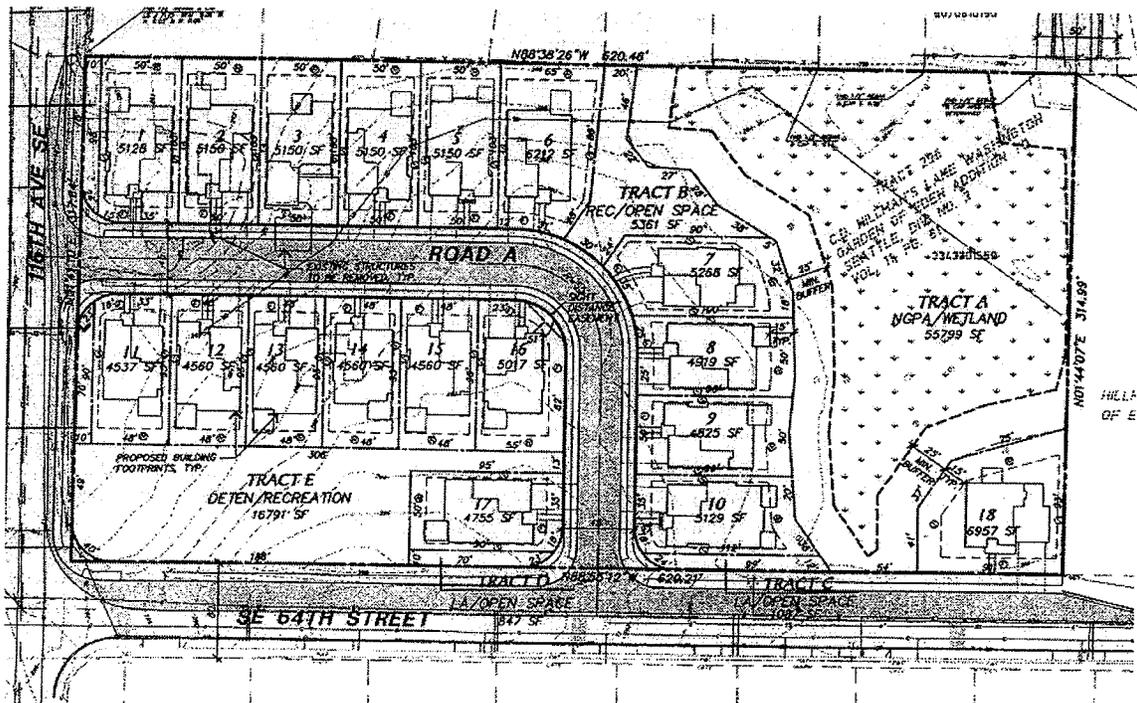
The applicant received approval of a PUD on September 29, 2005 to develop 18 single family lots on 4.5 acres (05-103626-LK). Under the previous approval homes ranged in size and configuration from approximately 2,700 to 3,200 square feet. The homes were approved at two-stories tall and incorporated design features such as front porches, offset garages, and varied exterior elevations (colors, materials, rooflines and details) to provide an interesting and varied streetscape.

III. Proposed Site and Building Design

A. Site Design

The site is rectangular in shape and bounded by residential development to the north and east, and by 116th Avenue SE and SE 64th Street to the west and south, respectively. A 55,799 square foot Native Growth Protection Area (NGPA) containing a wetland and buffer

is located on the eastern portion of the site. The presence and size of the wetland was the primary driver of site design, resulting in the clustering of homes and integration of open space. Several elements, ranging from buffer enhancement to the use of strictly native plants in all landscape areas, served to enhance the viability of the NGPA and created a sense of continuity and connection of the natural elements within the development. The approved community open space/recreational elements, including the NGPA, were integrated into site design. The design incorporated pedestrian friendly elements such as sidewalks, pedestrian trails, and both passive and active recreation features.



B. Building Design

The approved design of the homes limited the amount of alteration to the existing topography and responded to the residential character in the vicinity. The approved footprints ranged in size from approximately 2,700 to 3,200 square feet. Plan features include two-stories and incorporated design features such as front porches, offset garages, and varied exterior elevations (colors, materials, rooflines and details) and provided an interesting and varied streetscape. The plans included a variety of complementary architectural styles to build interest and variety into the development.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code

This site is located within an R-5 zoning district. Land Use Code (LUC) 20.10.440, permits single family within the R-5 zoning district. The proposal complies with the LUC development requirements (as modified by the previously approved PUD) summarized below:

DIMENSIONS and AREAS

A. BASIC INFORMATION	
Zoning	R-5/Single Family Residential District
Gross Site Area	196,218 Square Feet or 4.50 Acres
Roadway Area	13,000 Square Feet or 0.30 Acres
NGPA Area	55,799 Square Feet or 1.28 Acres Type B wetland and Primary Setbacks
Buildable Site Area	140,419 Square Feet or 3.22 Acres
ITEM	PREVIOUSLY APPROVED – NO CHANGES AS PART OF THIS APPROVAL
Dwelling Units/Acre	4 Units Per Acre, 18 Units Proposed; no bonus requested
Open Space	81,698 Square Feet or 42% in Tracts A, B, C, D, E, F, and G
Maximum Disturbance	150,248 Square Feet or 3.45 Acres
Recreation Space	22,152 Square Feet or 11% in Tracts B and E
Lot Area	4,537 to 6,957 Square Feet Average lot size: 5,088 Square Feet (29.3% average reduction in lot size)
Lot Coverage	55% for structures
Building Setbacks	Front: 10-foot minimum Rear: 10-foot minimum (Lots 1 – 6 and 11 – 17) and 15-foot minimum abutting NGPA (Lots 7, 8, 9, 10 and 18) Side: 4-foot minimum 2 Side: 8-foot minimum
Building Height	30-feet as measured from average finished grade to the mean height between the eaves and ridge of a pitched roof

V. PUBLIC NOTICE AND COMMENT

Application Date: December 9, 2009
 Notice of Application: December 17, 2009
 Public Notice Sign: December 17, 2009
 Minimum Comment Period: December 31, 2009

The applicant filed this application on December 9, 2009. The application was deemed complete by staff on December 10, 2009. The surrounding property owners were mailed a notice of the proposal on December 17, 2009 and two public information signs were installed that same day. The public comment period ended on December 31, 2009. At the time of this staff report, no public comments have been received in regards to this proposal.

VI. TECHNICAL REVIEW

The Departments of Transportation, Utilities, Fire, and Clear and Grade have all reviewed and approved the proposal without conditions.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project was reviewed under the State Environmental Policy Act (SEPA). An Environmental Checklist was prepared by the applicant and reviewed by City staff. The Checklist discloses expected environmental impacts associated with the proposal.

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.

Staff has determined that this project will not have a significant impact on the environment. Therefore, a Determination of Non-Significance will be issued.

VIII. Applicable Decision Criteria

Administrative Amendment to a PUD: The Director may approve or approve with modifications an application for an Administrative Amendment to a PUD if it complies with the Decision Criteria of Land Use Code Section 20.30D.285.D. After conducting the various administrative reviews of this project, including Comprehensive plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Amendment decision criteria:

A. The amendment maintains the design intent or purpose of the original approval.

The Administrative Amendment would allow the applicant to offer different house options in response to the economy. The new options reconfigure the interior of the homes to face living space towards the natural features of the PUD. The new plans also reduce the footprint of the homes while still using previously approved colors and materials. These alterations and reductions are in direct response to the current desires of the housing market and maintain the original design intent.

2. The amendment maintains the quality of design or product established by the original approval.

The new architectural plans are compatible in appearance with the existing homes in materials, height, and roof form. The attached project plans include building elevation drawings that depict the building size, scale and materials.

3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.

The amended house designs maintain the approved character of the PUD. This approval is not materially detrimental to the uses or property in the immediate vicinity as it maintains the existing single-family detached structures and use.

IX. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code and SEPA review, the Development Services Department Director hereby grants this **approval with conditions**.

1. This approval is limited to the new architectural plans to include options 901A, 902A, 903A and 912B. Lot 9 will be built with plan option 903A, Lot 11 with plan option 902A, Lot 12 with plan option 901A and Lot 18 with plan 912B. The approved house plans may be used on other lots within Westfield without further amendments to the Planned Unit Development.

Authority: Land Use Code 20.30D.285.D

Reviewer: Leah Chulsky, Development Services Department

Attached: Environmental Checklist
Project Plans

City of Bellevue Submittal Requirements
ENVIRONMENTAL CHECKLIST

BACKGROUND INFORMATION

Property Owner: Wekell Family Trust (William and Martha Wekell)

Proponent: Lozier at Newport, LLC

Contact Person: Paul G. Ebensteiner

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1203 114th Avenue SE, Bellevue, WA 98004

Phone: 425.635.3938

Proposal Title: Westfield

Proposal Location: ^{6230 117th} ~~6402-446th~~ Avenue SE.

(Street address and nearest cross street or intersection) **Permit Processing**
available. legal description if

The site is located NE of the intersection of 116th Avenue SE and SE 64th Street.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: The proposal is for construction of an 18 lot single-family detached residential plat with associated access road and open spaces.
2. Acreage of site: Approximately 4.5 acres.
3. Number of dwelling units/buildings to be demolished: 1 single family home with 1 detached garage and 3 associated outbuildings
4. Number of dwelling units/buildings to be constructed: 18
5. Square footage of buildings to be demolished: Approximately 2500 s.f.
6. Square footage of buildings to be constructed: Approximately 2800 to 3200 square feet of finished floor area per each of 18 homes.
7. Quantity of earth movement (in cubic yards): 20,000 c.y.
8. Proposed land use: Single family homes
9. Design features, including building height, number of stories and proposed exterior materials: The homes will be two story neo-traditional homes with exterior lap siding, shingle and rock accents.
10. Other

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

Preliminary Plat/PUD approval-	May, 2005
Engineering Plan approval	July, 2005
Final Plat Approval	March, 2006
Start of home construction	May, 2006
Sale of last home	November, 2007

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

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

1. *Wetland Analysis Report for Wekell Property, prepared by B-twelve Associates, Inc., dated February 27, 2003.*
2. *Wetland Boundary Confirmation for Wekell Property, prepared by Cooke Scientific Services Inc., dated April 11, 2003.*
3. *Subsurface Exploration, Geologic Hazard and Preliminary Geotechnical Engineering Report, Westfield Residential Development, prepared by Associated Earth Sciences, Inc., dated February 24, 2005*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. **No.**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary Plat/PUD Approval	City of Bellevue
Engineering Plan Approval	City of Bellevue
Demolition Permit	City of Bellevue
Right of Way Use Permit	City of Bellevue
Final Plat Approval	City of Bellevue
Building Permit Approval	City of Bellevue

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

The plan set for the proposal includes the following:

- Preliminary Plat and Planned Unit Development
- Preliminary Grading Plan
- Preliminary Utility Plan
- Preliminary Road Profiles
- Preliminary Tree Retention Plan
- Preliminary Landscaping/Buffer Enhancement/Recreation Plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 17%

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

Alderwood, gravelly loam soils (AgC) with Bellingham silt loam (Bh) in the wetland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Select backfill for utility trenches may be imported from a local supplier.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Clearing and grading activities during construction of the plat will increase erosion potential through the removal of vegetation and by exposing soils directly to precipitation and runoff. Trench excavation can also increase erosion potential if soils are not stabilized and protected. Increased sediment transport particularly on the sloped portions of the sewer alignment could result if uncontrolled.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 30% of the site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During grading and utility construction, temporary erosion and sedimentation controls in accordance with City of Bellevue standards will be utilized. After construction, disturbed areas will be hydroseeded and stabilized appropriately. An erosion and sedimentation control plan using Best Management Practices will be implemented.

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2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Construction activity would have temporary impacts on air quality including emissions from construction vehicles, increased suspended particulates (such as dust) during grading activities and construction activity. Following construction, carbon monoxide emissions would be expected from project generated automobile traffic. Quantities are unknown and not readily quantifiable.

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 the air, if any: Watering and/or hydroseeding of exposed soils during the construction period would be implemented to limit the emissions of suspended particulates and dust into the air.

3. WATER

a. Surface

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

An isolated Type B wetland exists in the eastern portion of the project site.

(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. Yes. Roads, homes, utilities will be constructed within 200 feet of the Type B wetland.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No.
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater will be collected in a system of closed storm sewers and conveyed to a constructed underground detention vault in Tract E. Water quality will be achieved by releasing the storm water from the detention vault to a downstream "Stormfilter" vault equipped with media-filled (perlite) cartridges. Treated storm water from the filter vault will be transported by pipe and connect to a stormwater catch basin located in front of the property on 116th Avenue SE.
- (2) Could waste materials enter ground or surface waters? If so, generally describe.
Not likely.

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

- Control runoff and reduce velocities.
- Trap sediments (silt fencing and ponds)
- Establish post-development landscaping
- Storm detention and filtration of storm water.
- If construction activity continues through the winter, a wet-weather plan will be implemented which may propose the use of chemical treatment of storm water runoff for water quality. Chitosan, chemical flocculants or other treatment of storm water may be recommended for use.

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4. Plants

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

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

X pasture

_ crop or grain

X wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

_ water plants: water lily, eelgrass, milfoil, other

_ other types of vegetation

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

Pasture grasses and scattered trees will be removed during the construction of underground utilities, roads, drainage facilities and homes.

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

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Type B emergent wetland requires a 25' buffer which currently consists primarily of pasture grasses and Himalayan blackberry. This wetland buffer will be planted with a variety of native trees and shrubs. Trees will be planted to provide screening and buffer enhancement. Street trees and open space plantings will also incorporate native species whenever possible.

5. ANIMALS

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

X Birds: hawk, heron, eagle, songbirds, other:

X Mammals: deer, bear, elk, beaver, other: voles

_ Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

No.

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

Preservation of the existing Type B emergent wetland and enhancement of the 25' wetland buffer will preserve wildlife habitat in the eastern portion of the site.

6. Energy and Natural Resources

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

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

The homes will be constructed in compliance with the City of Bellevue building and energy code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
 - (1) Describe special emergency services that might be required. There are no known environmental health hazards that could occur as a result of this proposal.
 - (2) Proposed measures to reduce or control environmental health hazards, if any.
None required.
- b. Noise
 - (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? There are no known noises being generated that would affect the project.
 - (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
There would be temporary noise during construction at the site from truck and equipment operation.
 - (3) Proposed measures to reduce or control noise impacts, if any:
Construction activity will comply with the hours specified by the City of Bellevue regulations. BCC
mitigated by 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Single family residential developments are to the north, south and west of the subject property. A single family home on a 5-acre tract abuts the east property line.
- b. Has the site been used for agriculture? If so, describe. No.
- c. Describe any structures on the site.
One single family residence with detached garage and three outbuildings.
- d. Will any structures be demolished? If so, what? All structures will be demolished.
- e. What is the current zoning classification of the site? R-5
- f. What is the current comprehensive plan designation of the site? Single Family High Density.
- g. If applicable, what is the current shoreline master program designation of the site?
N.A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
A Type B emergent wetland exists in the eastern portion of the site.
- i. Approximately how many people would reside or work in the completed project?
Approximately 45 people will reside in the completed project.

- j. Approximately how many people would the completed project displace?
Four
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The Preliminary Plat and Planned Unit Development has been developed in accordance with the zoning, density, open space, recreation and landscaping requirements of the City of Bellevue Land Use Code.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
18 middle-high income single family homes.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
1 middle income home will be removed.
- c. Proposed measures to reduce or control housing impacts, if any: None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Heights of the single family homes will comply with the City of Bellevue zoning requirements.
- b. What views in the immediate vicinity would be altered or obstructed? The homes across SE 64th Street face the subject property; their view would be altered. The rear yards of homes along the north property line will be altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Landscape buffering and fencing is proposed around the homes that abut the outside perimeter of the project.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Street lights and house lighting will produce limited light during
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Newport Hills Park and Eastside Catholic High School are both within walking distance of the project.
- 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: **The Preliminary Plat/PUD proposes to include open spaces equal to 40% of the gross site area. Two improved recreation tracts amounting to over 10% of the gross site area are also proposed.**

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **None known.**
- b. Generally describe any landmarks or evidence of historic, archeological, 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**

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The site abuts 116th Avenue SE to the west and SE 64th Street to the south. Access to the site will be from both 116th Ave and SE 64th Street. (See the attached site plan)**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes. Two park & ride stations are within close proximity to the site. One is located on 119th Avenue SE north of SE 60th Street; the other is located at the intersection of Lake Washington Blvd. with I-405.**
- c. How many parking spaces would be completed project have? How many would the project eliminate? **Thirty-six garage spaces and thirty-six driveway parking spaces will be provided. Approximately two-four parking spaces exist on the subject property.**
- 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 new road through the site will access individual lots. Improvements including stormwater conveyance and sidewalks will be made to both 116th Ave. SE and SE 64th St.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Approximately 180 ADT's will be generated by the completed project.**
- g. Proposed measures to reduce or control transportation impacts, if any: **None.**

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **The new homes would require public services to the extent that the increased population would warrant.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed

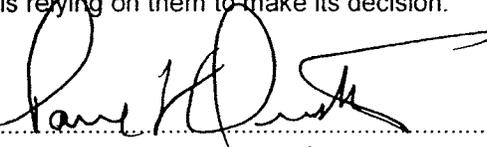
16. Utilities

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

Power/Gas:	Puget Sound Energy
Water:	City of Bellevue
Sewer:	City of Bellevue
Refuse:	Rainier Waste Management
Telephone:	Quest
Cable TV:	Comcast

Signature

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

Signature 

Date Submitted 2.25.05

09-130947-LI
Schulsky
2-10-10

6237 116th Ave SE



SCALE 1 : 4,617

