



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

Proposal Name: **Parkland Estates PUD Administrative Amendment**

Proposal Address: 1860 132nd Ave SE

Proposal Description: Application for Administrative Amendment to a Planned Unit Development (PUD) to modify previously approved building designs.

File Number: **10-121506 LI**

Applicant: Innovative Holdings INC, Uphinder Dhinsa

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

Planner: Matthews Jackson, Planning Manager

State Environmental Policy Act Threshold Determination: **Exempt**

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

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

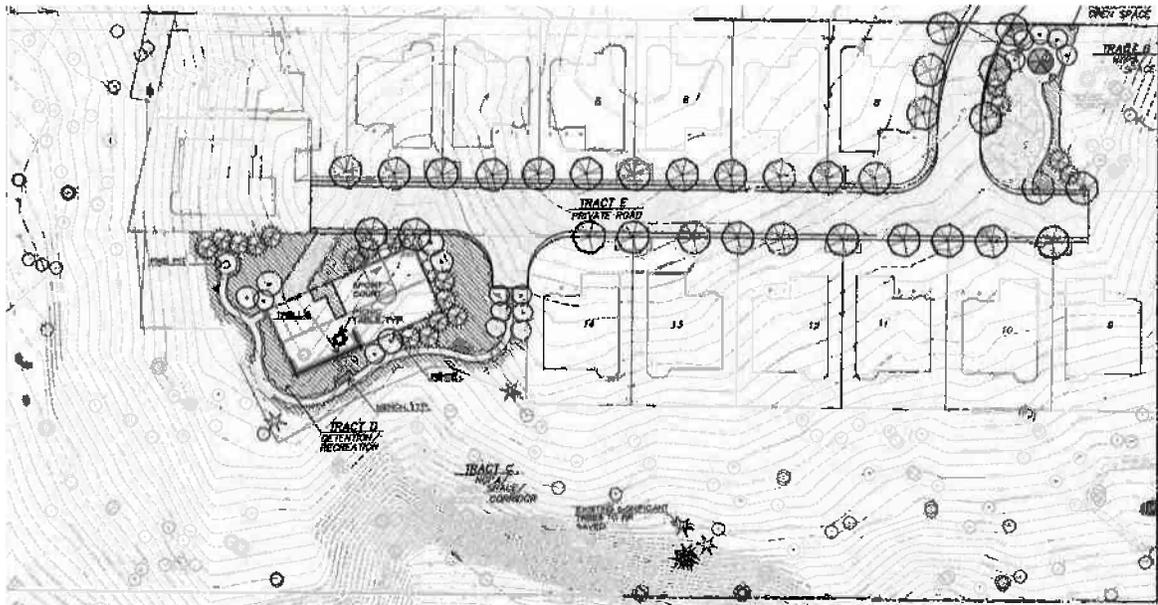
Application Date: September 3, 2010
Public Notice (500 feet): September 30, 2010
Minimum Comment Period: October 14, 2010
Decision Publication Date: **December 23, 2010**
Appeal Deadline: **January 6, 2011**

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. Background

The Parkland Estates PUD, including associated Preliminary Plat and threshold determination pursuant to the State Environmental Policy Act, was approved by the City's Hearing Examiner on October 8, 2002. Plat engineering, including clearing and grading activity, is complete and recording of the Final Plat is pending final approval. A decision on this proposal was previously issued on October 28, 2010. Because of an error in the legal notice, this application was reopened to provide an additional comment period to allow interested parties the opportunity to provide feedback.



B. Request

The applicant requests approval of an Administrative Amendment to an approved Planned Unit Development (PUD) to modify previously approved building designs. The proposed structures are of a contemporary modern design that includes extensive access to natural light and green building elements. The original project approval is under file No. 01-119967 LK.

C. Approvals Required

An Administrative Amendment is a Process II decision by the Director of the Development Services Department (LUC 20.30D.285). The amendment may be appealed to the Hearing Examiner by a party of record.

II. Current Site Description, Zoning, and Land Use Context

A. Site Design

Steep slopes are the primary environmental factors influencing the design of the development. The lots are clustered around the private access road to limit encroachment into the steep slope critical area buffer. The flexibility in dimensional standards provided by the PUD process allowed the applicant to modify the minimum lot size and minimum

structure setbacks in order to preserve approximately 55% of the total site area as permanent open space. The typical rear yard setback in the underlying R-5 zoning district was reduced from 20 feet to 15 feet and the two-side yard setback of 15 feet was reduced to 10 feet. The typical minimum lot size of 7,200 square feet was reduced to allow lots ranging from 5,000 to 6,000 square feet.

B. Zoning

The site is located in the in the Richards Valley subarea of the Comprehensive Plan and has an underlying zoning of R-5. The site is surrounded by residential development and open space in zoning districts ranging from R-1 to R-20. The proposed single family residential construction is allowed in 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	218,461 Square Feet or 5.02 Acres
Roadway Area	4,796 Square Feet or .11 Acres (max. 20% of site area)
Critical Area	116,343 Square Feet or 2.67 Acres 40% Slopes and Primary Setbacks
Buildable Site Area	176,867 Square Feet or 4.06 Acres
ITEM	PREVIOUSLY APPROVED – NO CHANGES AS PART OF THIS APPROVAL
Dwelling Units/Acre	2.79 Units Per Acre, 14 Units Proposed
Open Space	120,064 Square Feet or 55% Open Space of gross site area
Recreation Space	21,945 Square Feet or 10% gross site area
Lot Area	5,000 to 6,000 Square Feet
Lot Coverage	55% for structures
Building Setbacks	Front = 20 Feet Minimum Rear = 15 Feet Minimum Side = 5 Feet Minimum
Building Height	30-feet as measured from average finished grade to the mean height between the eaves and ridge of a pitched roof

C. Land Use Context

The subject property is rectangular in shape and is located on a sloping lot adjacent to other residential development. Since the site does not have frontage on a public right of way, access to the site is provided with a private road. The road connects to SE 20th Street and is placed in an easement across an adjacent property and over the Olympic petroleum pipeline. Although this infill development is in an area heavily developed with residential structures, the site is isolated due to the presence of steep slopes to the west and the limitations on access to the east.



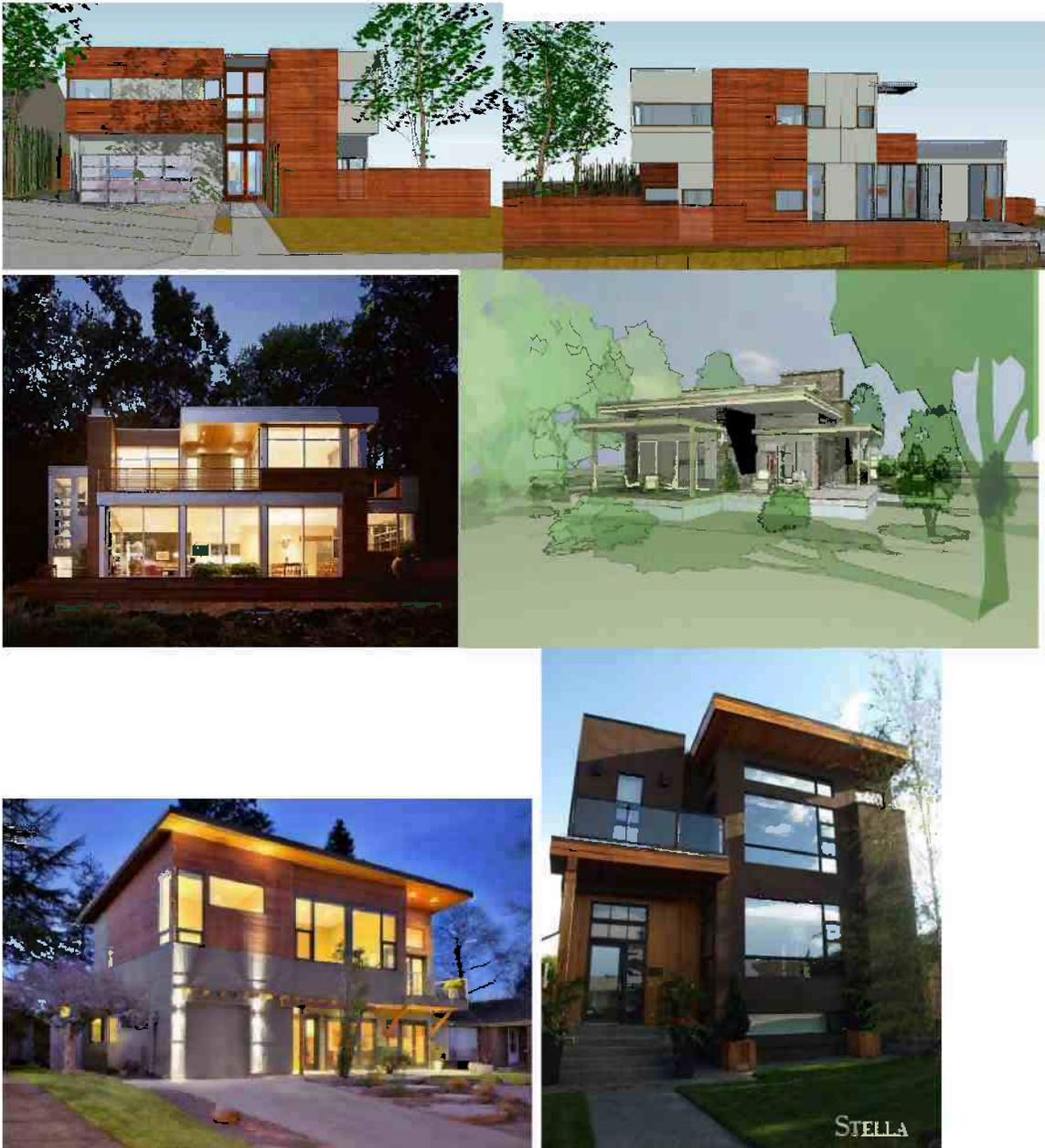
D. Building Design

Under the original approval the homes were designed to limit alteration of the existing topography. The typical home proposed for this development was a two-story structure constructed of cedar shingle siding, horizontal cedar siding, and asphalt composite shingles. The homes incorporated design features such as front offset garages and varied exterior elevations to provide an interesting and varied streetscape.



III. Proposed Building Changes

The applicant's request to modify building designs within Parkland Estates is due to current market demand for more modern architecture that incorporates elements of green building design. These homes typically contain large glass windows to provide for greater access to natural light. The applicant also seeks to have a more diverse community of home designs that although complimentary, provide unique interest and character.



IV. PUBLIC NOTICE AND COMMENT

Application Date:	September 3, 2010
Notice of Application:	September 30, 2010
Public Notice Sign:	September 30, 2010
Minimum Comment Period:	December 2, 2010

The applicant filed this application on September 3, 2010, and it was deemed complete on September 8, 2010. The surrounding property owners were mailed a notice of the proposal on September 30, 2010 and a public information sign was installed that same day. Because of an error in the legal notice, this application was re-noticed on November 11, 2010 to provide an additional comment period to allow interested parties the opportunity to provide feedback. Staff received two letters and five email comments regarding this proposal. A summary of questions and staff responses follows. Some comments have been paraphrased or consolidated to limit duplication. Full text of public comments is included in **Attachment A**.

1. Question/Comment: I would like to see all technical requirements of the original PUD maintained with regard to roof height, building height above grade, and front, rear, and side setbacks.

Response: No changes to any dimensional requirements will result from this amendment. Building height and all setbacks will be enforced per the original PUD approval.

2. Question/Comment: The original plans were going to minimize the negative effect on the existing homes' western view. Any change from the current greenbelt is a downgrade. Although these homes would look great in downtown Kirkland or in their own secluded area, they do not fit with the existing community and would deal a severe blow to the property values of neighbors.

Response: The current greenbelt will be permanently preserved in a 2.67 acre Native Growth Protection Area. The building designs submitted by the applicant can be found in many Bellevue neighborhoods. A diversity of housing choices is supported by the Comprehensive Plan and history has not shown negative impacts to property values. The new homes contemplated by this proposal will likely sell for a higher value than the older housing stock that is located in the vicinity. Recent history shows us that market forces in the economy play the greatest role in housing prices.

3. Question/Comment: We are working on five new modern green homes in the Factoria/Somerset area. We have presold all of them at a price range of \$760 – 900k for 2,000 – 3,000 square foot homes. This is an average of about \$330 per square foot which is about 25% above general price per square foot in the area. We see strong demand for better designed and better quality homes, and there is an underserved market for it. Environmentally certified new homes in King County sell for \$71 more per square foot in 7% less time.

Response: Staff has been told by the applicant that a builder desires to build several green homes in this development. The numbers quoted above have not been confirmed by staff, but the commenter provided a report prepared by GreenWorks Realty to support his statement. That report is attached to this staff report as **Attachment B**.

4. Question/Comment: The subject proposal would deviate from the existing agreements and commitments established after a long and arduous negotiation process with a large cross section of area stakeholders. Parkland Estates is proposing substituting architectural styles that complement the existing and surrounding community with more contemporary styles that trend towards commercial properties, Lake Union boathouses, or mobile home parks. I am surprised by a lack of direct communication regarding a proposed change to some of the most basic elements and agreements established during the collaboration period. I challenge Parkland Estates' theory that "current market demand for more modern architecture..." is casual. The economy and external domestic global forces are the root cause behind their lack of sales.

Response: During the review of the original PUD, staff held a public information meeting that was attended by the developer, their architects, city staff, and six citizens. Comments from the public meeting were focused on trails, the safety of development near the Olympic Pipeline, fences, building height, and safety guardrails. Very little discussion of the building designs occurred during the review process and subsequent public hearing. The majority of concerns expressed during the public hearing pertained to the handling of stormwater from the site. Staff was not involved with any other negotiations with the community outside of significant talks with the Sunset Community Homeowners' Association regarding trail connections across the Native Growth Protection Area and tie-ins to existing trail ends. The applicant may have independently worked with the community, but that is not part of the official record. The proposed home designs are residential in character.

5. Question/Comment: The initial proposal for a two story structure constructed with horizontal, cedar shingles with asphalt roof shingles would look similar and complement the existing homes in the neighborhood. These homes can be made with green materials. The proposed new design/style would not blend in with the existing homes in the area and would look out of place.

Due to the location of my particular home, the new homes would be most visible from our residence. The new development is at least partially sight obscured from most of the other homes on our block. Our view is not obscured and we will be able to see the new homes quite well. It is for this reason that I feel strongly that the newly constructed homes look similar to the other dwellings in the area as approved in the initial PUD.

Response: There is a variety of existing home designs within the vicinity of the Parkland Estates development. Some are of a more modern and contemporary design and others are one story ramblers. Examples of homes in the vicinity can be found in **Attachment C**. The applicant installed an 8 foot tall wood fence along the western boundary of the Skyridge development which is located directly east of the proposed PUD as part of the plat infrastructure improvements. As a condition of approval, a ten foot landscape buffer at the rear of lots 2 – 8 was added to provide additional visual buffering to existing homes to the east. The eastern edge of the proposed development is approximately 135 feet west of the Skyridge properties as there are two lots outside of this development between them. The two lots outside of this development contain existing overhead electrical lines that are within the westerly view corridor. Staff has concluded that as the new vegetation provided within the tract matures, and in light of the grade difference between the proposed development and existing neighbors, little if any visual impact will occur as a result of approving the requested design change.



Fence at adjacent Skyridge Development Landscape Buffer Planted with Conifers



Grade Change and Existing Visual Impacts

6. Question/Comment: My vote is yes to allow the design modifications. Given the move toward more sustainable green building technologies, the existing structure designs would not allow for appropriate green building techniques. My hope is that the developer will incorporate passive heating and cooling into the design and showcase solar hot water heating as well as photovoltaic power generation to reduce the carbon footprint of the properties. I've walked the site many times during development and think these houses would fit well into that community.

Response: No specific green building techniques have been identified at this time as no building permits have been submitted. Incorporation of green building techniques into existing structures or the type of homes originally proposed depends on individual site and structure conditions. Some green building technologies can be used in most structures. The City of Bellevue has a City Council supported Environmental Stewardship Initiative which is intended to integrate the natural and developed environments to create a sustainable urban habitat with clean air and water, habitat for fish and wildlife, and comfortable and secure places for people to live and work. There is also a Green Building Team who is evaluating our existing codes and procedures to remove barriers to the use of green building techniques. The use of green building techniques in this development supports these goals.

7. **Question/Comment:** I would like to know more about the process by which the current designs were approved, and whether those current designs were arrived at with the cooperation and understanding of the neighborhood associations. How do changes affect the neighborhood personality? Are design changes something our neighborhood has a say in?

Response: As noted in question 4, staff was not involved in negotiations with the neighborhood associations regarding building design outside of the review process indicated in the record. The City of Bellevue does not require design review for single family structures; however, PUDs must demonstrate compatibility with development in the immediate vicinity and provide amenities not typically required in traditional subdivisions in order to take advantage of development flexibility. There are two PUD decision criteria that specifically speak to site and building design.

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 of proposed structures.

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.

As a submittal requirement, PUD applicants are only required to provide us with building elevations. We receive a range of plans from hand drawn schematics to complete permit level plans. The primary elements of the PUD review process are typically site design, preservation of critical areas, and landscape and other site design features. For this development, discussion of building design was limited, but extensive conversation occurred regarding permanent open space, perimeter and interior landscaping, and potential public trail connections.

Traditionally, most cities do not require design review for single family structures as they seek to find the balance between private property rights and achieving community goals as expressed in codes and policies. For those communities that seek a higher level of neighborhood control over design issues, private covenants and review boards are the typical mechanism. The city does not enforce private covenants and restrictions.

Staff has concluded that the proposed single family residential development, as expressed in the sample building graphics in Section III satisfies the applicable decision criteria. There are no existing homes that abut or are directly across the street from this development as there are two intervening properties. The size of the lots in the development will support homes that are of a similar scale and mass to homes within the vicinity. There is already a diversity of building styles within the community as demonstrated in Attachment C.

V. TECHNICAL REVIEW

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

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Environmental impacts associated with this development were evaluated during the review of the original permit and a Determination of Nonsignificance was issued on August 29, 2002. No additional environmental impacts will result from this proposal; therefore, the proposal is exempt from additional SEPA review.

VII. 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 create a more diverse community of home designs that provides more interest than a traditional subdivision. The proposal maintains the original design intent of the PUD and all home construction must satisfy all dimensional requirements under the original approval. See Section VIII for a related condition of approval.

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

The proposed changes to building designs are in response to the current desires of the housing market and anticipated increase in client demand for green development. As illustrated by the examples provided in this staff report, the proposed designs of future homes is of equal or superior quality than that contemplated under the original approval.

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

Proposed changes under this application are limited to building design and they are not anticipated to be materially detrimental to properties in the vicinity as the project will maintain the previously approved site design and single family detached construction. See Section IV for a discussion regarding community support, concerns, and staff comments regarding potential impacts to uses and property in the vicinity.

VIII. Decision of the Director

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

1. Approval of this Administrative Amendment is limited to residential home design only. All conditions of approval for the original PUD decision under file No. 01-119967 LK apply, and any future modifications to the original approval must be done through the applicable procedure for modifying an approved PUD pursuant to LUC 20.30D.285. .

Authority: Land Use Code 20.30D.285.D

Reviewer: Matthews Jackson, Development Services Department

ATTACHMENT A

Mr. Matthews Jackson
City of Bellevue
PO Box 90012
450 110th Ave NE
Bellevue, WA 90009

November 22, 2010

Dear Sir:

I would like to express a comment regarding the Re-Notice of Application, File #10-121506-LI, at Parkland Estates. I would like to know more about the process by which the current designs were approved, and whether those current designs were arrived at with the cooperation and understanding of the neighborhood associations. If all parties had previously agreed to a particular path, why are those decisions being changed at this date? Why were those changes attempted to be approved without proper notification of the immediate neighbors of Parkland Estates? This raises concerns which I wish to be made aware of. How do these changes affect the neighborhood personality? Are design changes something our neighborhood has a say in?

Sincerely,
Jeff Callison
1805 136th Place SE
Bellevue, WA 98005
425-603-9780

RECEIVED

NOV 12 2010

November 12, 2010

To: City of Bellevue
Development Services Department
450 110th Ave NE / P.O. Box 90012
Bellevue, WA 98009
Phone: 1-425-452-4188

CITY CLERK'S OFFICE

Subject: **Notice of Appeal / Notice of Comment** for Parkland Estates PUD Administrative Amendment File Number 10-121506 LI

You are notified the undersigned does hereby APPEAL the decision published on October 28, 2010 regarding the subject Administrative Amendment to a Planned Unit Development (PUD) to modify previously approved building designs. In the event of a planned November 2010 reissue of notification you are notified the undersigned does hereby COMMENT. The following will serve as the content for both APPEAL and COMMENT.

Postal, e-mail, technical, and/or procedural errors apparently prevailed during the initial comment period, but it has now come to my attention that Parkland Estates recently submitted a change proposal for the subject project. The subject proposal would deviate from the existing agreements and commitments established after a long and arduous negotiation process with a large cross-section of area stakeholders.

Parkland Estates is proposing substituting architectural styles that compliment the existing and surrounding community with more contemporary styles that trend toward commercial properties, Lake Union boathouses, or mobile home parks. Their basis lacks merit and has not been satisfactorily vetted with the area stakeholders who worked diligently and with integrity to achieve an agreeable and workable solution for developing the property known as "Parkland Estates."

Having collaborated on the Parkland Estates project for many years, I'm surprised at their lack of direct communication regarding a proposed change to some of the most basic elements and agreements established during that period. I personally challenge Parkland Estates' theory that, "current market demand for more modern architecture..." is causal. Frankly, the economy and external domestic and global forces are the root cause behind their lack of sales. Parkland Estates' know this to be a temporary condition as evidenced by their recent sales and marketing claims. Regardless, they chose to develop the lots for sale within the neighboring community and within the existing market environment by making some concessions, compromises, and commitments. They did so of their own free will.

Let the demographic wanting the 1950's look shop elsewhere. There is no benefit to our community to approve the proposal. In fact, we tried to retain and maintain the character of our community without introducing unwelcome and unsightly contrast. Supposedly, visual impact is a major consideration that city staff is required to evaluate prior to any approval. Remember, this change proposal is simply a foot in the door to their initial multi-family-dwelling approach from years ago.

As a community, we struggled long and hard to preserve the ambiance and quality of our community while working with Parkland Estates these past years. Sadly, the contemporary, commercial-looking homes they are suggesting would provide a stark and unwelcome contrast to existing area property owners and quickly become an eyesore for those within view, the larger community, and all trail visitors. It is also a fact that these eyesores would remain long after the developer has cashed the checks and gone on to other "opportunities." It's disappointing developers make agreements and commitments during the initial pre-planning phase and then attempt to slip these types of changes past the stakeholders who'll be forced to live with the result. It's a classic "dump and run" approach.

As evidenced by the original approval, Parkland Estates, SCA, and the surrounding community had a clear expectation that the architectural styles would remain consistent and compatible with the area in which Parkland Estates chose to establish its presence. The existing architectural styles make greater use of renewable resources than many so-called "green" schemes depicted in their proposal. It's a scientific fact that all so-called "green" elements can be incorporated into existing and planned structures without sacrifice or resorting to architectural styles that contrast so sharply with the natural setting of Parkland Estates and the existing neighborhood. Having the experience of extended negotiations with Parkland Estates behind me and now observing the speed by which those hard-won agreements can be so casually tossed aside, I have no faith in our City representative's claim that, "only the five designs

depicted within the change proposal would be approved for construction." Ample evidence exists that any design that meets the "minimum" yet nebulous requirements would be approved and ultimately built. This would certainly not serve the long-term interests of individuals who've already invested heavily in the current community environment.

As an existing resident, I don't want to see cookie-cutter, pre-fabricated, and/or Lego-style designed homes co-mingled with Pacific Northwest Traditional homes. Frankly, the samples Parkland Estates provided in their change proposal look like the newer houseboats I see on Portage Bay and Lake Union. Unfortunately, that's not where these would be located! The proposed styles are similar to newer modular and mobile homes. Even some larger motor homes have pop-out sections, which tend to emulate the proposed style, albeit on a mobile foundation. If approved, this will likely become viewed as Bellevue's first trailer park. All a builder needs to do is install a foundation, remove the axles, tires and tongue, and bolt to the foundation. Walla – an affordable, contemporary, modern home. We get one shot at this and I remain personally and financially opposed to the Parkland Estates change proposal.

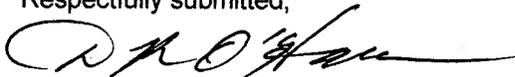
When I constructed my clubhouse and, later my boathouse, I went through numerous expensive design reviews, many hours/days/weeks/months of negotiations with city staff from various departments, and numerous discussions with neighbors before proceeding to invest seriously in these projects. City staff were emphatic, tenacious, and firm regarding minimizing visual impact, maintaining the architectural character of the area, surrounding neighborhood (e.g., College Hill, SkyRidge), and greater community (i.e., Bellevue). Communication with area stakeholders was vigorously included. As a result of those experiences, I remain extremely skeptical of any attempt to thwart these same design principles, practices and requirements - especially for a corporate entity like Parkland Estates who've aptly demonstrated they'll promise anything to get their "foot in the door." This is especially true when a change proposal targets an area within two blocks of me. It would have been far less expensive, but perfectly legal to gravel the south side of my residence and install a rounded and brightly-colored tent instead. I'm just doing my part to help ensure city staff and Parkland Estates play by the same rules imposed on individuals.

New-trend cookie-cutter Lego-box houses and offices have their place. They're fine in urban renewal areas, such as downtown Bellevue, or in remote areas, but they remain incompatible with the existing and long-standing architectural theme evidenced in the SCA and surrounding area. I've focused on this particular geographic area and strive to thwart the slippery slope of cherry-picking existing agreements that only those in the business of residential land development or residential home construction could benefit from or support. This area is our HOME, and the proposed change is out of character and incompatible for this particular area. My goal is to hold Parkland Estates and my City's staff to the same standards that my neighbors and I are held to given a similar scenario.

Parkland Estates made verbal and written commitments and agreements with our stakeholders and city staff over an extended period of time. I expect to do my part to ensure they follow through on those or use the same diligence exhibited during their preplanning phase to enlist community support and approval. Being blind-sided by the change proposal notification process is not conducive to obtaining that support or approval under any circumstances.

As a follow up, I personally visited the twelve properties most affected by the proposed change. All are along 136th Place SE or SE 20th. Ten of the twelve owners were home and not one had received any correspondence regarding the proposed change. I've also heard from a number of other stakeholders. All of these live within the radius or are on e-mail distribution and each one claims not to have received any notice on the proposed change from your office. I suspect there may be an error in our City's mail distribution process.

Respectfully submitted,



D R O'Hara

Property Owner: Woodmoor Division 1, Lot 13, Parcel Number 953890-0130

Mailing Address: P.O. Box 984, Mercer Island, WA 98040-0984

Certification of Hand Delivery on November 12, 2010 by EID64712

RECEIVED

NOV 12 2010

CITY CLERK'S OFFICE

To: City of Bellevue
Development Services Department
450 110th Ave NE / P.O. Box 90012
Bellevue, WA 98009
Phone: 1-425-452-4188
Subject: Notice of Appeal / Notice of Comment for Parkland Estates PUD Administrative
Amendment File Number 10-121506 LI

I, Michael Foy, APPEAL the decision published on October 28, 2010 regarding the subject Administrative Amendment to a Planned Unit Development (PUD) to modify previously approved building designs. This letter is notification that the undersigned does hereby COMMENT.

The initial proposal for a two-story structure constructed with horizontal, cedar shingles with asphalt roof shingles would look similar and compliment the existing homes in the neighborhood. These homes can be made with "green" materials. The proposed new design/style would NOT blend in with the existing homes in the area and would look out of place.

Due to the location of my particular home (1915 136th PL SE), the new homes of Parkland Estates are most visible from our residence. The new development is at least partially sight obscured from most of the other homes on our block. Our view is not obscured and we will be able to see the new homes quite well. It is for this reason that I feel strongly that the newly constructed homes look similar to the other dwellings in the area as described by the first, initial PUD.

Sincerely,

Michael Foy

Jackson, Matthews

From: Paul Dolan - Your Friend In the Mtg Business [Paul.Dolan@welendforless.com]
Sent: Tuesday, November 02, 2010 2:35 PM
To: Jackson, Matthews
Subject: RE: Parkland Estates

My vote is a YES to allow the design modifications. Given the move toward a more sustainable green building technologies, the existing structure designs would not allow for appropriate green building techniques. My hope is that the developer would incorporate passive heating and cooling into the design and showcase solar hot water heating as well as photovoltaic power generation to reduce the carbon footprint of the properties.

I live at 13923 se 22nd st, Bellevue 98005, approximately 4 blocks from the site. I've walked the site many times during development and think these houses would fit well into that community.

Paul Dolan

Mortgage Consultant
Branch Manager
Premier Mortgage Resources
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Office: 425-749-5500
Fax: 425-671-0148

LinkedIN: LinkedIn.com/PaulPDolan
Facebook: facebook.com/PaulPDolan
Biznik: biznik.com/members/paul-dolan

By referral only: I provide my clients with world-class service. As a result, referrals have become the life-blood of my business. Rather than spend precious time away from my client's needs looking for new business, I devote 100% of my time to my client's needs. In return, I ask for them to share their experience in working with me with all of those who they care about and to let me know who I can help, too.

Licensing Information:

Individual NMLS license # MLO-106205
Premier Mortgage NMLS ID: #1169

From: O'Hara, D R [mailto:d.r.o'hara@boeing.com]
Sent: Tuesday, November 02, 2010 1:30 PM
To: MJackson@bellevuewa.gov
Subject: RE: Parkland Estates
Importance: High

I have distributed this via "Bcc" with all community stakeholders to enable each the opportunity to respond directly to you with their comments. Please forward if/as desired to help ensure area-wide communication. E-mail changes/revisions via "Reply"

Mr. Jackson,

Thank you for sharing the Parkland Estates proposal to deviate from architectural styles that compliment the existing and surrounding community with more contemporary styles that trend toward commercial properties. Since one of my properties is located within two blocks of the development, I'm surprised at the lack of coordination and communication on this subject. Until yesterday, I had no idea a change was in the offing. In fact, based on the timeline, it appears a fast-track process that misses vital community, neighborhood, and the most basic stakeholder-review tasks.

Having collaborated on the Parkland Estates project for many years, I'm surprised at their lack of direct communication regarding a proposed change to some of the most basic elements and agreements established during that period. I'm very pleased Lindy Bruce took notice of the sign change and alerted us. To avoid future disruption and city-staff rework, please check your USPS mail distribution and ensure that, D R O'Hara, P.O. Box 984, Mercer Island, WA 98040-0984 is included in current and future mailings regarding the City of Bellevue projects (unfortunately, USPS cannot deliver to any of my physical addresses).

Since we appear to remain in the comment period for review, please accept this e-mail as a **vote against the proposed change**.

I personally challenge Parkland Estates' theory that, "current market demand for more modern architecture..." is causal. Frankly, the economy and external domestic and global forces are the root cause behind the lack of any sales. The developer behind Parkland Estates, as with all reasonable persons know this to be a temporary condition. Regardless, they chose to develop the lots for sale within the neighboring community and within the existing market environment.

As evidenced by the original approval, Parkland Estates, SCA, and the surrounding community had a clear expectation that the architectural styles would remain consistent and compatible with the area in which Parkland Estates chose to establish its presence. The existing architectural styles make greater use of renewable resources than many so-called "green" schemes depicted in their proposal. It's a scientific fact that all so-called "green" elements can be incorporated into existing and planned structures without sacrifice or resorting to architectural styles that contrast so sharply with the natural setting of Parkland Estates and the existing neighborhood.

As a community, we struggled long and hard to preserve the ambiance and quality of our community while working with Parkland Estates these past few years. Sadly, the contemporary, commercial-looking homes they are suggesting would provide a stark and unwelcome contrast to existing area property owners and quickly become an eyesore for those within view, the larger community, and all trail visitors. It is also a fact that these eyesores would remain long after the developer has cashed the checks and gone on to other "opportunities" and city staff have migrated elsewhere in their career paths.

To be clear: My Vote = NO

Respectfully submitted,

D R O'Hara
P.O. Box 984
Mercer Island, WA 98040-0984

-----Original Message-----

From: MJackson@bellevuewa.gov [mailto:MJackson@bellevuewa.gov]
Sent: Monday, November 01, 2010 4:11 PM
To:
Cc:
Subject: RE: Parkland Estates

fyi

http://www.bellevuewa.gov/pdf/land%20use/10-121506-LI_Parkland_Estates.pdf

>Matthews Jackson
Neighborhood Development Planning Manager Development Services Department City of Bellevue
>Phone: 425-452-2729
>email: mjackson@bellevuewa.gov
>Internet:www.bellevuewa.gov

-----Original Message-----

Jackson, Matthews

From: Yuval Sofer [yuvalsofer@hotmail.com]
Sent: Tuesday, December 07, 2010 10:21 AM
To: Jackson, Matthews
Cc: Upinder Dhinsa
Subject: Fw: Green homes letter to Matt
Attachments: GreenWorks Realty ECert Report Sept 2007 - February 2010.pdf

?Hello Matt,

Upinder asked me to write you regarding our experience with green home and values. As you may know we are working now on five new modern-green homes in Factoria/Somerset area. we have presold all of of them at price range of \$760-900k for 2000-3000 sf homes, average of about \$330/sf sale price (about 25% above general price per sf in the area), we see strong demand for better design better quality homes, and there is underserved market for it, there is additional value for having few of these homes put together to create a community.

Additional info is the sales thru data in king county from the past 18 months show significant advantage for third party certified green home in sale value and sale time. Environmentally certified new homes in King County sell for \$71 more per square foot in 7% less time. this is only statistics but it's show quite a clear direction.

let me know if I can help with any other info

Regards,

Yuval Sofer (UV)
YS Development
www.ys-development.com
m. +1-408-627-9449

Jackson, Matthews

From: David Jacobson [djacobson@tppllc.com]
Sent: Friday, November 05, 2010 10:54 PM
To: Jackson, Matthews
Subject: Parkland Estates

Dear Mr. Jackson,

Today I was made aware of the change to the Parkland Estates building design (http://www.bellevuewa.gov/pdf/land%20use/10-121506-LI_Parkland_Estates.pdf) by D R O'Hara, a fellow landowner in our community. I recently moved to the area, buying a house at 1813 136th Place SE directly overlooking the proposed site of Parkland Estates in August of this year, and was dismayed to find that the proposed changes would create an enclave of houses that would truly be an eyesore I would have to look at each day.

The original plans, as I understood them, were going to use the topography to minimize the negative effect on the existing homes' western view. Of course any development will be a downgrade from the current greenbelt, but if the revised plans are going to create higher roofs, I feel like I was cheated on the purchase of this house. Outside of my personal situation, I feel the design of the houses – which would look great in downtown Kirkland or in their own secluded area, does not fit at all with the existing community and would deal a severe blow to the property values of myself and our neighbors.

If this deal is up for a vote, I submit a resounding NO.

Sincerely,
David Jacobson
1813 136th Place SE
Bellevue, WA 98005

This email has been scanned by the MessageLabs Email Security System.
For more information please visit <http://www.messagelabs.com/email>

Jackson, Matthews

From: lindyb [lindyb@blarg.net]
Sent: Monday, November 29, 2010 3:49 PM
To: Jackson, Matthews
Subject: Comment on Parkland Estates planning change, File #10-121506

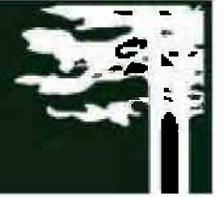
Dear Matt,

After reviewing the online materials regarding changes in the architecture of homes at the Parkland Estates PUD, as shown in File #10-121506, my concern is primarily with the building height, height above grade and setbacks. Making any changes in these would materially change the Parkland Estates PUD.

I would like to see all technical requirements of the original PUD maintained with regard to roof height, building height above grade, and front, rear and side setbacks.

Thank you for considering my comments.

Lindy Bruce
13624 SE 18th St.
Bellevue, WA 98005
425-562-0497
lindyb@blarg.net



Environmental Certification Report

September 2007 - February 2010





ECert Report Highlights

Environmentally certified homes in King County, from November 2009 through February 2010, comprised 37% of the new home market, sold for \$85,550 more per home, and were 9.8% smaller in size.

Environmentally certified new homes in Seattle sell for 9.2% more per square foot in 24% less time and make up 34% of the market.

Environmentally certified new homes in King County sell for \$71 more per square foot in 7% less time and make up 26% of the market.

Third party verified new homes with an environmental certification in the City of Seattle sell for 22% more per square foot in 12% less time and make up 6% of the market.

- All data in the ECert report is from a GreenWorks Realty study of NWMLS data of new homes sold from September 2007 through February 2010 comparing homes built 2007 and later with an environmental certification (Built Green, Energy Star, LEED for Homes) to those sold without an environmental certification.

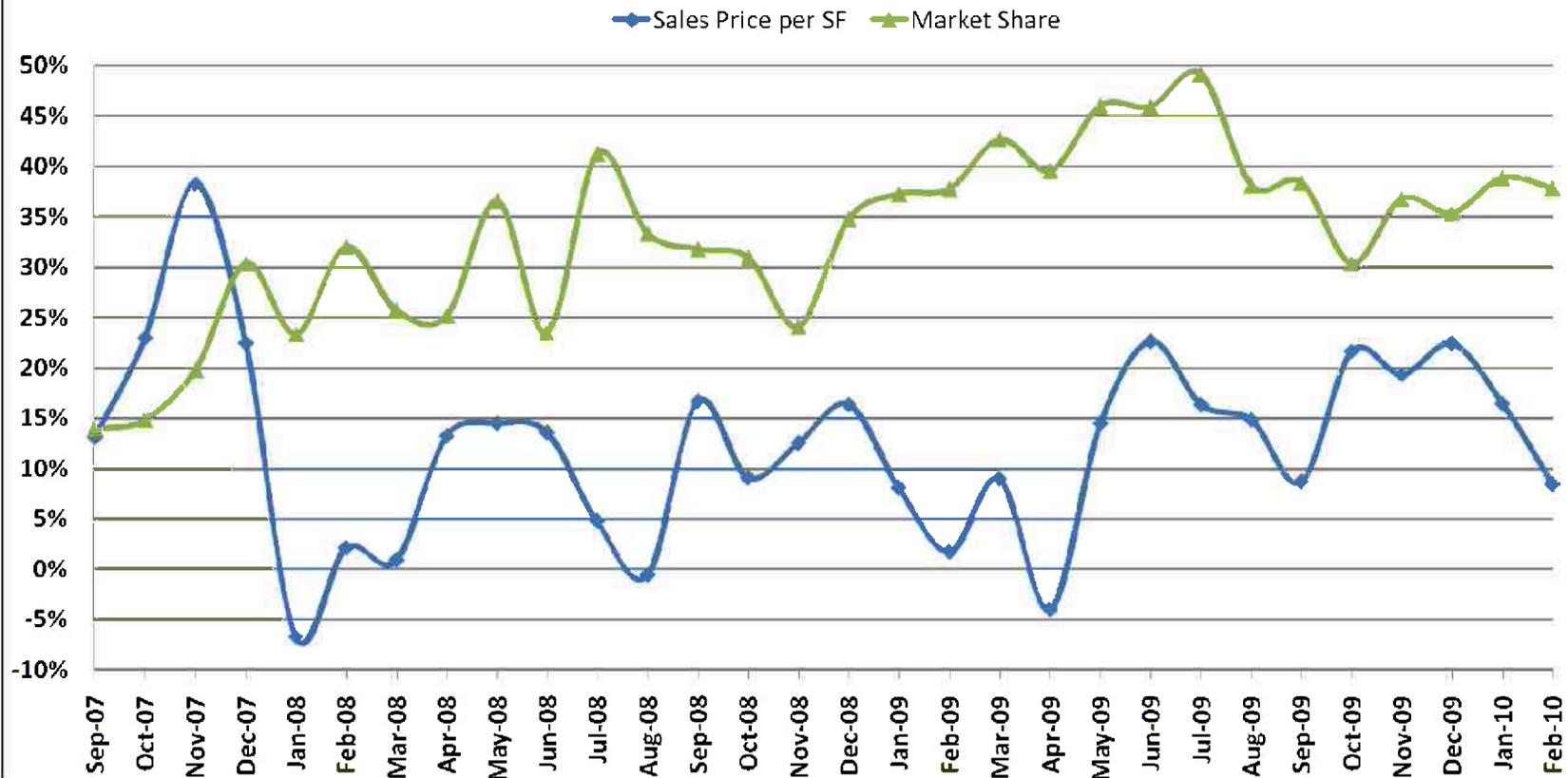


Seattle Single Family Homes Built 2007 or Later Certified Built Green, Energy Star, and LEED For Homes

	Non Certified	Certified Homes	% Diff
# of homes sold	2,041	1,034	33.6%
Median Square Ft	1,542	1,459	-5.4%
Median Sold Price	\$ 392,500	\$ 405,402	3.3%
Median Days on Mrkt	50	38	-24.0%
Price/SF	\$ 255	\$ 278	9.2%

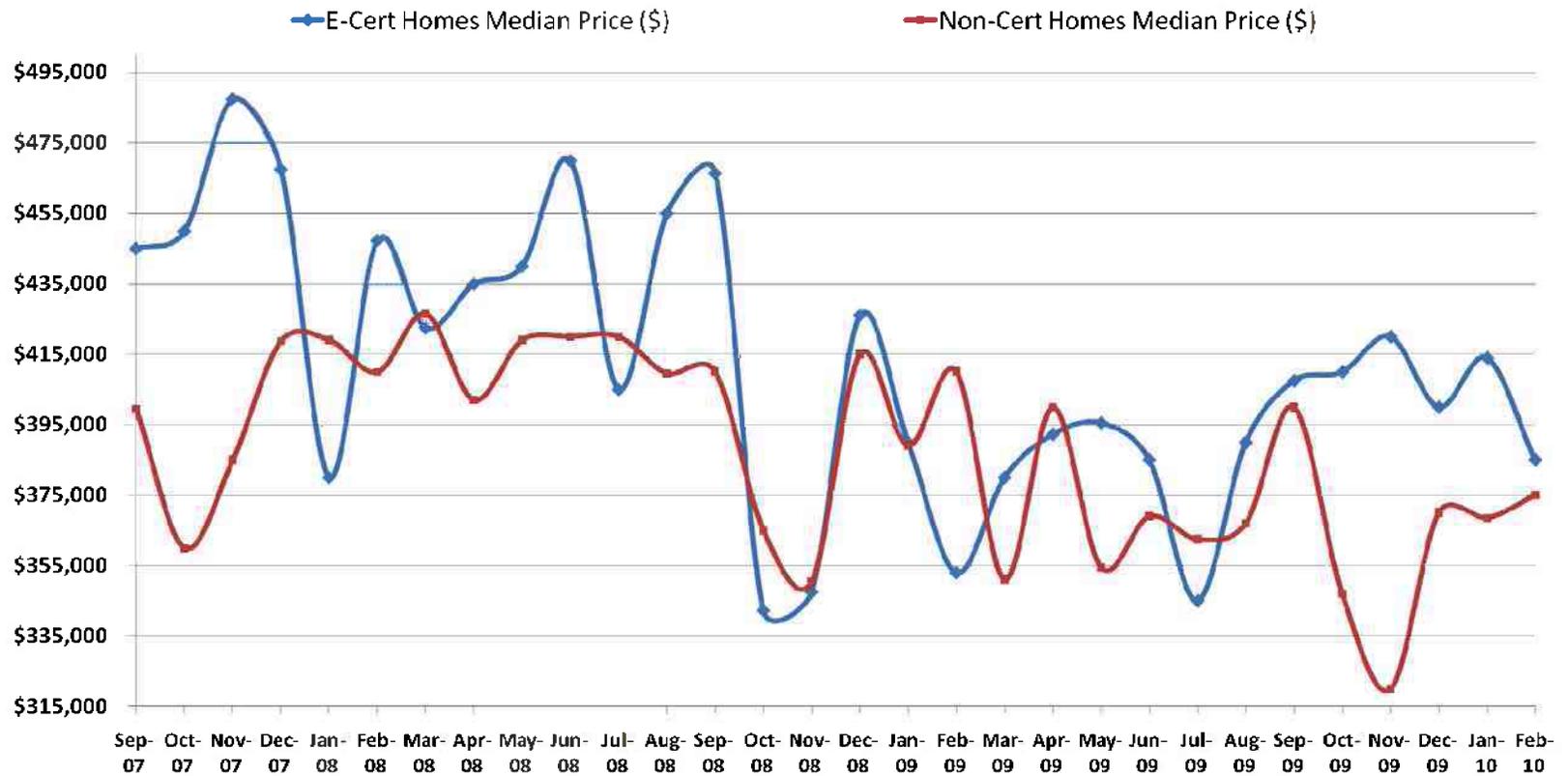


Environmentally Certified Homes as a Percentage of Non Certified Homes - Seattle New Home Sales





Environmentally Certified and Non-Certified New Homes Sales in Seattle





King County Single Family Homes Built 2007 or Later Certified Built Green, Energy Star, and LEED For Homes

	Non Certified	Certified Homes	% Diff
# of homes sold	5,904	2,024	25.5%
Median Square Ft	2,370	1,809	-23.7%
Median Sold Price	\$ 440,000	\$ 464,925	5.7%
Median Days on Mrkt	60	56	-6.7%
Price/SF	\$ 186	\$ 257	38.4%

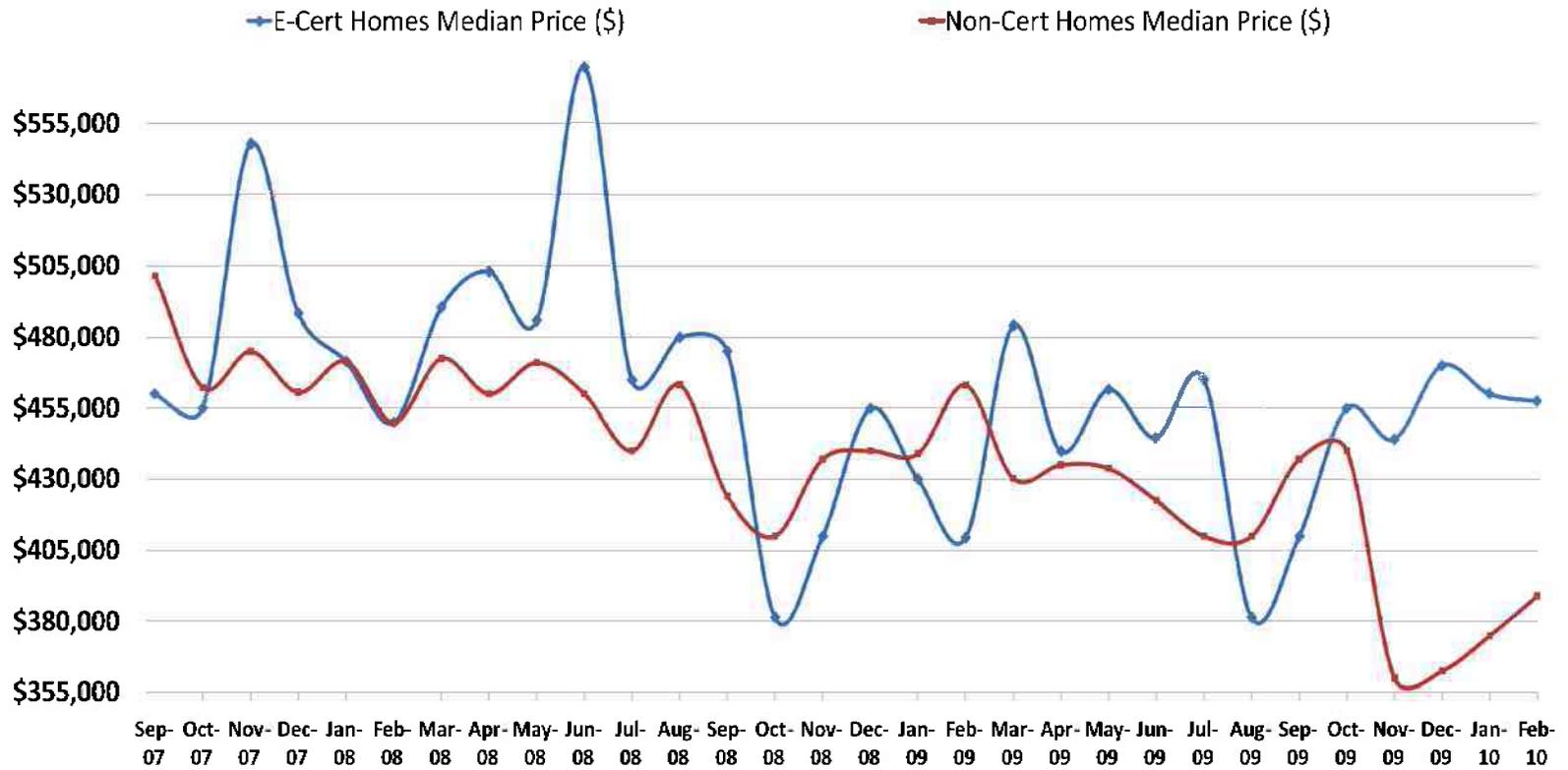


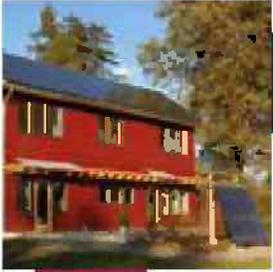
Environmentally Certified Homes as a Percentage of Non Certified Homes - King County New Construction





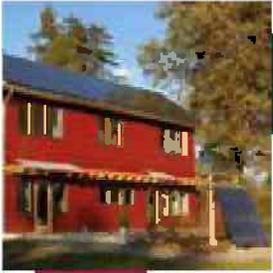
Environmentally Certified and Non-Certified New Home Sales - King County





Seattle Single Family Homes Built 2007 or Later Third Party Verified (Built Green 4 and 5 Star Homes)

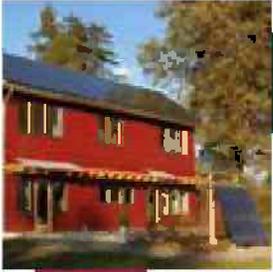
City of Seattle 3rd Party Cert	Non Certified	Certified Homes	% Diff
# of homes sold	2,041	136	6.2%
Median Square Ft	1,542	1,403	-9.0%
Median Sold Price	\$ 392,500	\$ 435,519	11.0%
Median Days on Mrkt	50	44	-12.0%
Price/SF	\$ 255	\$ 310	22.0%



Thurston and Kitsap Counties

Thurston County	Non Certified	Certified Homes	% Diff
# of homes sold	1,867	403	17.8%
Median Square Ft	2,157	1,861	-13.7%
Median Sold Price	\$ 275,000	\$ 249,794	-9.2%
Median Days on Mrkt	70	74	5.7%
Price/SF	\$ 127	\$ 134	5.3%

Kitsap County	Non Certified	Certified Homes	% Diff
# of homes sold	992	178	15.2%
Median Square Ft	2,112	1,923	-8.9%
Median Sold Price	\$ 291,443	\$ 299,475	2.8%
Median Days on Mrkt	69	91	31.9%
Price/SF	\$ 138	\$ 156	12.9%



Snohomish and Pierce Counties

Snohomish County	Non Certified	Certified Homes	% Diff
# of homes sold	3,811	661	14.8%
Median Square Ft	2,178	2,125	-2.4%
Median Sold Price	\$ 363,950	\$ 345,900	-5.0%
Median Days on Mrkt	68	93	36.8%
Price/SF	\$ 167	\$ 163	-2.6%

Pierce County	Non Certified	Certified Homes	% Diff
# of homes sold	3,107	385	11.0%
Median Square Ft	2,129	2,358	10.8%
Median Sold Price	\$ 282,000	\$ 309,950	9.9%
Median Days on Mrkt	57	86	50.9%
Price/SF	\$ 132	\$ 131	-0.8%



New Heading for Residential, Farm and Ranch, Condominium

Added Field Description titled "Environmental Cert" with checkboxes for the following certification programs:

- Built Green™
- ENERGY STAR®
- LEED®
- Third Party Verification
- Other – See Remarks

New Checkboxes Under Existing Headings

Added the following checkboxes:

- Drought-resistant Landscaping (under Lot Details)
- Solar (under a new Energy Source field description)
- Bamboo/Cork (under Floor Covering)
- Other Renewable (under Floor Covering)

New Attach External Document Option

Listing agents will now have an option to attach the 3rd Party Verification forms for green homes alongside other contract addenda such as Seller Disclosure and Legal Description.

Agents may require buyers and sellers to initial this documentation as part of the Purchase and Sale Agreement.

The following Document Type is now available as an upload option for agents:

- Environmental Cert-3rd Party Verification

Overview – Environmental Certification Programs

About Built Green™

BUILT GREEN Washington is a cooperative of Washington's regional green home building programs. Most BUILT GREEN programs in Washington use a checklist that offers builders a menu of green building strategies with point values attributed to them. Programs award a BUILT GREEN rating (one to five Stars) to a home based on the number of points the builder achieves. Built Green homes are designed to provide homeowners with comfortable, durable, environmentally friendly homes that are cost-effective to own and operate. These resource-efficient homes are crafted to exceed building codes and provide homeowners with years of healthy, quality living, while protecting the precious Northwest environment. www.builtgreen.net/www.builtgreen.washington.org

About ENERGY STAR®

Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy designed to save money and protect the environment through energy efficient products and practices. Introduced by EPA in 1992 as a voluntary, market-based partnership to reduce greenhouse gas emissions through energy efficiency, the Energy Star label can be found on more than 50 different kinds of products as well as new homes. Products that have earned the Energy Star designation prevent greenhouse gas emissions by meeting strict energy-efficiency specifications set by the government. In 2006 alone, Americans, with the help of Energy Star, saved about \$14 billion on

their energy bills while reducing the greenhouse gas emissions equivalent to those of 25 million vehicles. www.energystar.gov

About LEED®

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

LEED for Homes is a voluntary rating system that promotes the design and construction of high performance "green" homes. A green home uses less energy, water, and natural resources; creates less waste; and is healthier and more comfortable for the occupants. Benefits of a LEED home include lower energy and water bills; reduced greenhouse gas emissions; and less exposure to mold, mildew and other indoor toxins. The net cost of owning a LEED home is comparable to that of owning a conventional home. www.usgbc.org/LEED

Thank You to the many individuals whose input contributed to the development of this proposal.

Ben Kaufman · Pam Werner · Kim Conley · Meibeth Hutchings · Kira Lacher · Dearina Carveth · Aaron Adelstein · Aaron Kahn · Thor Peterson · Michelle Sharagh · Rachel Schindler · Jon Alexander · Alistair Jackson · Tiffany Speir · Mike Crowley · Louie Kaufman · Joe Nabbefeld · Mike Folden · Audrey Triantafyllidis

About GreenWorks Realty

GreenWorks
REALTY



Founded in 2002 as the first full-service real estate brokerage in the country to specialize in green properties.

Brokerage mission is to improve the liveability and sustainability of our communities

GreenWorks Realty authored the changes to implement Environmental Checkboxes in the NWMLS

Every agent is expected to receive a green designation (Built Green Professional, LEED AP, EcoBroker) within their first year

Believe real estate professionals are important change agents to promote sustainability and community

GreenWorks helps to make every home more green through our Healthy Home Program, free to clients who purchase a traditional resale home.

GreenWorks performed an in-depth carbon footprint analysis and implemented carbon reduction measures into their culture and policies.



Notes

- 1) This report was prepared by GreenWorks Realty using data from the Northwest Multiple Listing Service. The NWMLS did not prepare this report.
- 2) Homes sold are from 9/1/07 to 2/28/10 unless otherwise noted
- 3) New Construction includes all homes built in the year 2007 and later
- 4) The percent of certified homes sold is a percentage of all homes sold
- 5) GreenWorks Realty is not responsible for any errors, inaccuracies or omissions.
- 6) Please contact GreenWorks Realty with any questions or comments.
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Please contact GreenWorks Realty for additional information.

info@greenworksrealty.com

206-283-8181

ATTACHMENT C

