



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

Proposal Name: Kinoshita PUD (Planned Unit Development)

Proposal Address: 1429 and 1435 Bellevue Way

Proposal Description: Application for PUD recommendation and Preliminary Short Plat approval to build a residential development consisting of 7 lots with 6 attached, multi-family townhome units in two buildings and 3 detached, single family homes. The site is 1.1 acres on a site that has both single-family and multi-family land use districts. Project will also include extensive site development and provision of significant open space.

File Number: 11-103506-LK (PUD)
11-121570-LN (Preliminary Short Plat)

Applicant: Ron Kinoshita

Decisions Included: PUD (LUC 20.30.D) – Process I
Preliminary Short Plat (LUC 20.45B) – Process II
(combined review)

Planner: Sally Nichols

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

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

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

Notice of Application: January 27, 2011
14-day Comment Period: March 17, 2011
Notice of Recommendation/
Bulletin Publication Date: **November 17, 2011**
Hearing Date: **December 8, 2011, 7 p.m.**

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. 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.

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Attachments:

PUD Drawings
Preliminary Short Plat Drawings

I. REQUEST AND REVIEW PROCESS

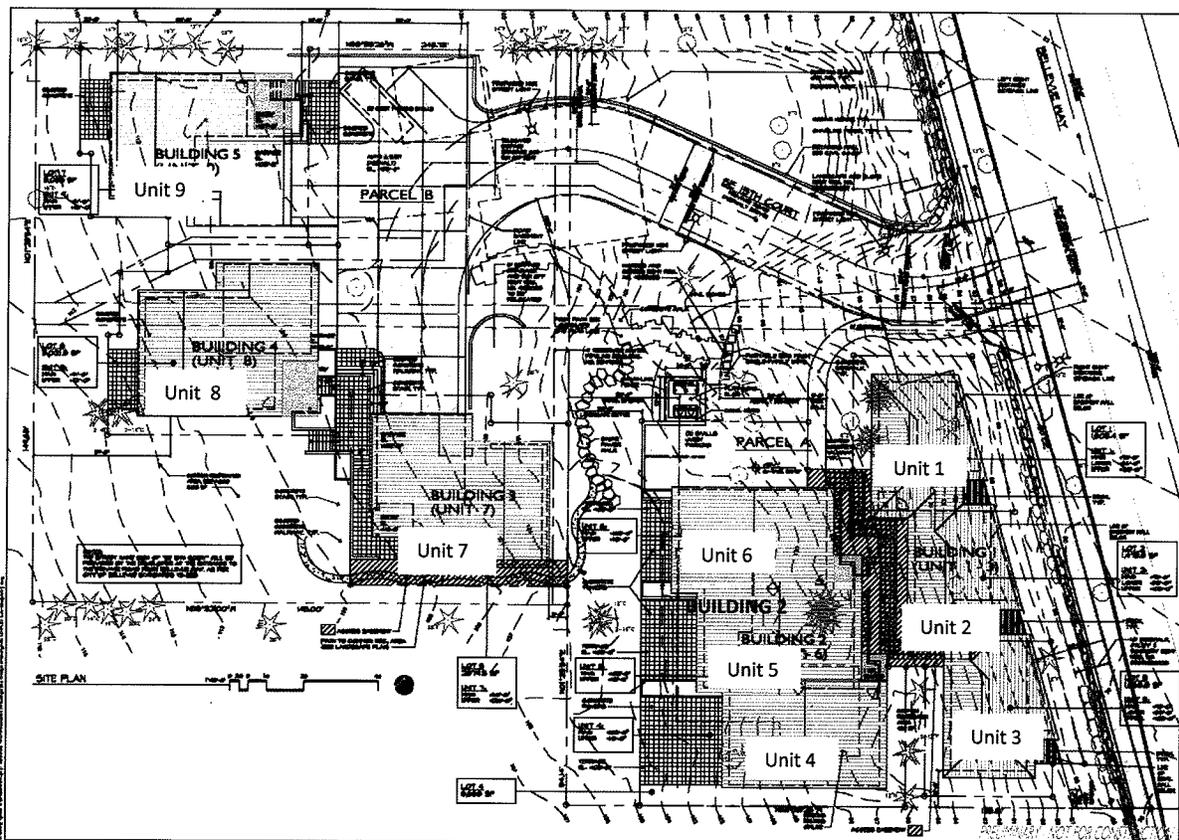
A. Request

Through the Planned Unit Development (PUD) process, the applicant proposes to construct nine residential units on a site comprised of three contiguous parcels with two addresses (1435 and 1429 Bellevue Way SE) in the Southwest Bellevue Subarea. The proposal site is unique in that it contains two different land use districts. The two northern parcels are in the R-4 Single-Family land use district. The remaining southern parcel is in the R-15 Multi-Family land use district and is also within the Single-Family Transition Area due to its adjacency to single family properties. The R-15 parcel will contain two buildings with three townhomes per building. Units 1-3 will each be on their own lots and Units 4-6 will share one lot. The single-family portion of the proposal site will have three detached single family homes on three separate lots. Although initially the applicant plans to maintain ownership of the entire site and retain all nine units as rental property, the PUD has been designed so that in the future, the lots could each be sold separately.

Site Design:

The proposed units will be arranged in two clusters on the site. Units 1-6 (multi-family townhomes) lie in the southeastern corner of the site and Units 7-9 (single family homes) lie generally in the upper, western half of the site. All lots will be accessed off Bellevue Way via one shared private driveway, SE 15th Court, which is in roughly the same location as the existing driveway.

Site Plan

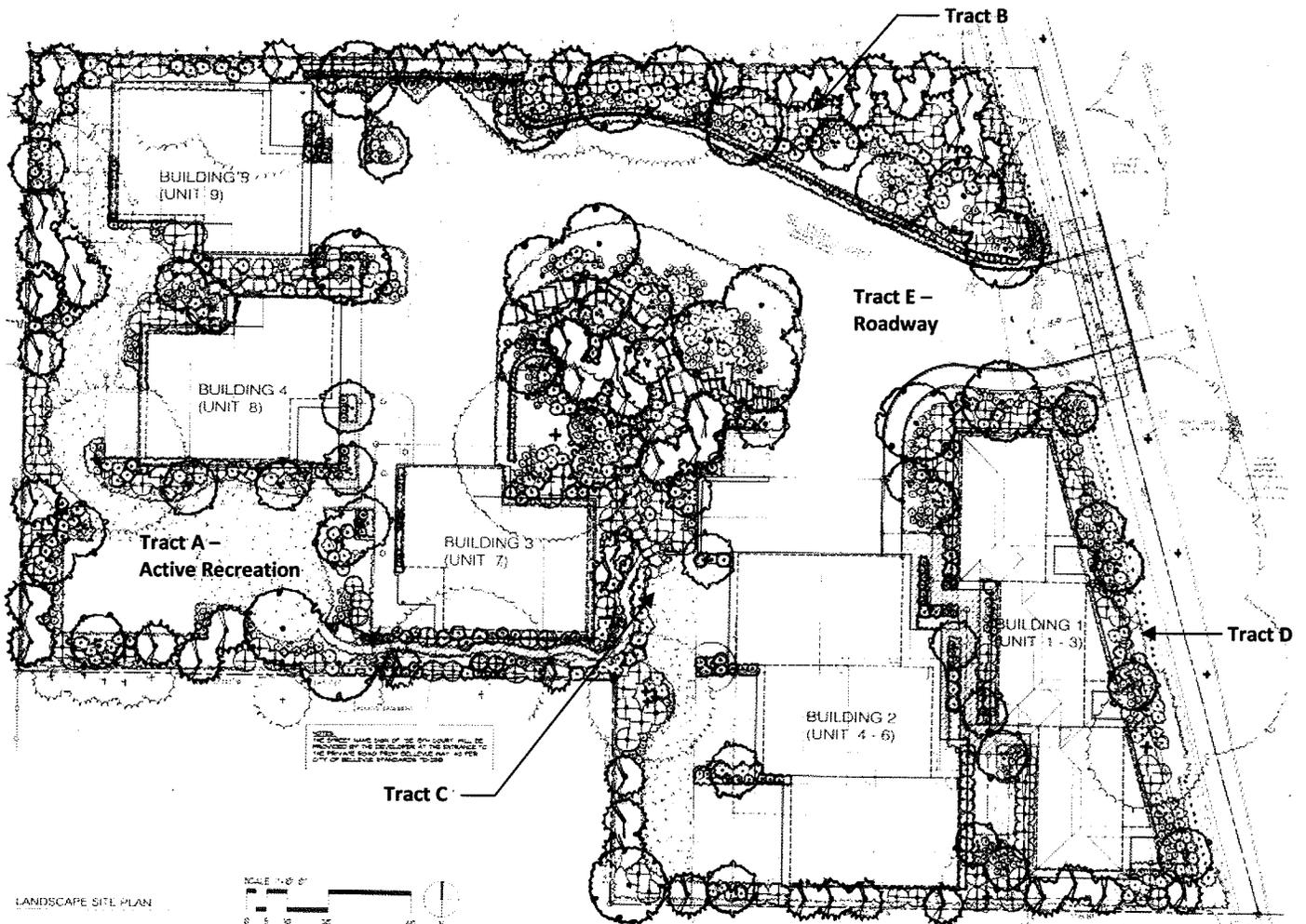


Through dimensional flexibility allowed by the PUD process, 40% of the site will be left as common open space. This open space will be placed in separate Open Space Tracts A, B, C, and D, and they will include the following:

- A shared common area in the courtyard between Buildings 1 and 2, which will be available for barbecues, picnic tables and socializing (Tract D).
- A large active recreation area at the southwest corner suitable for a small scale field games. This area may also be used for community events (Tract A).
- Additional conservation design features include open space tracts throughout the site, which are characterized by retained trees and/or enhanced vegetation. The central open space tract will also include a walkway that will weave through the centrally located open space to connect Units 1-6 with the upper Units 7-9 (Tracts B and C).

Throughout the development, existing mature trees will be retained as much as possible and a robust landscape plan featuring native and drought tolerant plantings has been proposed – refer to Preliminary Landscape Plan below and tree retention requirements in Section III of this report.

Preliminary Landscape Plan



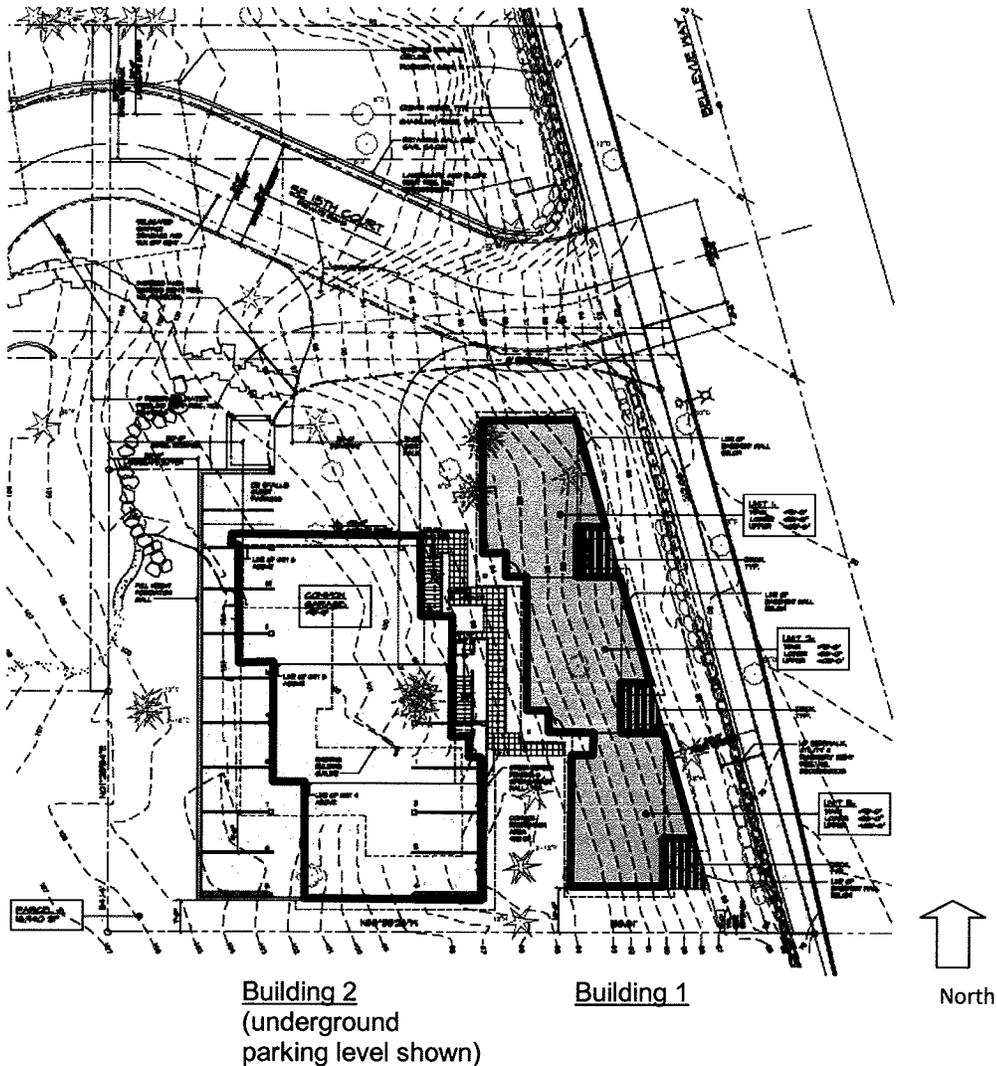
Building Design:

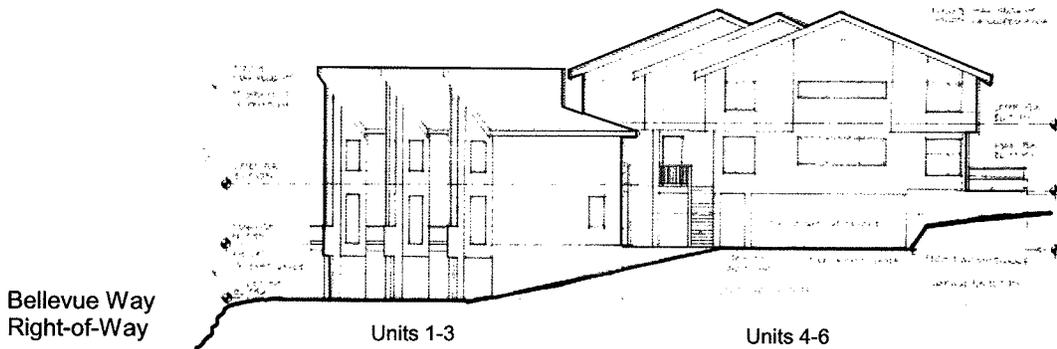
The architectural concept for all of the homes will be contemporary design with moderately pitched sloping roofs. Materials used are residential in scale and may include metal standing seam roofs, vinyl windows, cementitious panel siding with metal reveal joints, and vertical corrugated metal siding. Note that this PUD review addresses the overall building design concepts and is not a building permit approval for any of the structures or buildings. **Refer to Condition of Approval regarding the building permit review in Section X of this report.**

1. Multi-Family Units – Buildings 1 and 2

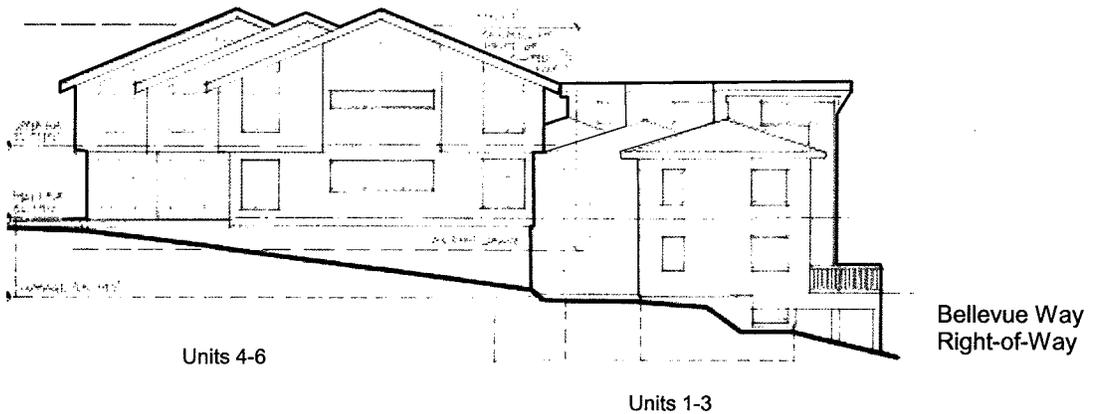
There will be six multi-family units, within the multi-family land use district, in two separate buildings.

Partial Site Plan – Multi-Family Units



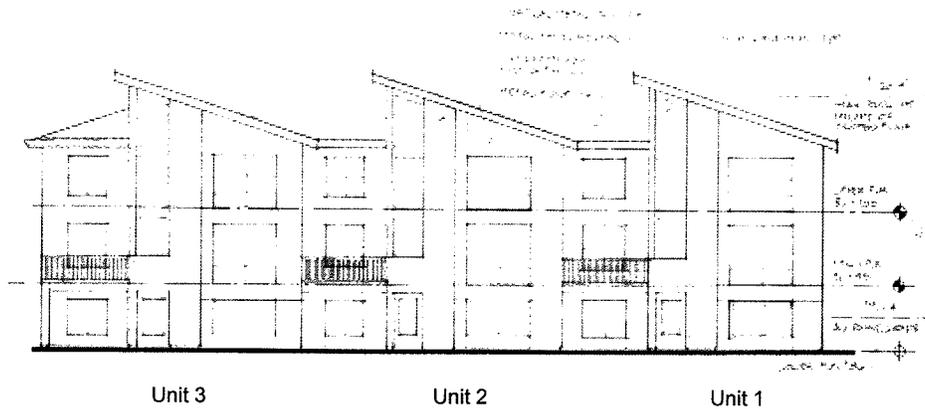


North Elevation – Buildings 1 and 2

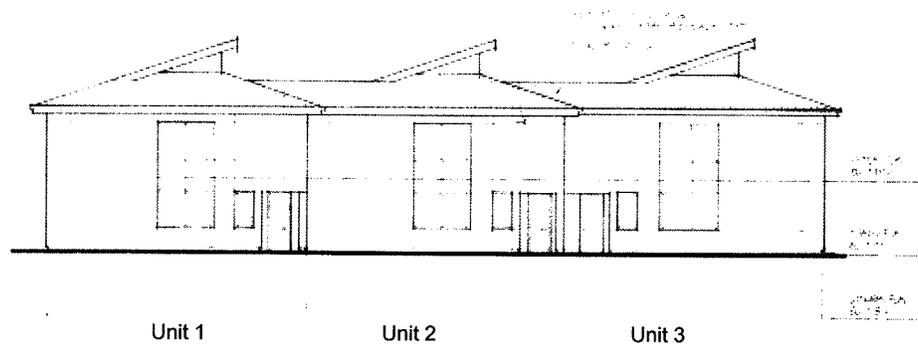


South Elevation – Buildings 1 and 2

- a. Building 1/Units 1-3 in the R-15 land use district (Lots 1, 2 and 3): These units will be attached townhomes along Bellevue Way, on the eastern edge of the proposal site. Each townhome will be fee-simple with its own lot. The unit entries will be oriented west towards a shared common courtyard that will lie between Buildings 1 and 2. Parking for these units will be located in the shared garage below Building 2. Each townhouse will be three-stories with two bedrooms and approximately 2,280 SF. Private open space will consist of private decks facing east. **Refer to Condition of Approval regarding a parking access agreement in Section X of this report.**



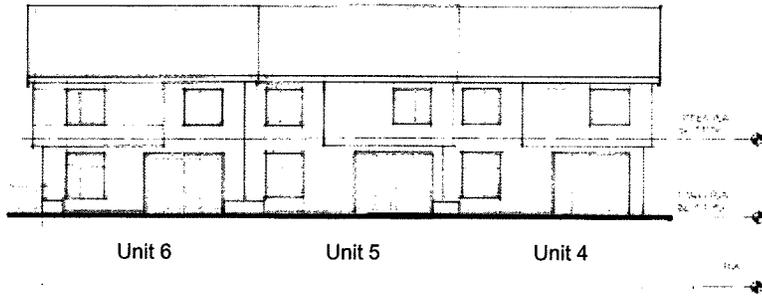
East Elevation – Building 1/ Units 1-3 (facing Bellevue Way)



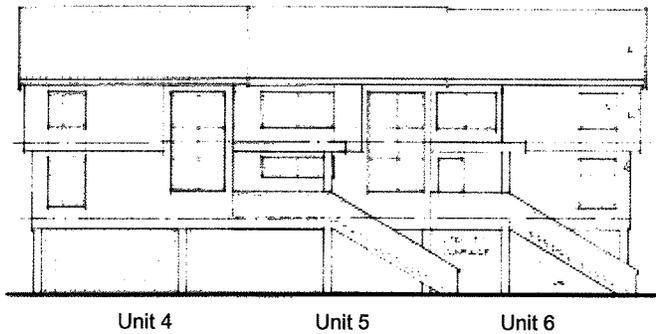
West Elevation – Building 1/Units 1-3 (Building Entries facing the Courtyard)

b. Building 2/Units 4-6 in the R-15 land use district (Lot 4)
Units 4-6 will also be attached townhomes above the common garage that will be shared with Units 1-3. Main entries will be accessed via exterior stairways from the shared courtyard. Each townhouse will be two-stories with three bedrooms and approximately 2,290 SF and will have an exterior ground level private terrace facing west at the rear of each unit.

The shared garage on the bottom level will be set into the existing topography and will be open to the east and north. There will be twelve covered parking stalls (two stalls per unit), bicycle parking and an area for trash and recycling. There will also be two uncovered guest parking stalls north of the garage entrance. Because Building 2 will have under-building parking, the residential units will not be fee simple as in Building 1. All Units 4-6 will be on one lot – Lot 4.



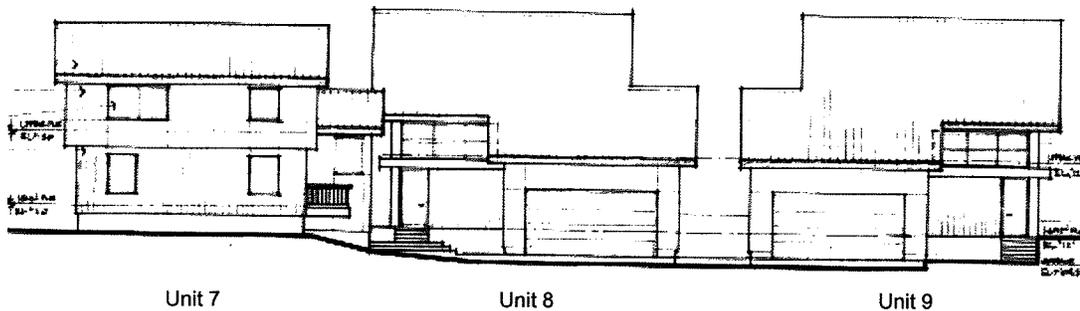
West Elevation – Building 2 (facing west onto private terraces)



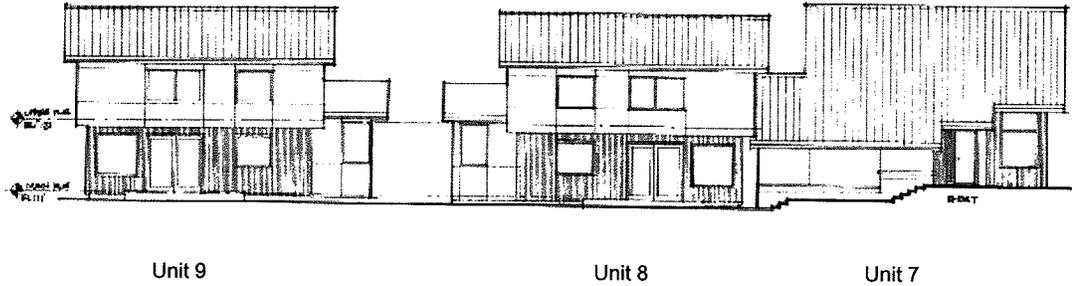
East Elevation – Building 2/Units 4-6 (Building Entries facing the Courtyard with Parking open below)

2. Single-Family (Detached) Units – Units 7, 8, and 9 (Lots 7, 8, and 9)

Units 7-9 will be detached homes in the townhouse style, each on its own single-family lot. Each home will also have an attached two-car garage accessed off a shared auto court. Two guest parking spaces will be provided that will be shared by the three homes.



East Elevation – Units 7, 8, and 9 (from auto court)



West Elevation (Rear) – Units 7, 8, and 9

These units will have a similar contemporary design concept, appearance, and use of materials as the multi-family attached townhomes – Buildings 1 and 2. Each home will be two-stories with three bedrooms and approximately 2,270 SF. Each home will also have a private terrace in the rear facing west.

B. Review Process

PUD: The PUD is a Process 1, quasi-judicial decision made by the Hearing Examiner, based on a recommendation by the Director of the Development Services Department (DSD). 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. The decision of the Hearing Examiner is final, unless it is appealed to the City Council. If appealed, 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 (LUC 20.35.100.C). No SEPA review is required for this project since it does not contain any critical areas and proposes fewer than ten units of housing.

Preliminary Short Plat: The Preliminary Short Plat required for this proposal (division of land into ten or fewer parcels) is a Process II administrative decision by the Director of the Development Services Department (DSD). Appeals of Process II administrative decisions are heard and decided by the Hearing Examiner.

The PUD and the Preliminary Short Plat are being reviewed together. Any appeal to the Preliminary Short Plat would be heard by the Hearing Examiner at the public hearing for the PUD, referenced above.

II. SITE DESCRIPTION, CONTEXT and ZONING

A. Site Description

Site Characteristics

The site is located in an existing residential neighborhood in the Southwest Bellevue subarea. As surveyed, the project site contains three existing parcels – the northern two parcels, B and C, lie in the R-4 single-family land use district and contain one single-family residence, which is currently occupied by the Jack and Jill Day Care facility. The southern parcel A is entirely within the R-15 multi-family land use district. There is also an existing single family home on this parcel. Both existing homes gain access by a common driveway.

Existing Conditions - Aerial Photograph



off Bellevue Way, and the proposed new private road for the PUD will be roughly in the same location. Both homes will be demolished as a result of this PUD. **Refer to Condition of Approval regarding demolition of the existing structures in Section X of this report.**

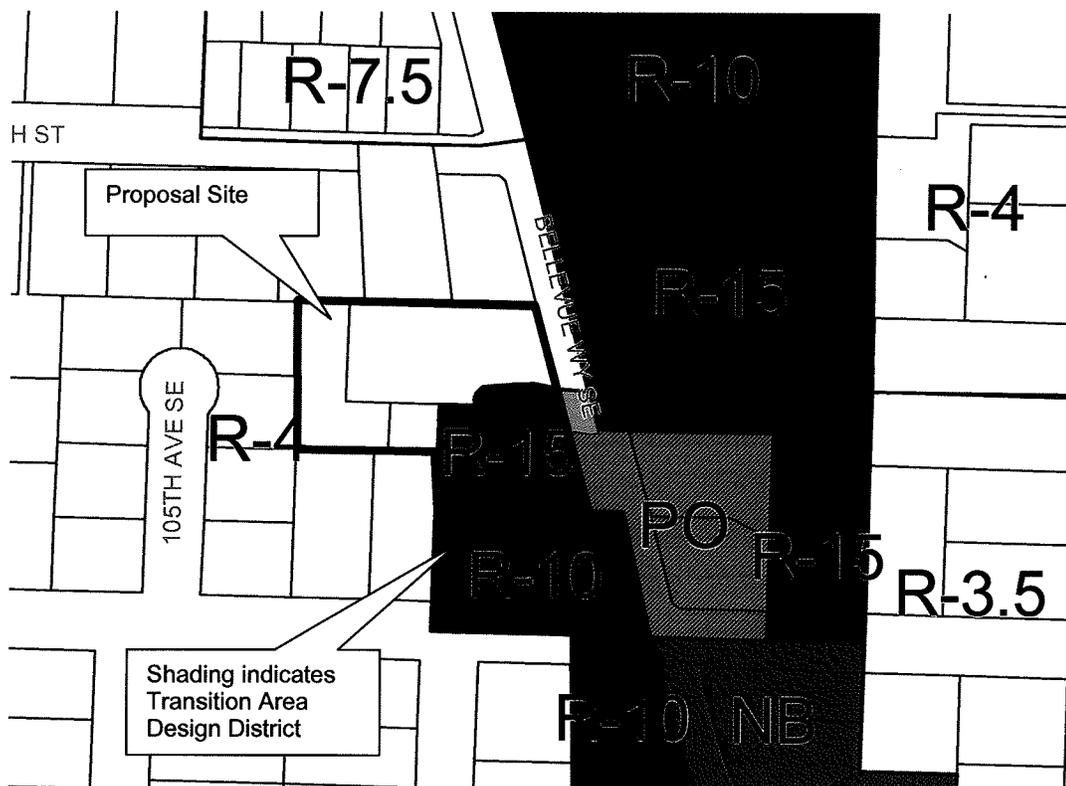
The site does not contain any protected or critical areas. It is characterized by existing mature trees - primarily significant Douglas Firs and Cedars - and sloping topography. The western two-thirds of the site have gentle slopes and the eastern third rises sharply up from Bellevue Way. Overall, the site slopes up approximately 31-feet in an east-west direction, from a low point of approximately 85-feet at the top of the existing rockery along Bellevue Way to a high point elevation of 116-feet in the southwestern corner of existing Parcel C. The rockery, which is approximately 5-feet high, was constructed during a roadway widening project on Bellevue Way and it is located at the back of the public sidewalk. The sidewalk and street tree planting strip are on the applicant's property within a recorded sidewalk, utility and rockery easement (recording #8502050226).

B. Site Zoning and Context:

Zoning

The majority of the adjacent properties surrounding the proposal site are in the R-4 single-family land use district, with two R-10 multi-family lots directly to the south on SE 16th Street. As a result, the multi-family parcel on the proposal site is within a Single-Family Transition Design District. All directly adjacent lots, regardless of whether they are in a multi-family or single-family land use district, are currently developed with single-family homes. Refer to the Zoning Map below.

Zoning Map

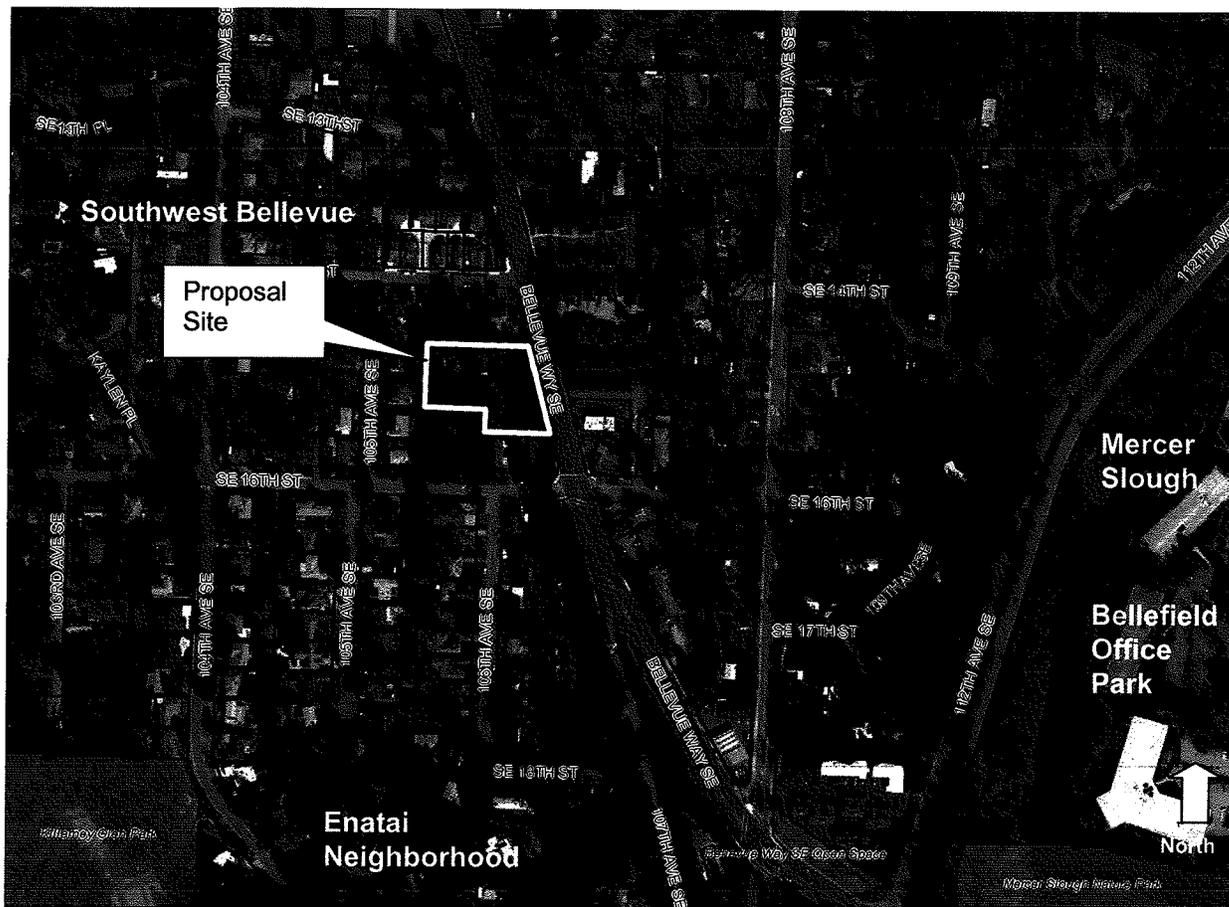


Context

The land uses within proximity to the proposal site are the following:

- North: Single-family homes in the R-4 land use district
- West: Single-family homes in the R-4 land use district
- South: Single-family homes in the R-4 land use district (western section)
Single-family homes in the R-10 multi-family land use district (eastern section)
- East: Across Bellevue Way –
One story commercial buildings in the PO land use district (southern section)
Multi-family townhomes in the R-15 multi-family land use district (northern section)

Context/Vicinity Map



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

1. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans attached as Exhibit B. Note that many of the dimensional requirements may be modified through the PUD process.

BASIC INFORMATION	
Zoning	R-15/Multi-Family Residential Land Use District/Southwest Bellevue Subarea R-4/Single Family Residential Land Use District/Southwest Bellevue Subarea
Comprehensive Plan Designation	R-15: Multi-Family Medium (3 existing parcels) R-4: Single Family – High (1 existing parcel)

<u>BASIC INFORMATION (Cont'd)</u>		
Gross Site Area	R-15 (1 parcel): 16,904 SF R-4 (3 parcels): 31,278 SF Total: 48,182 SF	
<u>SITE SPECIFIC CODE REQUIREMENTS</u>		
ITEM	REQ'D/ALLOWED	PROPOSED
Density	<p>Calculated after subtracting private road from gross land area.</p> <p><u>Multi-Family:</u> $16,900 \text{ SF} - 1,004 \text{ SF} = 5.48$ $5.48 \times 1.10 = 6.03 = \mathbf{6 \text{ units}}$</p> <p><u>Single Family:</u> $31,285 \text{ SF} - 4,263 \text{ SF} = 27,022 \text{ SF}$ $27,022 \text{ divided by } 8,500 = 3.18$ $10\% \text{ of } 27,022 = 2,702$ $2,702 + 27,022 = 29,724$ $29,724 \text{ divided by } 8,500 = 3.50 = \mathbf{3 \text{ units}}$ LUC 20.20.010 & 20.30D.165</p>	<p>6 multi-family homes in 2 buildings on 6 lots – 3 units per building</p> <p>3 single family units on 3 lots</p> <p>(Meets requirements)</p>
Open Space	<p>40% of 48,185 SF (gross site area) = 19,274 SF required</p> <p>LUC 20.30D.160</p>	<p>Tract A: Recreation Open Space = 6,166 SF</p> <p>Tracts B-D: Common Open Space = 13,132 SF</p> <p>Total = 19,298 SF (gross site area) = 40% (meets requirement)</p> <p>All open space will be in Tracts A, B, C and D</p> <p>(Meets requirements)</p>
Recreation Space	<p>10% of 48,185 SF (gross site area) = 4,816 required</p> <p>LUC 20.30D.160</p>	<p>6,166 SF = 12.8% (meets requirement)</p>
Lot Area <i>(*May be modified with PUD)</i>	<p>Multi-Family R-15 and Single Family R-4: 8,500 SF*</p> <p>LUC 20.20.010</p>	<p>Lot 1 = 1605 SF Lot 2 = 1473 SF Lot 3 = 1669 SF Lot 4 = 6,668 SF Lot 5 = 2,880 SF Lot 6 = 3022 SF Lot 7 = 3055 SF</p> <p>(Meets requirement as modified with PUD)</p>

ITEM	REQ'D/ALLOWED	PROPOSED																																		
Lot Coverage by Structure <i>(*May be modified with PUD)</i>	R-15 Multi-family and R-4 Single-Family: 35% = 15,021 SF max. allowed* LUC 20.20.010	R-15: 6,021 SF R-4: 4,944 SF TOTOAL: 10,965 SF = 25.5% (Meets requirement)																																		
Impervious Surface <i>(*May be modified with PUD)</i>	Multi-family: 80% = 13,520 SF max. allowed* Single Family: 50% = 15,793 SF max. allowed* LUC 20.20.010	<u>Multi-Family:</u> Total: 10,631 SF Total Lot: 16,900 SF = 63% (Meets requirement) <u>Single-Family:</u> Total: 14,877 SF Total Lot: 31,285 SF = 47.5% (Meets requirements)																																		
Transition Area Setback	30 FT from district receiving transition LUC 20.25B.040	30 FT along R-15 eastern property line and R-4 northern property line (Meets requirement)																																		
Building Setbacks <i>(*May be modified with PUD)</i>	<u>Multi-Family R-15/Single Family Transition:</u> Front: 20 FT Rear: 25 FT Side: 5 FT 2 Sides: 15 FT min. combined* <u>Single Family R-4:</u> Front: 20 FT Rear: 20 FT Side: 5 FT 2 Sides: 15 FT min. combined* LUC 20.20.010 Distance Between Buildings: Transition Area: 20 FT LUC 20.25B*	<table border="1"> <thead> <tr> <th></th> <th>Front(s)</th> <th>Side(s)</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>Lot 1</td> <td>6 FT-7 FT</td> <td>7 FT</td> <td>0 FT</td> </tr> <tr> <td>Lot 2</td> <td>6 FT</td> <td>0 FT/8'-1"</td> <td>0 FT</td> </tr> <tr> <td>Lot 3</td> <td>6 FT</td> <td>0 FT/7 FT</td> <td>0 FT</td> </tr> <tr> <td>Lot 4</td> <td>18'-6"</td> <td>10 FT/ 8'-1"</td> <td>5'-6"</td> </tr> <tr> <td>Lot 5</td> <td>7 FT</td> <td>7 FT/5'-6"</td> <td>5'-6"</td> </tr> <tr> <td>Lot 6</td> <td>7 FT</td> <td>5'-6"/ 5'-6"</td> <td>5'-6"</td> </tr> <tr> <td>Lot 7</td> <td>5'-6"</td> <td>7 FT/5'-6"</td> <td>5'-6"</td> </tr> </tbody> </table>		Front(s)	Side(s)	Rear	Lot 1	6 FT-7 FT	7 FT	0 FT	Lot 2	6 FT	0 FT/8'-1"	0 FT	Lot 3	6 FT	0 FT/7 FT	0 FT	Lot 4	18'-6"	10 FT/ 8'-1"	5'-6"	Lot 5	7 FT	7 FT/5'-6"	5'-6"	Lot 6	7 FT	5'-6"/ 5'-6"	5'-6"	Lot 7	5'-6"	7 FT/5'-6"	5'-6"		
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Lot 7	5'-6"	7 FT/5'-6"	5'-6"																																	
		Distance between buildings will be modified to less than 20 FT, but are required to meet applicable building codes regarding distance between buildings. (Meets requirements as modified with PUD)																																		
Building Height <i>(*May be modified with PUD)</i>	Multi-family: 30-feet from average existing grade to mid-point of pitched roof per LUC 20.25B.040* Single family: 35 ft. measured from average existing grade.* LUC 20.20.010	Units 1, 2, & 3: Units 4, 5, & 6: (measure to mid-point) Unit 7: Unit 8: Unit 9:	Ave. Exist. Grade 90.4 ft. 100.9 ft. Ave. Exist. Grade 107 ft. 109.5 ft. 109 ft.	Bldg. Ht. 30 ft. 30 ft. Bldg. Ht. 28 ft. 28 ft. 28 ft.																																

ITEM	REQ'D/ALLOWED	PROPOSED			
Lot Width & Depth <i>*(May be modified with PUD)</i>	Width: 60 feet (minimum)* Depth: 80 feet (minimum)* LUC 20.20.010		Width Lot 1: 42.0 FT Lot 2: 34.99 FT Lot 3: 41.99 FT Lot 4: 103.96 FT Lot 5: 59.0 FT Lot 6: 51.5 FT Lot 7: 52.98 FT	Depth 44.2 FT 45.3 FT 43.61 FT 72.0 FT 51.4 FT 62.0 FT 62.01 FT	Front.
		(Meets requirements as modified with PUD)			
Significant Tree Retention	Perimeter: 100% of total diameter inches (126-inches existing) Interior: Min. 15% of total diameter inches in site interior (576-inches existing) Entire Site: Min. 30% of total diameter inches of entire site LUC 20.20.900	Perimeter: 126 diameter inches retained of 126 total diameter inches = 100% retention Interior: 106 diameter inches retained of 576 total diameter inches = 18.4% Entire Site: 232 diameter inches retained of 702 total diameter inches = 33% (Meets requirements)			
Perimeter Landscaping and Landscape Buffers	Lots 1, 2, 3, & 4 (Buildings 1 & 2) in Single Family Transition Area: 20 FT between property receiving transition Lots 1, 2 & 3 (Building 1): 10 FT. front street frontage Buildings 3, 4 & 5: No landscape buffers are required in single family land use districts LUC 20.20.520 & 20.30D.150	20 FT landscaped buffer along the western property line of site behind Building 2 and 20 FT along northern property line - as shown on Site Plan – Sheet A001 20 ft. provided along Bellevue Way (Meets requirements)			

Refer to Conditions of Approval regarding setbacks and setback deviations and variance/modification restrictions in Section X of this report.

2. Allowed Density

LUC 20.20.010 outlines how density is calculated. The Land Use Code identifies the minimum lot size in an R-4 and R-15 land use districts district to be 8,500 square feet in size. This lot size was used to calculate the density permitted on the site. LUC 20.30D.165, governing PUD's, 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. However, due to the relatively small size of each of the existing parcels and the fact that they are in two distinctively different land use districts (R-4 and R-15), the 10 percent bonus did not result in

any increased density for this proposal. Therefore, as shown in the chart in Section III.1 above, the applicant will be allowed to have six units in the R-15 land use district and three units in the R-4 land use district.

IV. SUMMARY OF TECHNICAL REVIEWS

A. Transportation Department

The Transportation Department has reviewed the plans submitted for the Kinoshita Townhomes PUD and preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. **Refer to Conditions of Approval regarding right of way use permit, engineering plans for transportation, and infrastructure improvements in Section X of this report.**

Site Access

Access to all the nine units of the proposed Kinoshita Townhomes PUD will be from a private road, SE 15th Court, off Bellevue Way SE as shown on the approved plans. No other access connection to city right-of-way is authorized. All residential units shall be addressed off the private road, SE 15th Court. **Refer to Condition of Approval regarding permanent access designation in Section X of this report.**

SE 15th Court will have a paved width of 24-feet, which meets City standards. A concrete driveway approach as per DEV-7A with an approach width of 29 feet will be provided at the access connection with Bellevue Way SE. The private road entering the site will have a 5 feet wide sidewalk on one side for approximately 70-feet before there is a fork. The portion of the private road that will continue straight to the 3 single family units will have the 24 feet wide paved roadway section. However, there will not be an attached sidewalk. There is a pathway that is separated from the road to serve the walking needs in this portion of the site.

The private road portion that forks off from the main entrance to the location of the six townhouse units (Units 1-6) will have the 24-foot paved width and a 5-foot sidewalk on one side. The road will be located in a separate tract (Tract E) with a minimum width of 25-feet (where there is no attached sidewalk), and with a minimum width of 30-feet (at the portions where there is attached sidewalk on one side). **Refer to Condition of Approval regarding access design and maintenance in Section X of this report.**

Street Frontage Improvements

Frontage improvements including curb, gutter, planter strip, and sidewalk currently exist along the property frontage of Bellevue Way SE. The panels of the sidewalk that do not meet Americans with Disabilities Act (ADA) criteria (are cracked or have settlement) are to be replaced with new panels that meet ADA guidelines. All transportation improvements must conform to the requirements of the ADA and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. The following transportation improvement aspects are applicable:

- *The private road driveway approach on Bellevue Way SE shall have an approach width, as defined in standard drawing DEV-7A, of 29-feet.*

- *No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. All existing vaults in the sidewalk shall have vault lids that will be flush with the sidewalk surface. The vault lids in the sidewalk must be skid resistant and must meet ADA standards.*
- *No overhead utility lines will be allowed or allowed to remain within or across Bellevue Way SE.*

Prior to final short plat approval, the developer must provide transportation improvements on Bellevue Way SE and for SE 15th Court at the developer's expense (BCC 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 transportation improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

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, Bellevue Way SE is classified as a No Street Cut road. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240 and BCC 14.60.241. Vegetation shall be trimmed and obstacles to the sight distance shall be removed as needed within the sight triangle. **Refer to Condition of Approval regarding site distance in Section X of this report.**

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 existing two single family houses are being used as a day care center which generates 28 peak hour trips. The proposed nine units (three single-family and six multi-family) PUD is estimated to generate six pm peak hour trips in the peak period, which is less than the 28 trips associated with the existing use. Therefore, the proposed development is not expected to have a negative impact on the traffic in the public roadway system.

B. Utilities Department

Approval is for the Preliminary Short Plat/PUD application only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities.

All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and or storm drainage connection permits. **Refer to Condition of Approval regarding utilities conditions in Section X of this report.**

C. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. As conditioned, this proposal will generally conform to these requirements. **Refer to Conditions of Approval regarding Fire Department requirements, parking, and addressing in Section X of this report.**

D. Clearing & Grading Department

The Clear and Grade Reviewer reviewed the plans and materials submitted for this project and determined that clearing and grading portion of this land use application can be approved. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76).

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

This proposed PUD and Short Subdivision of nine residential units is categorically exempt from SEPA review per the Environmental Procedures Code, Bellevue City Code, 22.02.032.B.1, which states that "the construction or location of residential structure(s) containing 10 or less dwelling units" is exempt from SEPA review. In addition, there are also no critical areas on the proposal site.

VI. PUBLIC COMMENTS

The notice of application was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on March 3, 2011. A public meeting regarding this proposal was held on March 17, 2011 at Bellevue City Hall. No citizens attended the meeting. Staff did receive emails from four citizens regarding the application. Copies of these emails are in the project file, available for viewing at the City Hall Records Office. The comments were generally informational regarding the visual impacts of the proposed PUD. All comments were considered and addressed where appropriate in the review and conditioning of this proposal. The following is a summary of the main issues identified by the individuals, along with the City's response:

1. **Question/Issue:** *Open space and the retention of mature trees are very important. How will this be addressed in this PUD proposal?*

Response: Per the LUC, the applicant is required to retain at least 40 percent of the property in open space, within separate tracts. The proposal will retain 19,298 square feet of open space, or 40% of the site. Within the site interior, 18.4 percent of the diameter inches of existing trees will be retained and 33 percent of the diameter inches of the existing significant mature trees will be retained. In addition, 100 percent of the trees in the perimeter will be retained; further reducing the impact of the development by retaining the existing screening and canopy these trees currently provide to the adjacent

properties. A Tree Retention Plan will be included in the PUD/Final Short Plat drawings which will be recorded with King County. Tree protection will be required under the requirements of the Clearing and Grading permit. **Refer to the chart in Section III above and Condition of Approval regarding tree protection and the tree retention plan in Section X of this report.**

2. **Question/Issue:** *Have any rezones occurred on this property in the past five years?*
Response: In 2009, the applicant, Ron Kinoshita, began the process to amend the Comprehensive Plan designation on Parcel B (R-4 parcel) from SF-H (Single Family-High) to MF-M (Multi-Family-Medium) – File #09-104700-AC. A Comprehensive Plan amendment approval would have allowed him to proceed with a rezone of the property. However, the Comprehensive Plan amendment was not supported by the City and Mr. Kinoshita withdrew his application. No changes to the zoning of the two parcels have taken place.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. Relocation of buildings relative to the open space, thereby allowing a more integrated open space system and providing direct access from a majority of the housing units to the entire open space system.
2. Shifting of location and size of proposed lots to allow for more integrated open space and provision of setbacks as required by the International Residential Building Code (IRBC).

VIII. APPLICABLE DECISION CRITERIA

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

PUD Decision Criteria (LUC 20.30D.150)

This section includes a discussion of the Decision Criteria for a PUD plan (20.30D.150). The Director may recommend approval or approval with modifications an application for a PUD if approval criteria are met.

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

POLICY S-SW-13. *Retain significant vegetation during the site plan approval and construction process.*

Response: The applicant proposes to retain 100% of the trees within the site perimeter (126 diameter inches) and 18.4% of the diameter inches of the site's interior trees (106 diameter inches). Over the entire site, the applicant is retaining 33% of the existing diameter inches. Retained trees are identified on the Tree Retention Plan and Tree Retention Schedule on the Preliminary Plat Plan and on Sheets L003 and L004. A tree retention plan will be required as part of the recorded PUD/Final Short Plat documents. Tree protection for the retained trees will be required during construction under the Clearing and Grading Permit. **Refer to attached project plans and Conditions of**

Approval regarding tree protection, the final landscape plan, and the tree retention plan in Section X of this report.

POLICY S-SW-36. *Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting.*

Response: The multifamily portion of this proposal lies along Bellevue Way SE and is within the Single Family Transition Area Design District. The proposed development is designed to be compatible with surrounding residential development by providing townhouses that will be modestly sized, have a single family scale and detailing (e.g. pitched roofs), and will use materials similar to those found on all single family homes surrounding the site and to the proposed three single family homes within the PUD.

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

Response: The site is surrounded with single family and multi-family development. All of the townhouses proposed in this PUD, either attached or detached, are compatible in size and style with the surrounding built environment.

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

Response: The generous amount of proposed open space and the orientation of the proposed homes onto the open space encourage "ownership" of this space by all of the residents of the PUD. In addition, the site is designed to provide family-friendly amenities such as the active recreation area, the integrated passive open space and paved auto courts that allow hard surface, active play.

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.*

Response: There are currently adequate public services serving this site. The single family land use parcels will be infilled with three modestly-sized single family homes that are compatible with the scale of the surrounding single family neighborhood. The increased density is the same as would be allowed through a conventional short plat, yet the resulting site plan will preserve over 15% of the trees on-site and provide significantly greater open space and landscape buffers for adjacent properties than would be achieved with a traditional development. The multi-family land use parcel is currently underused with only one single family home. Again, the density of six units on this parcel is allowed without PUD flexibility. However, through the PUD process and Transition Area requirements and guidelines, the townhouses will be scaled and detailed to be compatible with the surrounding single family homes. The 40% open space required throughout the PUD, as well as new landscaping *throughout the entire site* will make this development a superior neighbor to existing adjacent residential development than would be realized in a traditional subdivision.

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.*

Response: The density of nine units of housing is the maximum allowed on this site. Although all nine units will have a townhouse style, there will be two different building types on this site, due to the fact that the site contains both single-family and multi-family land use districts. The three homes on the single-family portion of the site will be

detached; each with their own two-car garages. The six attached townhouses on the multi-family portion of the site will be in two buildings (Buildings 1 and 2), containing three townhouses each. The common parking garage for both buildings will be under Building 2 and a common courtyard will separate the two buildings. Site planning of a site with two different zoning types and dimensional flexibility allowed through the PUD process will make it possible for at least 40% of the site to be maintained as permanent open space. This open space will provide both active and passive recreation areas for all of the residents.

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.*

Response: The applicant proposes to retain 33% of the diameter inches of the existing significant trees on the site; including the retention of 100% of the trees within the perimeter landscape area. A conceptual landscape plan has been provided that proposes robust plantings of native and semi-native vegetation throughout the entire site to complement the remaining mature trees within the site and on adjacent properties. **Refer to Conditions of Approval regarding tree retention and the final landscape plan in Section X of this report.**

- 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.**

Response: The proposal includes features that would most likely not be provided in a typical subdivision, including provision of 40% of the site as open space in Open Space/Recreation Tracts, retention of many of the existing significant trees on site, and landscaping throughout the entire site that would otherwise not be required. The plans also incorporate pedestrian friendly elements such as an active recreation space, sidewalks, pedestrian trails, and passive recreation features. By reducing setback and lot sizes, the apparent scale of the homes will be reduced, creating a development that works well with the context of the surrounding older single-family neighborhoods, which typically have small building footprints as compared to more recent traditional home development. **Refer to Conditions of Approval regarding the tree retention plan, tree protection, the final landscape plan, and open space tracts in Section X of this report.**

- 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.**

Response: 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.**

Response: The perimeter of the PUD is compatible with the existing residential land uses in the area and is consistent with the adjacent single-family development. The proposed design of the structures will be of a contemporary “Northwest” style similar to other development in the immediate vicinity. The relatively small size of the structures, ranging from approximately 2,270 to 2,290 square feet for both the detached homes and each attached unit, is similar to the surrounding older residential homes. Access to all nine homes will be via one curb cut on Bellevue Way SE in roughly the same location as the existing driveway. Only three townhomes will be oriented directly onto Bellevue Way SE and they will be enhanced with new vegetation to provide additional screening from the street. 100% of the existing significant trees will be retained within the perimeter of the site to maintain existing screening for the adjacent single family homes. In addition, there will be new native and semi-native landscaping throughout the entire site, which will include trees, shrubs and groundcover.

The perception of increased density (relative to the existing surrounding development) will also be mitigated through the provision of large contiguous areas of integrated open space. The reduced size of the proposed homes will allow 40% of the site to remain as open space, thereby reducing the overall visual impact of the buildings from existing homes on adjacent properties.

- 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.**

Response:

Single-family land use district (existing Parcels B & C):

No perimeter landscaping is required in traditional single-family development. However, through the PUD process, the applicant has incorporated extensive new landscaping along all existing perimeter property lines. In addition, the applicant has retained 100% of the perimeter trees in both the multi-family (15-feet from property line) as well as the single family land use districts (approximately 10-feet from property line).

Multifamily land use district (existing Parcel A):

Landscaped buffers required in the single-family Transition Area have been maintained and enhanced with additional plantings. When combined with the 100 percent tree retention in the perimeter, the site perimeter will have a landscape that will complement the adjacent neighborhood and provide enhanced landscape buffers.

Bellevue Way Streetscape (existing Parcels A and B):

Currently the planting strip in front of the proposal along Bellevue Way consists of street trees and English ivy – a non-native noxious plant as identified on the Washington State Noxious Weed list. The planting strip also has an existing irrigation system. As part of upgrades needed to accommodate the new driveway and ADA upgrades to the sidewalk, the applicant shall remove the English ivy and replace with a native or semi-native groundcover as approved by the Parks Department. This will result in a superior streetscape along Bellevue Way and will eliminate the environmental impacts posed by

the English ivy. **Refer to Condition of Approval regarding the Bellevue Way Streetscape/Landscaping in Section X of this report.**

All land use districts/Site interior:

Land Use Code Section 20.20.900.E requires that a PUD retain at least 15% of the diameter inches of significant trees existing on the site interior and 30% of the diameter inches for the entire site. The applicant is proposing to save 106 diameter inches or 18.4% of the total diameter inches of the existing interior trees and 232 diameter inches or 33% of the diameter inches of the entire site. Extensive new landscaping throughout the entire site, with primarily native and semi-native species, will complement the retained significant trees and result in a superior landscape within both the interior and perimeter of the proposed development. This landscape will enhance the visual compatibility of the development with the surrounding neighborhood. **Refer to Conditions of Approval regarding tree protection, open space tracts, the final landscape plan, and tree retention in Section X of this report.**

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

Response: Access to the development will be provided by one common driveway off Bellevue Way SE (SE 15th Court) that is in approximately the same location as the existing driveway. Pedestrians may access the site at this point via a newly constructed sidewalk. **Refer to Condition of Approval regarding permanent access designation and access design and maintenance in Section X of this report.**

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

Response: The open space proposed for this community is well integrated throughout the project. The central piece of the open space system was located so as to protect a large significant tree and to work with the extensive topography and grading necessary to create the interior private road. The active recreation space in the southwest corner will provide passive and active community recreation space for children and families. A sidewalk off Bellevue Way and a pathway system through the main open space will help to connect the open space to the homes throughout the entire site. The remainder of the open space is located around the structures themselves and in the site perimeter. All open space will be enhanced by additional landscaping, which will serve to visually integrate the open spaces within the entire development and enhance the buffer between adjacent existing homes.

- 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.**

Response: All adjacent surrounding development is already similarly developed with single-family detached homes. Surrounding properties generally contain older homes ranging from around 1,000 to 2,000 square feet. By providing the three detached homes that will be modestly sized at approximately 2,270 square feet, this development will better respond to the existing character of the immediate vicinity than would be found in traditional single family development. The applicant has provided architectural drawings of the proposed homes. The larger multi-family buildings are sited along Bellevue Way to have the least impact on the surrounding properties. Although

contemporary in design concept, all proposed buildings will use materials that have a residential scale and complement materials found on the existing, surrounding single-family homes.

Extensive perimeter landscaping and tree retention will help to serve as effective buffers. To ensure that landscaping and landscape features are installed and maintained at an adequate level of quality, the applicant will be required to provide landscape installation and maintenance assurance devices. In addition, the applicant must provide a wooden fence along the interior property line of the entire site and provide construction documents for this fence to ensure that it is constructed of quality materials, presents a finished face to the neighboring properties, and has long-term durability. **Refer to Conditions of Approval regarding the final landscape plan, open space tracts, landscape installation and maintenance devices and the fence in Section X of this report.**

- 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 20.25B.040.**

Response: This proposal meets all of the Transition Area (LUC 20.25B.040) requirements as outlined in the Table in Section III.1 of this report. Deviation from the requirements of the Transition Area are allowed through the PUD process (LUC 20.30D.170) and they are highlighted in the Table where applicable.

- 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.**

Response: The proposed internal circulation via the private road (SE 15th Court) off Bellevue Way SE meets or exceeds City standards. 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 Clear and Grade permit. **Refer to Conditions of Approval related to Transportation and Utilities in Section X of this report.**

- 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.**

Response: The private road and sidewalks will serve this entire site, gaining access from Bellevue Way SE and they are designed to accommodate any anticipated traffic associated with the PUD. The existing two single family houses are being used as a day care center which generates 28 peak hour trips. The proposed nine-unit PUD (three single-family and six multi-family units) is estimated to generate six pm peak hour trips in the peak period, which is less than the 28 trips associated with the existing use.

- 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.**

Response: No phasing is proposed with this application.

Planned Unit Development Plan – Conservation Feature and Recreation Space Requirement (LUC 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;**

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

Total Site Area: 48,185 square feet

Tract A (Recreational Open Space)

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: 6,166 square feet x 1.0 = 6,166 square feet

A minimum of 10% required: 6,166 square feet = 12.8% of the total site area.

Tracts B, C, and D (Landscaped Open Space):

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

Total Square Footage Credit: 13,132 square feet x 1.0 = 13,132 square feet

A minimum of 20% required: 13,132 square feet = 27.7% of the total site area.

Total Conservation Design Features Credit:

Tract A: 6,166 square feet

Tracts B, C & D: 13,132 square feet

Total: 19,298 square feet

19,298 square feet divided by 48,185 square feet (gross site area) = **40% - Meets Requirements**

Refer to preliminary landscape plant on page 4 and Conditions of Approval regarding open space tracts, and the final landscape plan in Section X of this report.

- 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 LUC 20.50.044;**

Response: See response to Item 1. above. Tract A will provide active recreation space in the southwest corner of the site that is accessible to all nine homes via provided pathways and/or the private road. Tract A will be 12.8% of the gross land area.

- 3. Recreation space may be included within non-critical area conservation design features if:**
 - 1. The common recreation space does not interfere with the purposes and functions of the conservation design feature; and**

2. At least 20 percent of the gross land area is non-recreation open space.

Response: The common recreation space (Tract A) enhances the functions of the conservation design feature through the retention of a pervious surface (lawn), extensive plantings of native tree, shrub and groundcover species, and the placement of native soils. Over 27.7% of the gross land area (13,132 square feet) is contained in non-recreation open space in Tracts B, C, and D (see Item 1. above).

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;

Response: Public trails are not included in the required common recreation space except for the circulation requested by the City, linking the multi-family units and the active recreation space.

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

Response: Given the relatively small number of units in the proposed development, the applicant opted to provide an open lawn area for active recreation in lieu of a children's play area. There will be private outdoor open space provided with six of the nine homes where private play equipment/structures could be located and the auto court in front of the three single-family homes will also serve as a hard surface play area for families with children.

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.

Response: This requirement does not apply because the proposal is not a mixed use project.

Preliminary Short Plat Decision Criteria (LUC 20.45B.130)

This section includes a discussion of the Decision Criteria for a Preliminary Short Plat (LUC 20.25B.130). The Director may approve or approve with modifications a Preliminary Short Plat if:

1. The Preliminary Short 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; and

Response: 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 to be 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 Short Plat Approval, the two existing single-family homes will be demolished.

The site will gain access from Bellevue Way SE, an improved public arterial street, at only one access point via a new private road – SE 15th Court. All of the homes within the project will be accessed and addressed off this new road, which will also include pedestrian walkways to access the proposed homes.

The proposal contains a well-designed integrated open space system with 40% of the site permanently retained in open space tracts. The open space will provide both passive and active recreation opportunities.

Due to the PUD's proximity to existing schools within the Bellevue School District and the relatively low number of new homes (nine total), no new school facilities will be required. **Refer to Conditions of Approval related to transportation, utilities and fire and the demolition of existing homes in Section X of this report.**

2. The public use and interest is served by the short subdivision; and

Response: 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.**

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

Response: The upper portion of the site is slopes gently. However, the eastern portion of the site that fronts Bellevue Way has steeper slopes (less than 40%). The existing driveway is also very steep. In addition, the site has stands of existing mature, significant trees. The three single family units will be clustered together on the upper, flatter western portion of the site, enabling the applicant to leave large areas of open space and the retention of mature trees. One large existing tree will be the focal point of the central open space that serves the entire site. Clustering of these homes also enable the applicant to provide a surface grade for the new private roadway of 15 percent or less. The two multi-family buildings (Buildings 1 and 2) will be located along Bellevue Way and will take advantage of the steeper topography by setting the buildings into the topography and partially burying the parking garage under Building 2.

Significant Tree Retention: The tree retention requirements under LUC Section 20.20.900 to save 15 percent of significant trees on the site interior and 100% of the trees along the perimeter apply to this proposal. The applicant has identified 49 significant trees on the site with a total of 702 diameter inches. In order to meet the 15 percent minimum retention requirement, the project must retain a minimum of 86 diameter inches of significant trees. As proposed, the applicant will be saving 106 diameter inches, or 18.4 percent. 100 percent of the perimeter trees will be retained. In order to ensure the installation and maintenance of the proposed landscaping, assurance devices will be required prior to the issuance of the plat clearing and grading permit. **Refer to Conditions of Approval regarding tree retention, tree protection and landscape installation and maintenance assurance devices in Section X of this report.**

4. The proposal complies with all applicable provisions of the Land Use Code BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards; and

Response:

Development Standards:

The proposal complies with the Land Use Code requirements for R-5 and R-15 zoning as modified through the PUD criteria, as well as the Utility Code (BCC 24) and the City of Bellevue Development Standards as conditioned.

Construction Hours:

The proposed development must comply with the provisions of BCC 9.18, which allows for noise related to construction between the hours of 7:00 am and 6:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays. In addition, per BCC 14.30.06, the applicant must comply with holiday construction and traffic restrictions. **Refer to Condition of Approval regarding noise/construction hours and holiday construction and traffic restrictions in Section X of this report.**

5. **The proposal is in accord with the Comprehensive Plan, BCC Title 21; and**

Response: The site is located within the Southwest Bellevue Subarea of the Comprehensive Plan. The Comprehensive Plan specifies Single Family – High Density (SF-H) development for the northern and western parts of this site within the single family land use district, and Multi-Family – Medium Density (MF-M) for the southern portion of this site within the multi-family land use district. The proposed development corresponds to these designations. **Refer to discussion under PUD Decision Criteria in Section VIII.A of this report.**

6. **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 LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and**

Response: Each lot can reasonably be developed to current R-4 and R-15 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. **Refer to Conditions of Approval regarding setbacks and setback deviations, variance/modification restrictions, and PUD recording in Section X of this report.**

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

Response: The Utilities and Transportation Departments have reviewed the preliminary short 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. **Refer to Utilities and Transportation-Related Conditions of Approval in Section X of this report.**

IX. CONCLUSION and RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency and City Code and compliance reviews, the Director of the Development Services Department **RECOMMENDS APPROVAL** of the **Kinoshita Planned Unit Development (PUD)** and **APPROVES the Preliminary Short 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 Short 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

Clearing & Grading Code – BCC 23.76
Construction Codes – BCC Title 23
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Noise Control – BCC 9.18
Sign Code – BCC Title 22
Transportation Code – BCC 14.60
Transportation Code – BCC 14.30
Utility Code – BCC Title 24

Contact Person

Janney Gwo, 425-452-6190
Lee Kranz, 425-452-2732
Travis Ripley, 425-452-6042
Sally Nichols, 425-452-2727
Sally Nichols, 425-452-2727
Sally Nichols, 425-452-2727
Rohini Nair, 425-452-2569
Tim Stever, 425-452-4294
Don Rust, 425-452-4856

A. GENERAL CONDITIONS

1. 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 9.18.020C. only when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during construction. In order to minimize detriment on residential uses in the immediate vicinity of the Kinoshita PUD/Short Plat, allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. 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 no later than two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: BCC 9.18.020
REVIEWER: Sally Nichols, Land Use

2. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

AUTHORITY: BCC 14.30.060

REVIEWER: Tim Stever, Transportation/Right-of-Way

3. Permanent Access Designation

A note stating that no other access connection to city right-of-way is authorized, other than the access location approved herein must be shown on the face of the Final Plat map.

AUTHORITY: BCC 14.60.130; 14.60.150

REVIEWER: Rohini Nair, Transportation

4. Utility Conditions of Approval

The Utilities Department conditions of approval for the Kinoshita PUD and Preliminary Short Plat application is based on the conceptual utility design agreed on during preliminary review. 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 application and Utilities Permit Processes. Application and completion of water, sewer and storm drainage systems and project acceptance will be required prior to final short plat approval.

AUTHORITY: BCC Title 24.02, 24.04, 24.06

REVIEWER: Don Rust, Utilities

5. Building Permit Review

Approval of this PUD is not an approval of any structure or building. All structures will need to be designed to applicable technical codes.

AUTHORITY: LUC 20.30D

REVIEWER: Sally Nichols, Land Use

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

1. 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 along the frontage shall be provided at all times during the construction process.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

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, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

3. Engineering Plans

A 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 transportation 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 access connection to Bellevue Way SE, pavement restoration in Bellevue Way SE, mailbox location, sidewalk panel restoration on Bellevue Way to repair the cracks and the settlement, ADA compliance of sidewalk vault lids along the existing sidewalk on Bellevue Way SE. and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Portions of the private road leading from the site entrance to the townhouse units, will have a 24 feet wide paved private roadway section and a 5 feet wide sidewalk, and will be located within a 30 feet wide tract. The segment of the private road leading to the 3 single family units from the fork in the road does not have sidewalk and will have a paved width of 24 feet and a tract width of 25 feet. A 20 feet paved width is provided on the private road portion directly in front of the 3 single family units.

The concrete driveway approach as per DEV-7A and approach width of 29 feet is to be provided at the private road access connection with Bellevue Way SE.

- Curb and gutter section is required to be provided on a private road with slopes greater than 8%. The pavement layer thickness of the private road shall be as per standard drawing DEV-8.
- Landing grades for the private road shall not to exceed 10% slope for a distance of 20 feet past the driveway approach. The private road slope shall not exceed 15% afterwards. The 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 BCC 14.60.240 and 14.60.241. Trimming and/or removal of vegetation and obstacles shall be done as needed to provide pedestrian and vehicular sight distance as per City of Bellevue Standards. See Condition 4. below.
- All existing overhead utility lines in the property frontage of Bellevue Way SE are to be undergrounded.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings TE-1, TE-3.
REVIEWER: Rohini Nair, Transportation

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation and or obstacles (including the rockery) near the access point on Bellevue Way 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/obstacle removal must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Rohini Nair, Transportation

5. Pavement Restoration

The city's pavement manager has determined that this segment of Bellevue Way SE is a 'No Cut' street. A variance approval is required from the Right of Way Manager before any work involving pavement cut is planned in the 'No Cut' street. The required pavement restoration will be detailed with any variance approval.

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

6. Fire Department Requirements

- Fire Department access must be designed in accordance with chapter 5 of the IFC. You can view City of Bellevue code amendments to the IFC at http://www.bellevuewa.gov/fire_marshall_message.htm
- Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs).
- Fire hydrants must be located in accordance with IFC chapter 5.
- Fire sprinklers and fire alarm for residential occupancy shall be designed in accordance with chapter 9 of the IFC.
- Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

AUTHORITY: International Fire Code (IFC) 508 & BCC 5749, Bellevue Fire Department Development Standards (BFDDS)

REVIEWER: Travis Ripley, Fire

7. Tree Protection

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

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines, and shown on all subsequent construction plans. Fencing shall be installed at the clearing limits prior to initiation of any clearing and grading. The type of fencing shall be determined by the Clearing and Grading inspector.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: BCC 23.76.060

REVIEWER: Sally Nichols, Land Use

8. Bellevue Way Streetscape/Landscaping

Groundcover: As part of the streetscape improvements, the applicant shall replace the ivy in the planting area between the existing public sidewalk and curb with an approved groundcover as approved by the Parks Department. Parks Department contact is Tom Kuykendall, tkuykendall@bellevuewa.gov, 425-452-7924.

Irrigation: In addition, any damage to the existing irrigation system within the City right-of-way as a result of construction of this proposal shall be repaired at the applicant's expense under the supervision of the Parks Department.

AUTHORITY: LUC 20.30D.150.E

REVIEWER: Sally Nichols, Land Use

9. Final Landscape Plan

A Final Landscape Plan must be submitted to and approved by the Development Services Department, Land Use Division prior to the completion of Plat Engineering. All vegetation in the Open Space and Recreation tracts (Tracts A, B, C, and D) shall conform to the Preliminary Landscape Plan found in the attached proposal drawings.

AUTHORITY: LUC 20.20.520.C & I and 20.20.900

REVIEWER: Sally Nichols, Land Use

C. PRIOR TO FINAL SHORT PLAT/PUD APPROVAL

1. Infrastructure Improvements

All transportation improvements shown in the final engineering plans and conditions stated elsewhere in this staff report, or required by city codes and standards, must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short 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 short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

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

REVIEWER: Rohini Nair, Transportation

2. 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 Short 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: BCC 14.60.130

REVIEWER: Rohini Nair, Transportation

3. Existing Structures to Demolish

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

AUTHORITY: LUC 20.20.010

REVIEWER: Sally Nichols, Land Use

4. Tree Retention Plan

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 short plat shall portray a minimum of 106 diameter inches of existing significant trees within the site interior to remain, as proposed, and 126 diameter inches, or 100% (percent), of the perimeter trees to be retained. A Tree Retention 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 short plat mylar (recorded with King County). The Tree Preservation Plan (drawing) 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: LUC 20.20.900

REVIEWER: Sally Nichols, Land Use

5. Open Space Tracts

All open space tracts shall be recorded on the Final Plat Map, with the following requirement:

The project landscape architect shall inspect each Tract 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: LUC 20.20.900 and 20.30D.150.D & E

REVIEWER: Sally Nichols, Land Use

6. Landscape Installation Assurance Device

All of the required landscaping must be installed and approved (per the approved Final Landscape Plan – see Condition B.9) 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 a landscape installation assurance device with Land Use, equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

7. Landscape Maintenance Assurance Device

All of the required landscaping must be installed and approved prior to final plat recording per Condition C.6 above. 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 filed with Land Use and held for two (2) years following installation and released only after final inspection by Land Use and receipt of the project landscape architect's last letter summarizing the condition of the landscaping in the open space tracts – Condition C.5 above. Should any of the required plantings die during this period, replacement is required, or the security may be required to be forfeited.

AUTHORITY: LUC 20.20.520.K, and 20.20.520.L.1 and 2
REVIEWER: Sally Nichols, Land Use

8. Parking

Parking is prohibited on the 24-foot wide access road except in the approved parking spaces provided. The access road shall be posted and marked "No Parking" per Bellevue Fire Department Standards.

AUTHORITY: International Fire Code (IFC) 503, IFC Appendix D103.6
REVIEWER: Adrian Jones, Fire

9. Addressing

Addresses for all of the homes on the new road, SE 15th Court, shall be clearly identified at the entrance to the access road.

AUTHORITY: International Fire Code 505 and Bellevue Fire Dept Development Standards
REVIEWER: Adrian Jones, Fire

10. Setbacks and Setback Deviations

All final Site Plans and Landscape Plans shall show all setbacks as shown on the attached proposal drawings. The City will not approve future requests for deviations from the setbacks shown on the attached plans. This includes accommodation for elements that may not be shown on the attached plans, including minor building elements and upper level decks.

AUTHORITY: LUC 20.20.010, 20.30D.285.A&B
REVIEWER: Sally Nichols, Land Use

11. 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: LUC 20.45A.130A.6

REVIEWER: Sally Nichols, Land Use

D. PRIOR TO BUILDING PERMIT ISSUANCE

1. Perimeter Fence

A minimum six (6) foot tall fence shall be constructed along the *perimeter of the entire proposal site* (existing Parcels A, B and C) - except for the eastern property line along Bellevue Way. The finished face of the fence shall face the adjacent property owners. Submit details with the Building Permit plan set so the City may review to ensure long term durability of 25-30 years.

AUTHORITY: LUC 20.20.520

REVIEWER: Sally Nichols, Land Use

2. Parking Access Agreement and Recording

A Parking Access Agreement to allow the use of the parking garage and guest spaces on Lot 4/Building 2 by residents and guests in Lots 1-3/Building 1 must be shown on the face of the Final Short Plat and recorded with the PUD/Final Plat. See Condition 4. below regarding PUD recording.

AUTHORITY: LUC 20.20.590.I.3

REVIEWER: Sally Nichols, Land Use

3. PUD/Final Plat 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/Final Short Plat to King County Department of Records and Elections for recording. No administrative approval of a Planned Unit Development/Final Short Plat is deemed final until the Planned Unit Development/Final Short Plat is recorded and proof of recording is received by the Development Services Department. See Land Use Code Chapter 20.30.D.200 for recording requirements of Planned Unit Developments merged with short plat subdivisions.

AUTHORITY: LUC 20.30D.200.A

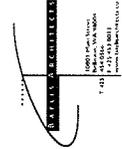
REVIEWER: Sally Nichols, Land Use

LICENSED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1435 BELLEVUE WASHINGTON
 206 465 1111
 WWW.PETERREUTEMANN.COM

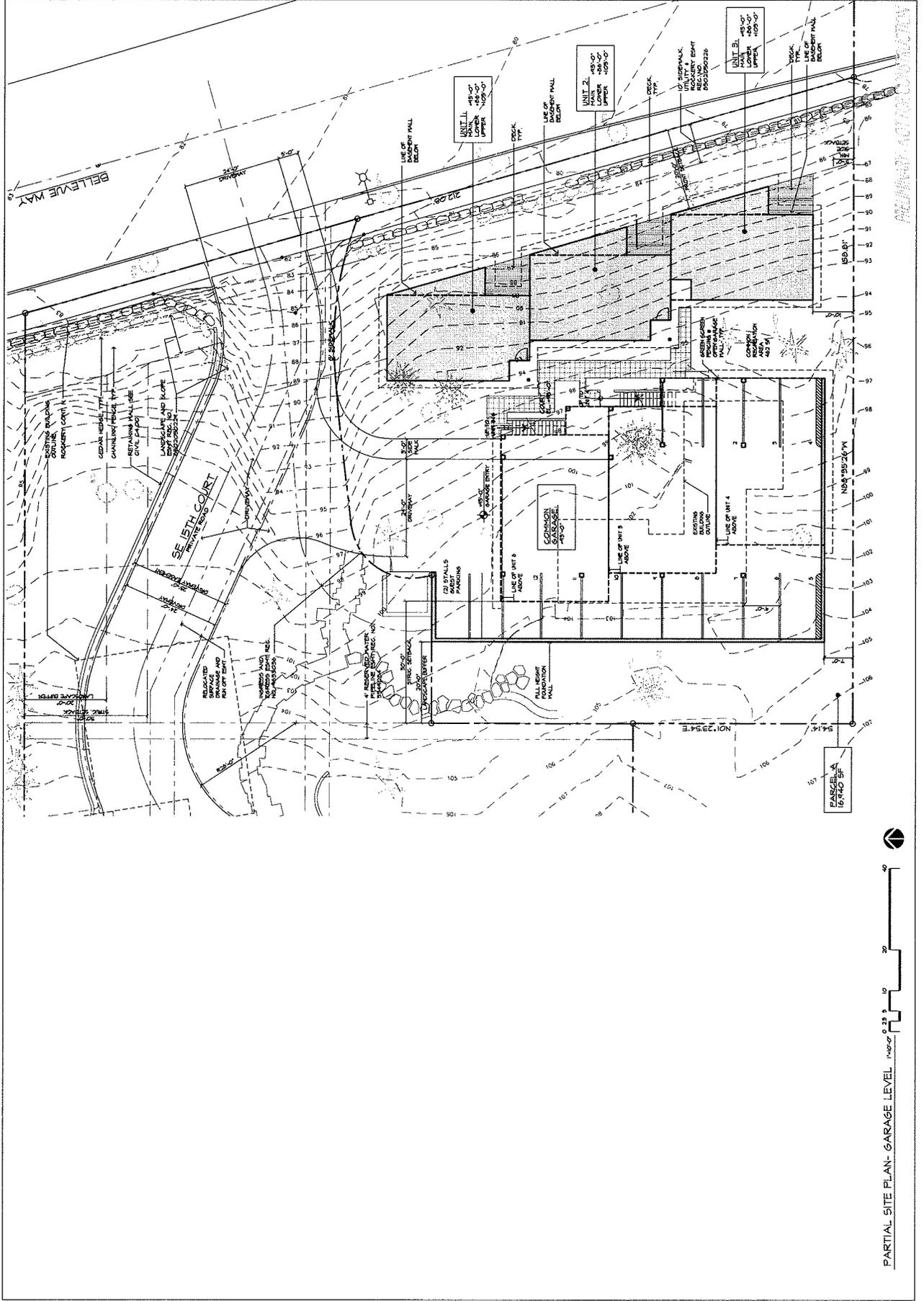
KINOSHITA TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

PROJECT NUMBER: 0911217
 PROJECT NAME: KINOSHITA TOWNHOUSES
 DATE: 01/12/2011

P.U.D. SUBMITTAL
 01/25/2011 REVISED
 08/08/2011 REVISED
 08/26/2011 REVISED
 09/13/2011 REVISED



PARTIAL SITE PLAN
A002



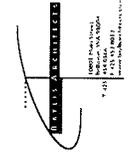
PARTIAL SITE PLAN - GARAGE LEVEL
 SCALE: 1/8" = 1'-0"

PROJECT NO. 06-1217
 PROJECT NAME: BELLEVUE TOWNHOUSES
 PROJECT LOCATION: 1435, 1429 BELLEVUE WAY
 PROJECT DATE: 08/28/2011
 PROJECT STATUS: REVISED
 PROJECT DESIGNER: KINOSHITA TOWNHOUSES
 PROJECT CLIENT: BELLEVUE WASHINGTON

KINOSHITA TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

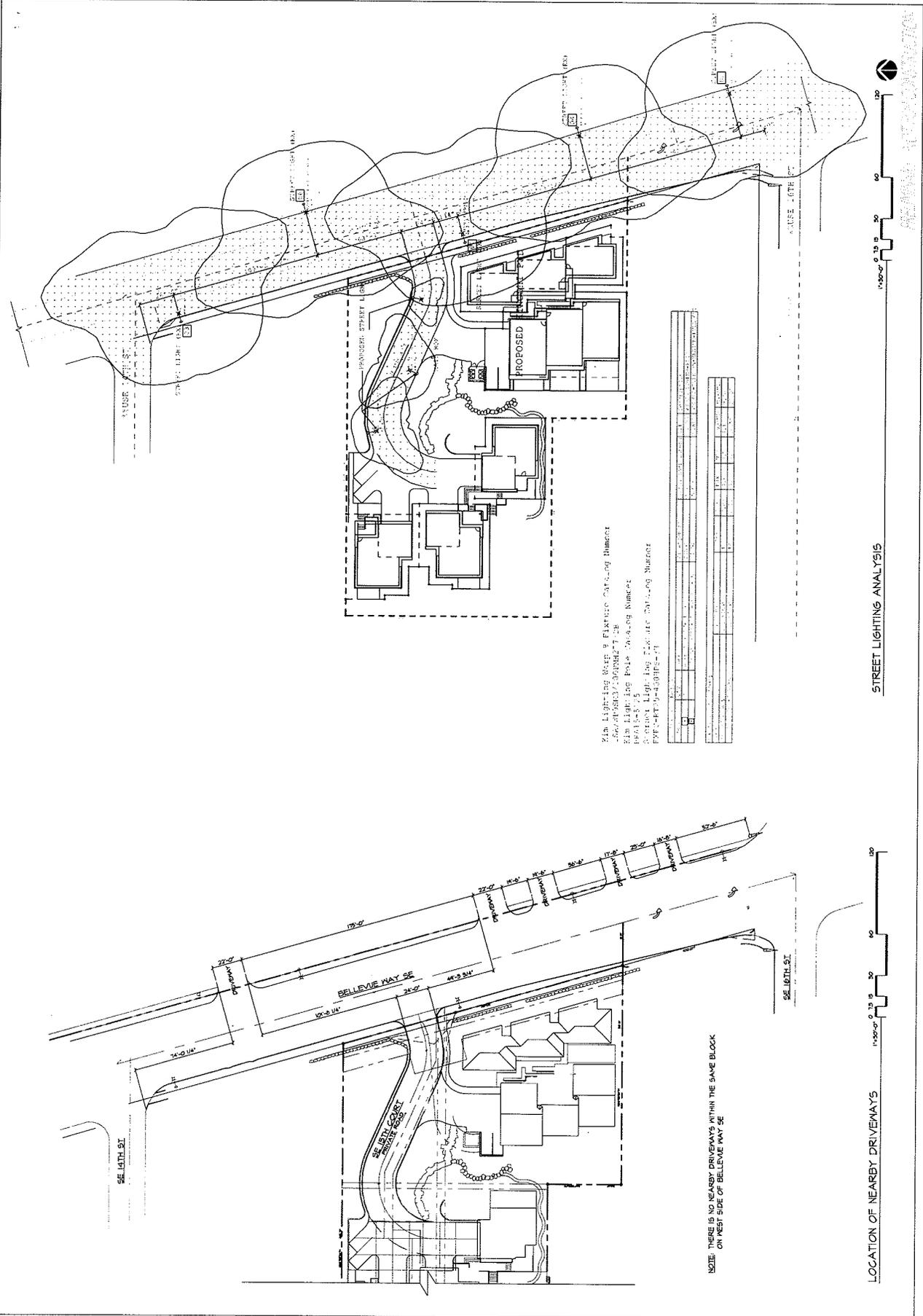
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 PROJECT NAME: BELLEVUE TOWNHOUSES
 PROJECT LOCATION: 1435, 1429 BELLEVUE WAY
 PROJECT DATE: 08/28/2011
 PROJECT STATUS: REVISED
 PROJECT DESIGNER: KINOSHITA TOWNHOUSES
 PROJECT CLIENT: BELLEVUE WASHINGTON

P.U.D. SUBMITTAL



STREET LIGHTING ANALYSIS & LOCATION PLAN OF NEARBY DRIVEWAYS

A003



- 21m Lighting Pole - Electric Catalog Number: 562-015837/032847-738
- 21m Lighting Pole - Catalog Number: 562-015837
- 2-Street Light Pole - Electric Catalog Number: 562-015837-45015-71

Item	Description	Quantity
1	21m Lighting Pole - Electric Catalog Number: 562-015837/032847-738	1
2	21m Lighting Pole - Catalog Number: 562-015837	1
3	2-Street Light Pole - Electric Catalog Number: 562-015837-45015-71	2

STREET LIGHTING ANALYSIS

LOCATION OF NEARBY DRIVEWAYS

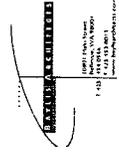
NOTE: THERE IS NO NEARBY DRIVEWAYS WITHIN THE SAME BLOCK ON WEST SIDE OF BELLEVUE WAY SE

ARCHITECT: [Faint text]
 PROJECT: [Faint text]
 DATE: [Faint text]

KINOSHITA
 TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

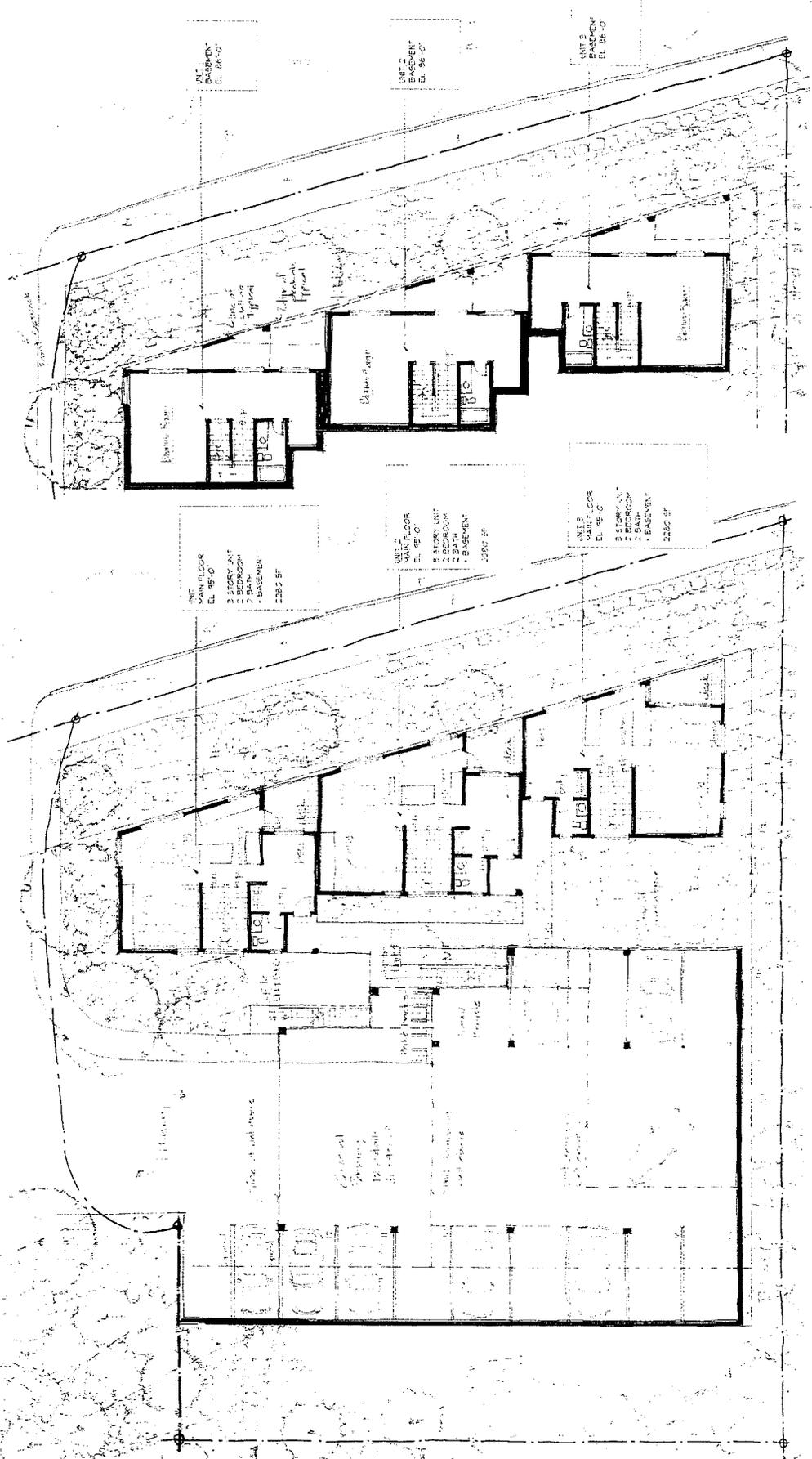
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 PROJECT NUMBER: 5018
 DATE: 01/11/09

P.U.D. SUBMITTAL



UNITS 1-6
 FLOOR PLANS

A101



BASEMENT FLOOR UNITS 1-3



GARAGE LEVEL MAIN FLOOR UNITS 1-3

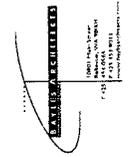
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 CHECKED BY: [Name]
 APPROVED BY: [Name]

KINOSHITA TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

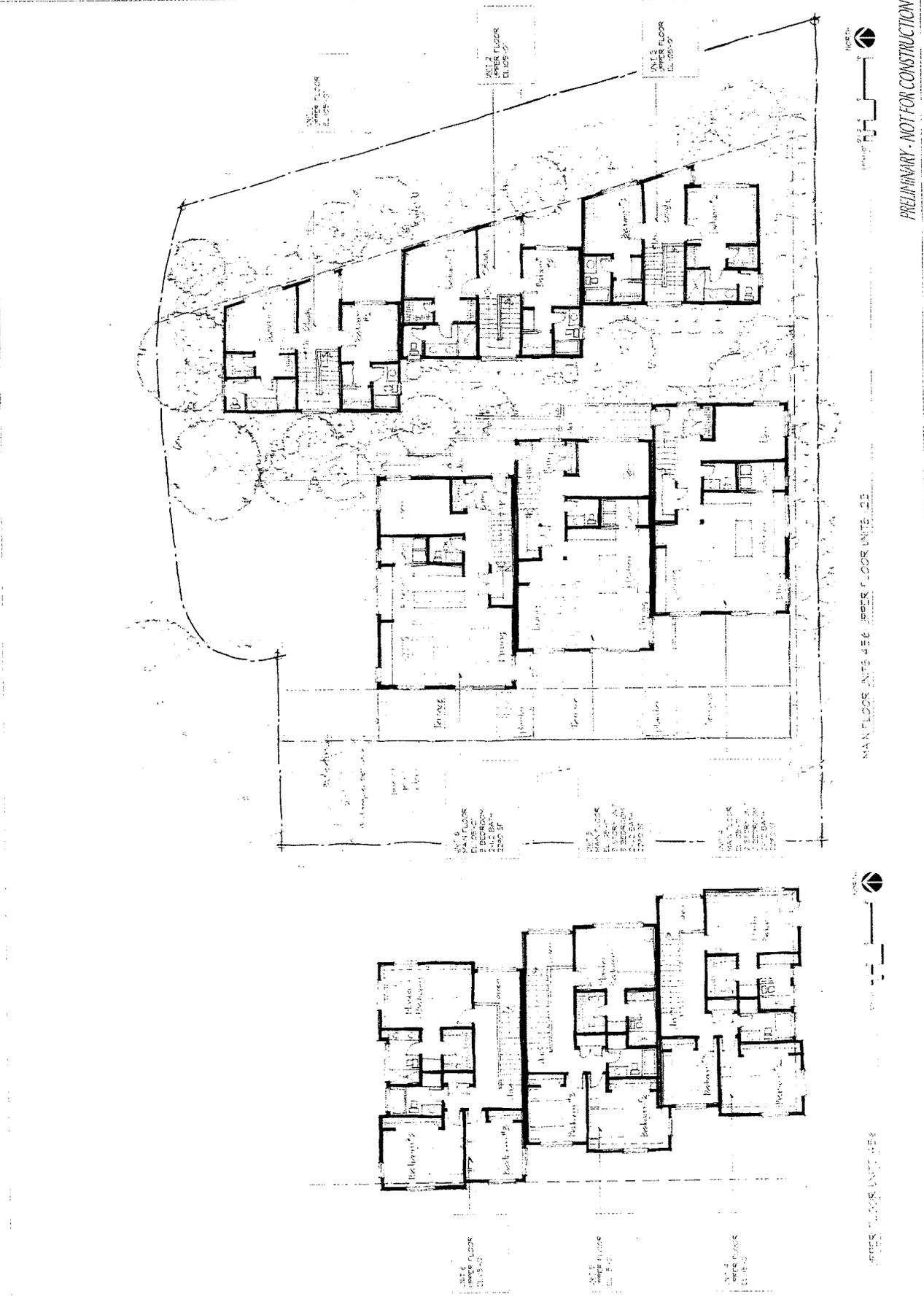
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P.U.D. SUBMITTAL



UNITS 1-6
 FLOOR PLANS

A102

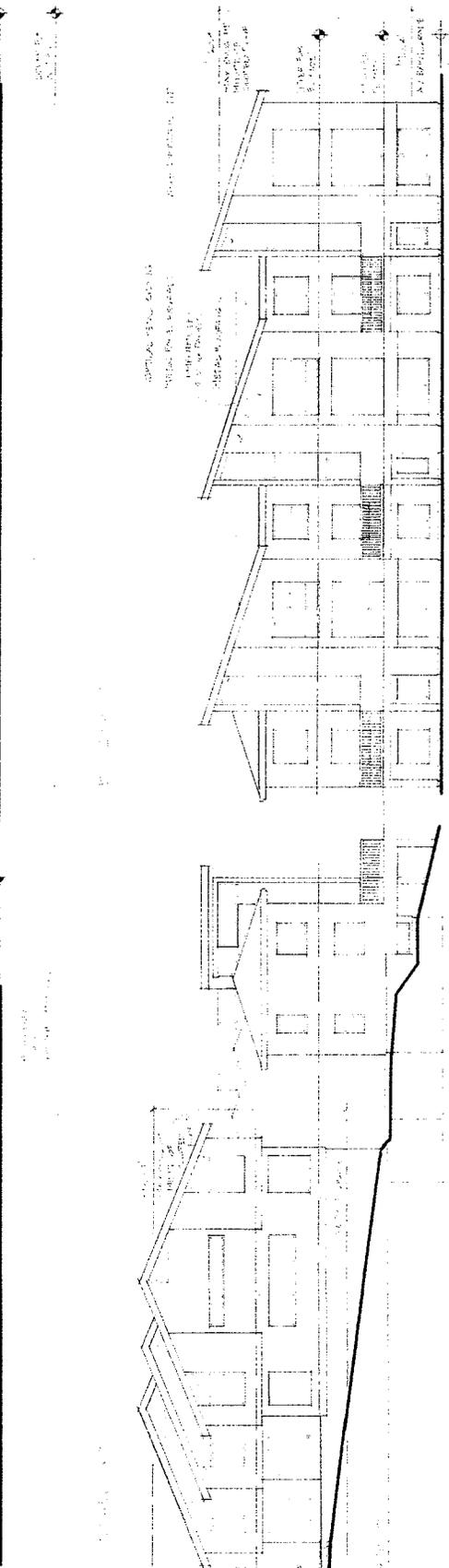
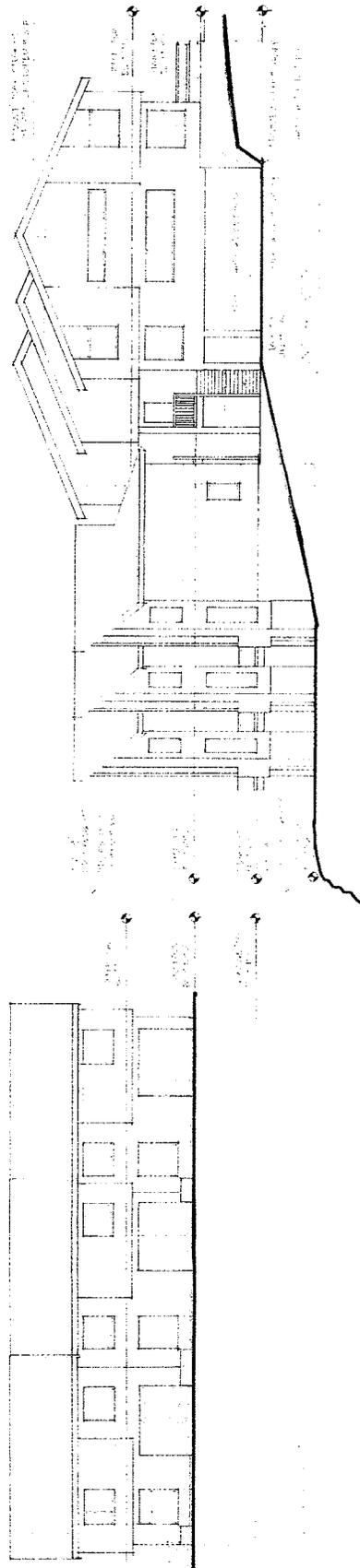


UNITS 1-6
 FLOOR PLANS

MAN FLOOR UNITS 4 & 5 PER FLOOR UNITS 1-3

UNITS 1-6
 FLOOR PLANS

UNITS 1-6
 FLOOR PLANS



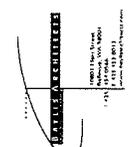
UNITS 1-6
BUILDING
ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

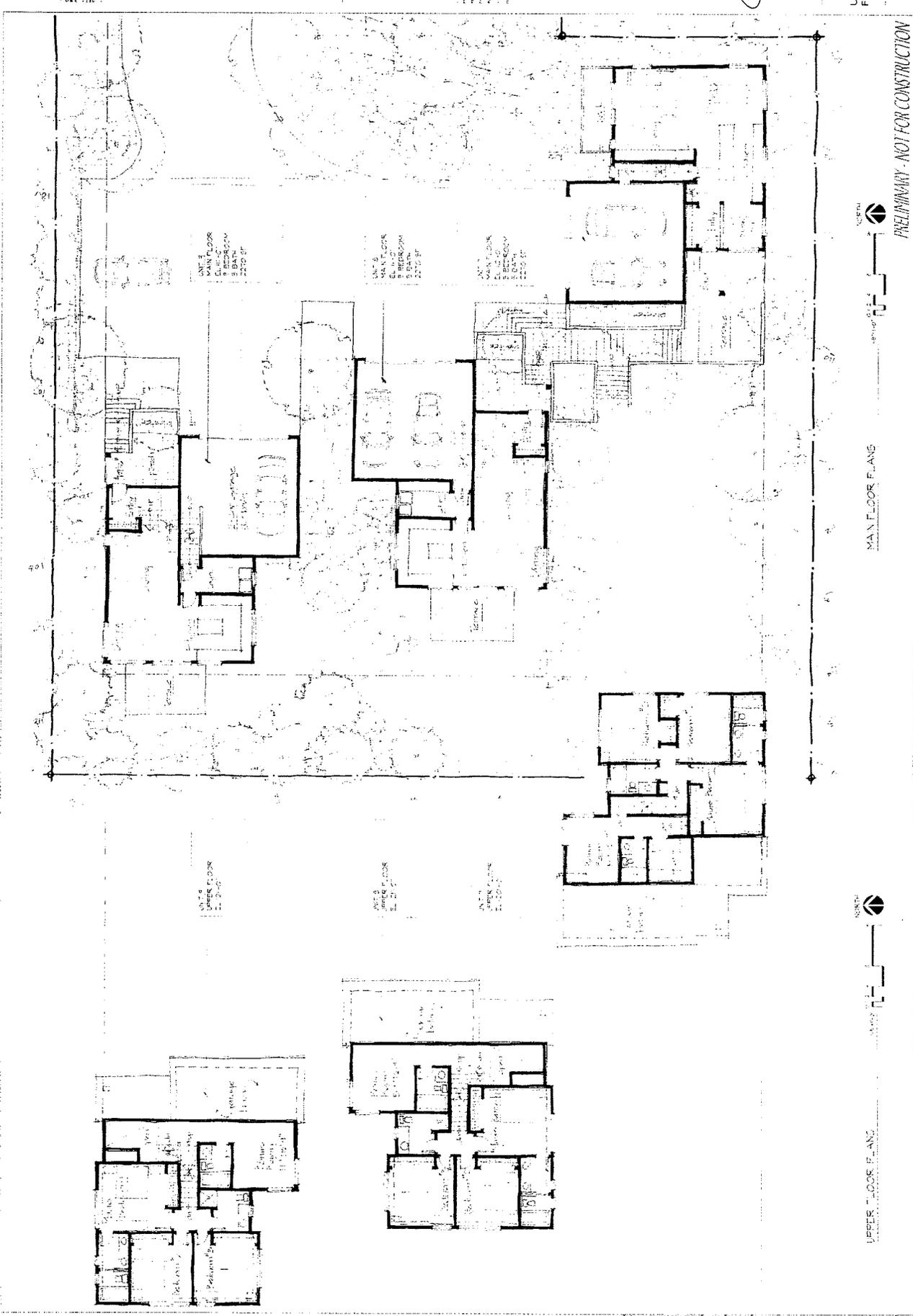
KINOSHITA
TOWNHOUSES
1435, 1429 BELLEVUE WAY
BELLEVUE WASHINGTON

PROJECT NUMBER: 00-1317
DATE: 08/18/08
DRAWN BY: J. [unreadable]
CHECKED BY: [unreadable]

P.U.D.
SUBMITTAL

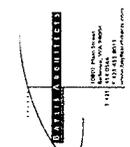


A103



KINOSHITA
 TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 WASHINGTON

P.U.D.
 SUBMITTAL



UNITS 7.8.9
 FLOOR PLANS

A104

PRELIMINARY - NOT FOR CONSTRUCTION



MAIN FLOOR PLANS



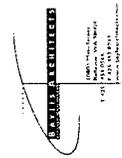
UPPER FLOOR PLANS

CONSULTING ENGINEER
 ARCHITECTURAL
 1435, 1429 BELLEVUE WAY
 WASHINGTON

KINOSHITA
TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

CONSULTING ENGINEER
 ARCHITECTURAL
 1435, 1429 BELLEVUE WAY
 WASHINGTON

P.U.D.
SUBMITTAL

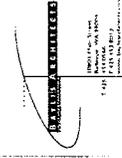


UNITS 7&8.9
 BUILDING
 ELEVATIONS

A105



UNITS 7, 8, & 9 CONSTRUCTION



P.U.D. SUBMITTAL

PROJECT: 1435, 1429 BELLEVUE WAY
TOWNHOUSES
DATE: 08/15/17
DRAWN BY: [Name]
CHECKED BY: [Name]

KINOSHITA TOWNHOUSES
1435, 1429 BELLEVUE WAY
BELLEVUE WASHINGTON

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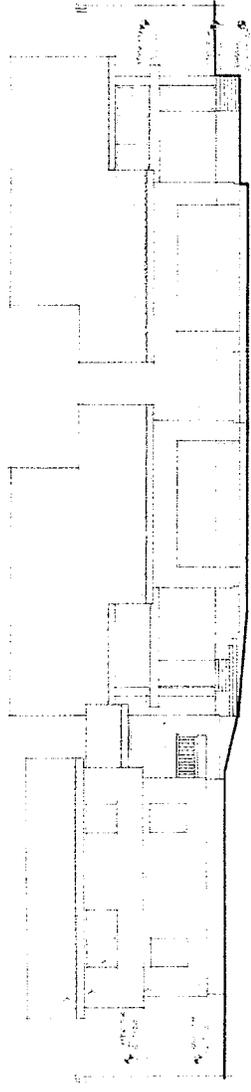


UNIT 7.8.9

UNIT 7.8.9

UNIT 7.8.9

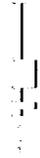
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UNIT 7.8.9

UNIT 7.8.9

UNIT 7.8.9



PLANTING SCHEDULE

SYMBOL	COTTON NAME / BOTANICAL NAME	SPACING	SIZE AT PLANTING	SIZE AT MATURITY
LARGE TREES				
	EXISTING TREES TO SAVE AND PROTECT.			
	ACER CARPENSIS / QUEEN ELIZABETH / HEDGE MAPLE	AS INDICATED	7" CALIFER	35' HT.
	AMELANCHIER CANADENSIS / SERVICEBERRY	AS INDICATED	7" CALIFER	25' HT.
	TRILIX PLICATA FASTIGIATA / HOGAN CEDAR	AS INDICATED	6-7" HT.	5' HT.
SMALL TREES				
	CORNUS KOUSA / KOUSA DOGWOOD	AS INDICATED	5-6" HT.	20' HT.
	ACER GINNALA / ANHUS MAPLE	AS INDICATED	5-6" HT.	20' HT.
	MAGNOLIA STELLATA / STAR MAGNOLIA	AS INDICATED	5-6" HT.	20' HT.
LARGE SHRUBS				
	PHILADELPHUS LEIBII / WILD HOOK ORANGE	48"	24" HT.	8-10' HT.
	VIBURNUM TRILORUM / CRANBERRY BUSH	48"	24" HT.	10-15' HT.
	RHODOCODENDRON OCCIDENTALE / WESTERN AZALEA	48"	18" HT.	6-10' HT.
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	48"	18" HT.	6-10' HT.
MEDIUM SHRUBS				
	SARCOCOCOA RUBICFOLIA / NO COTTON NAME	48"	24" HT.	4-6' HT.
	ROSA RUBOSA / RAMANAS ROSE	36"	18" HT.	4-6' HT.
	RIBES SANGUINUM / RED FLOWERING CURRANT	48"	24" HT.	4-6' HT.
SMALL SHRUBS				
	CORNUS STOLONIFERA / KELSEYII / DUMFRIES PORT	18"	1 GALLON CONTAINER	10-18" HT.
	REDTIG DODEKALOID			
	LAVANDULA ANGSTIFOLIA "MUNSTEAD" / LAVENDER	24"	2 GALLON CONTAINER	18" HT.
	LIRIOPE MUSCARI / BIG BLUE LILY TURF	24"	2 GALLON CONTAINER	18" HT.
	MANONIA AQUIFOLIUM COMPACTA / OREGON GRAPE	24"	1" HT.	2-3' HT.
	MANONIA NERVOSA / LONG-LEAF MANONIA	18"	1 GALLON CONTAINER	2-3' HT.
GROUNDCOVERS				
	ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK	18"	1 GALLON CONTAINER	
	GAILTHERIA PROCRUBENS / WINTERGREEN	12"	4" CONTAINER	
	CELANOTHUS GLORIOSUS / ANCHOR BAY /	12"	4" CONTAINER	
	LIRIOPE SPICATA / CREEPING LILY TURF	12"	4" CONTAINER	
	TEUCRIUM CHAETARDYI PROSTRATUM / WALL GERANIUM	18"	1 GALLON CONTAINER	
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	12"	4" CONTAINER	
	MANONIA REPENS / CREEPING MANONIA	18"	1 GALLON CONTAINER	
	OXALIS OREGANA / OREGON OXALIS	12"	4" CONTAINER	
PERENNIALS FERNS ORNAMENTAL GRASSES				
	ELECHAMUS SPICATUS / DEER FERN	18"	2 GALLON CONTAINER	1-3' HT.
	GERANIUM SANGUINEUM / BLOOD-RED CRANEBILL	12"	4" CONTAINER	1-2' HT.
	POLYTAUCHM PANICUM / SWORD FERN	24"	2 GALLON CONTAINER	3' HT.
	IRIS DOUGLASSIANA / PACIFIC IRIS	12"	1 GALLON CONTAINER	1-2' HT.
	PHLOX SIBILLATA / MOSS PINK	12"	4" CONTAINER	4-6" HT.
	FERNETUM ALOPECUROIDES VARELIN /	36"	1 GALLON CONTAINER	2-3' HT.
BOODED LAWN				

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL RECEIVE MINIMUM 6" DEPTH OF IMPORTED TOPSOIL.
2. ALL PLANTING AREAS SHALL RECEIVE MINIMUM 7" DEPTH OF IMPORTED FINE GRADE BENEATH THE BASK MESH.

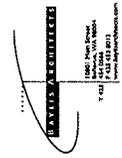
CONTACT: JGM ARCHITECTS
 1435, 1429 BELLEVUE WAY
 WASHINGTON

KINOSHITA TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 WASHINGTON

JGM LANDSCAPE ARCHITECTS
 INCORPORATED P.S.
 2800 NORTHVIEW WAY, SUITE 100
 BELLEVUE, WA 98005
 TEL: 425-454-5723
 FAX: 425-454-5723
 E: jgm@jgm-land.com

PROJECT NUMBER: 09-1217
 DATE: 09/25/2011
 DRAWN BY: JGM
 CHECKED BY: JGM
 PLOT DATE:

P.U.D. SUBMITTAL



PLANTING SCHEDULE

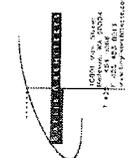
L002

1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON
 TOWNHOUSES
 KINOSHITA

JGM
 LANDSCAPE ARCHITECTS
 INCORPORATED
 5000 SHAW-WAY SUITE 600
 BELLEVUE, WA 98004
 TEL: 206.461.1000
 FAX: 206.461.1001
 WWW.JGMARCH.COM

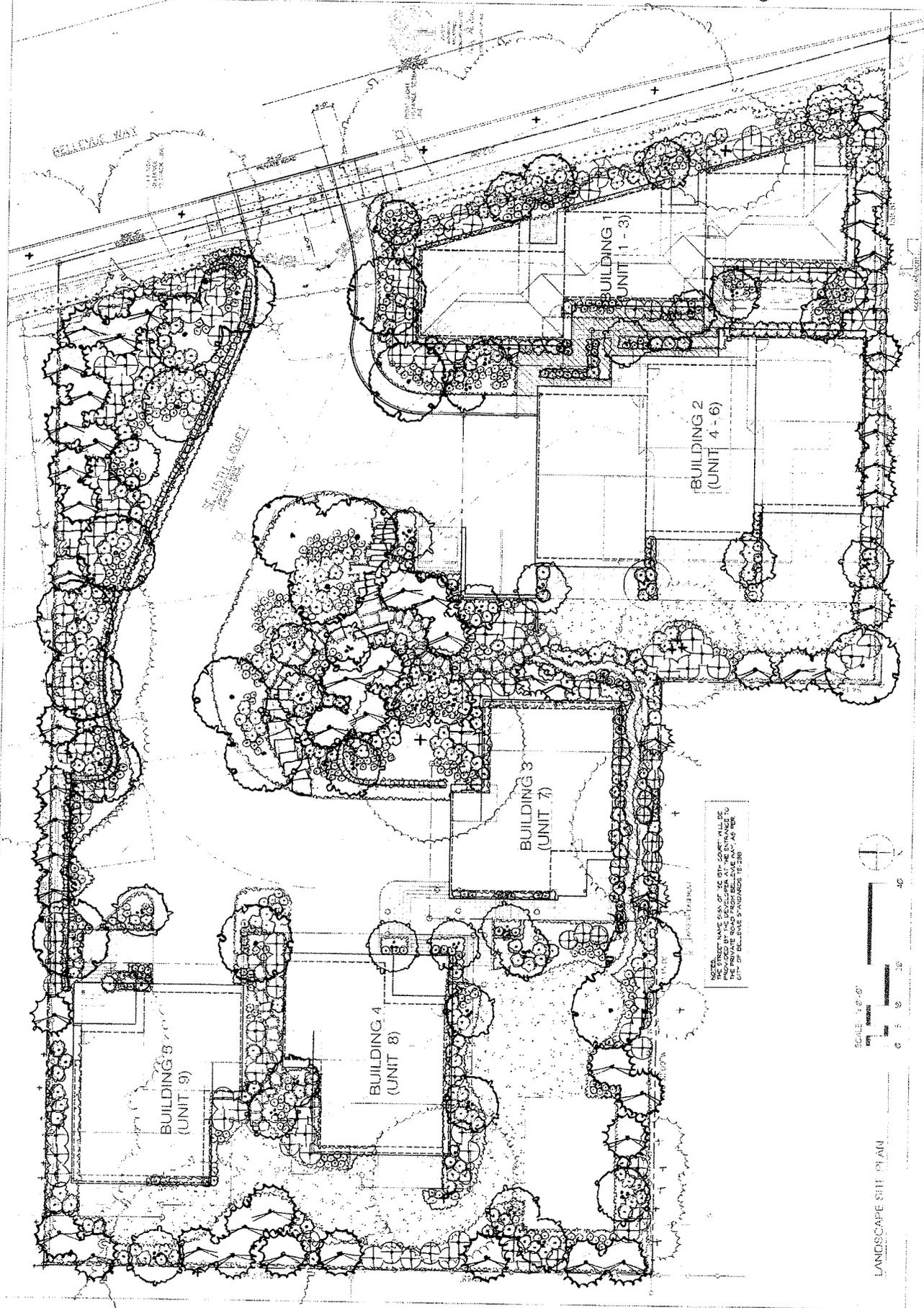
DATE: 09/28/2011
 09/28/2011 REVISED
 08/29/2011 REVISED
 08/24/2011 REVISED

P.U.D.
 SUBMITTAL



LANDSCAPE
 SITE
 PLAN

L001



NOTES:
 THE STREET NAME SIGN OF "THE HILL COURT" SHALL BE
 THE PRIVATE ROAD FROM BELLEVUE WAY AS PER
 CITY OF BELLEVUE PARAGRAPHS 15.230



LANDSCAPE SITE PLAN



THE CITY OF BELLEVUE
 PUBLIC WORKS DEPARTMENT
 1435 1429 BELLEVUE WAY
 BELLEVUE, WASHINGTON 98005

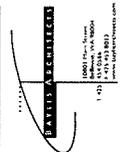
KINOSHITA TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

DATE: 06/11/17
 PROJECT NUMBER: 1435-1429-001
 DRAWING: 1435-1429-001-001
 SHEET: 1435-1429-001-001-001

SCALE: 1" = 10'-0"

P.U.D. SUBMITTAL

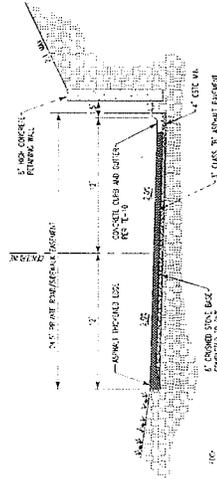
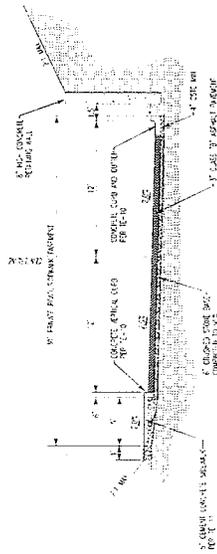
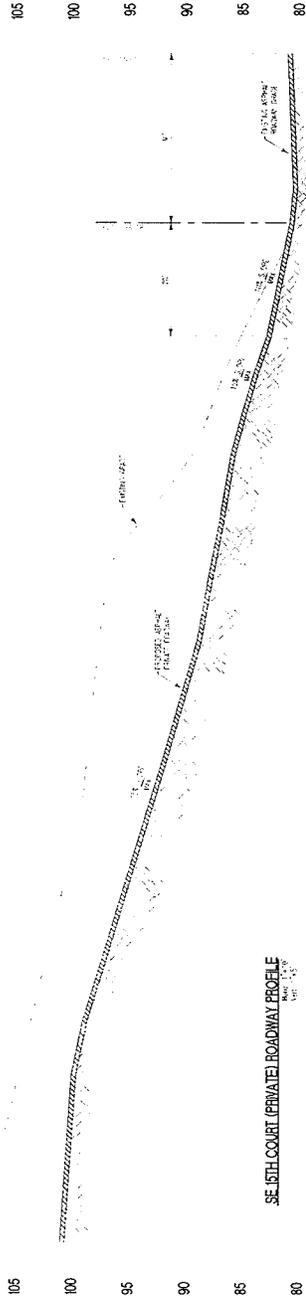
COUGHNORTERLUNDEN
 ENGINEERS
 1435 1429 BELLEVUE WAY
 BELLEVUE, WA 98005



SECTION

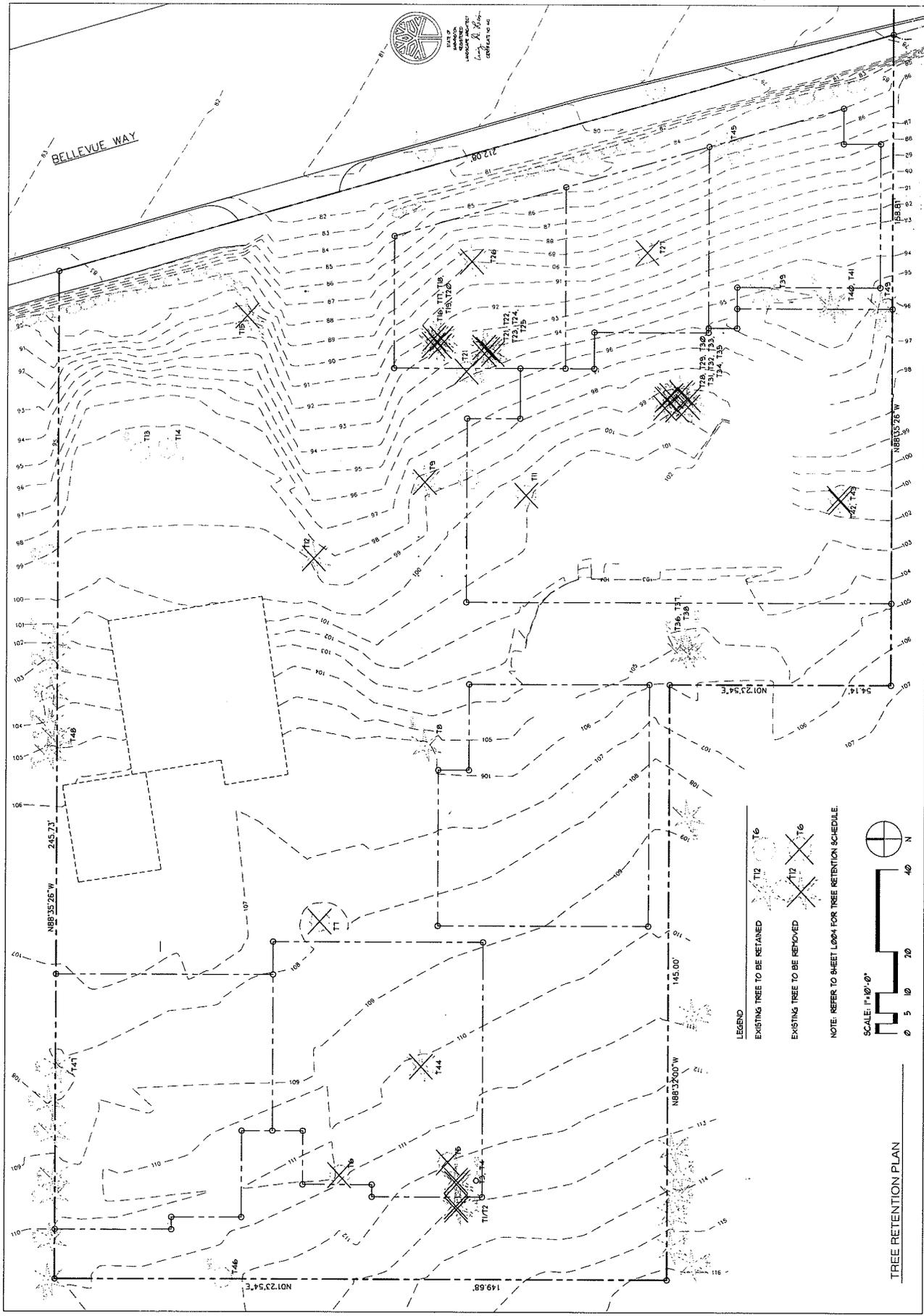
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PRELIMINARY - NOT FOR CONSTRUCTION



SECTION 1
 SE 5th Court (Private) Roadway Section

SECTION 1
 SE 5th Court (Private) Roadway Section



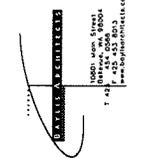
CONSULTING ENGINEER
 10000 1429 Bellevue Way, NE
 Bellevue, WA 98005
 (206) 453-1277
 www.jgm-architects.com

KINOSHITA
 TOWNHOUSES
 1435, 1429 BELLEVUE WAY
 BELLEVUE WASHINGTON

JGM
 LANDSCAPE ARCHITECTS
 INCORPORATED
 2000 1429 BELLEVUE WAY
 BELLEVUE, WA 98005
 (206) 453-1277
 www.jgm-architects.com

PROJECT NUMBER: 09-1277
 DRAWN BY: SC
 CHECKED BY: SC
 DATE: 08/04/2011
 08 / 25 / 2011 REVISED

P.U.D.
 SUBMITTAL



TREE
 RETENTION
 PLAN

L003

- LEGEND**
- T12
 T16
 EXISTING TREE TO BE RETAINED
 - T12
 T16
 EXISTING TREE TO BE REMOVED

NOTE: REFER TO SHEET L004 FOR TREE RETENTION SCHEDULE.



TREE RETENTION PLAN

